

Sevier County Planning & Zoning Commission
July 9, 2014

Minutes of the Sevier County Planning Commission meeting held on the ninth day of July 2014 in the Commission Chambers of the Sevier County Administration Building, 250 North Main, Richfield, Utah. Those present included: John Worley, Evelyn Nielsen, Mike Miles, Kelly Alvey, Brenda Malmgren, Caryl Christensen, and Ralph Brown.

Others present included: Zoning Administrator Larry Hanson, County Commissioner Garth 'Tooter' Ogden, Deputy Clerk/Auditor Patricia Langston, and others listed on the attached roll.

Minutes of June 11th Planning Meeting approved:

Minutes of the June 11th Planning Commission meeting were reviewed and approved as corrected on a motion by John Worley, second Evelyn Nielsen, unanimous.

Zoning Administrator Update:

Zoning Administrator Larry Hanson said he had received a letter from Sevier Power noting that they are working with Rocky Mountain Power on shipping the power through the Sigurd Substation, but they will not be making much progress until the lawsuit is completed. He then said that Paula Warner who runs the farmer's market in Joseph now wants to have cabins and trailer spaces for people to stay overnight, and she will be coming to the Planning Commission for the proper permit. Mr. Hanson said he has received a lot of calls from people regarding the Elsinore addition wanting to know what we are doing, how much the properties are selling for, and one individual reported he had been evicted. Mr. Hanson said he had referred those interested in sales to realtors. He then addressed the public from the Elsinore Addition noting that the Planning Commission was not scheduled to take any public comments as there was not a hearing scheduled.

Grazing Pastures Ranch Subdivision approved:

Ryan Savage, Savage Surveying, representing Richard H. Coates met with the Planning Commission regarding the Grazing Pastures Ranch Subdivision, a 2 lot subdivision located approximately 1 ½ miles Southeast of Rex's Reservoir. The Planning Commission noted that the subdivision is in the GRF 20 area, and would need two 20 acre lots to build two cabins. Discussion followed concerning the number of owners, that each partner would have a 20 acre lot to build a cabin, where the property is located, access to the property, that there are currently barns on the property with solar power, that the cabins will also have solar power, who currently owns the property, and whether or not there would be a written agreement between the owners in the future. Further discussion followed concerning who is responsible if the solar power breaks down, and who would be responsible if the property is sold or if Mr. Coates passed away. The Planning Commission requested CC&R's to outline some of their plans in writing. Mr. Savage indicated that CC&R's could be added to the subdivision, that wells for both cabins have been drilled, and that the dirt work for the first cabin has been started. Discussion then followed concerning the septic system, and which parcels the cabins would be built on. After discussion, Evelyn Nielsen moved to recommend the Grazing Pastures Ranch Subdivision to the County Commission for approval with the condition that CC&R's be added to the application, second Ralph Brown, unanimous. Chairman Worley then signed the plats.

Discussion on zone change for Elsinore Addition:

The Planning Commission discussed the comments received from the public hearing to consider changing the zoning of the Elsinore Addition from A5 back to RA, or whether they needed to create a new zoning classification. Discussion followed concerning the size of lots in the Addition and that more than one lot would be needed to build because the lots are too small for a home, a septic system, and a replacement area, that animal rights are also a concern because there is a limit to animal units under the RA zone, what numbers of animals would be allowed, that if additional animals are wanted more property would need to be purchased, and the difference between the businesses allowed in the RA zone and the A5 zone. Chairman Worley suggested a new zone for the Elsinore Addition. Further discussion followed concerning the effect of a new zone, that there are no boundaries established, that there would still be health and safety concerns about septic systems as there would be no room to establish a new septic system if the old one failed, and that anyone building in the future would need at least 2 lots. Discussion then turned to the issues at hand including those who would have too many animals if the zoning changed, that those cases could be grandfathered in, that if a new zone was created it could protect some of those who have more animal units that allowed in the RA zone, that a 'grandfather' clause would not stay on the records forever and would change with ownership changes, and whether or not there would be a way to keep the septic and animals on the properties as they are unless the ownership changes and then making them come into compliance with the RA zone. The Planning Commission requested some direction from the County Attorney on the matter. They then discussed the current businesses that are in the Addition, how the clean-up is going for the area, whether or not the Addition could be annexed into Elsinore Town, that there only a 4" water line to the area, that it is not enough for fire safety, and whether or not funds could be acquired if the Elsinore Addition becomes a township. No decisions were made at this time.

Meeting adjourned at 7:17 p.m.