

Sevier County Planning & Zoning Commission
August 14, 2024

Minutes of the Sevier County Planning Commission meeting held on the fourteenth day of August, 2024 in the Commission Chambers of the Sevier County Administration Building, 250 North Main, Richfield, Utah. Those present included: Chairman Rob Jensen, Vice-Chairman Gary Leaming, Lisa Robins, Larry Hansen, Tyler Moore, and Mike Mills.

Others attending included: Building Official/Zoning Administrator Jason Mackelprang, Building, and Zoning Secretary Mistee Robbins, Sevier County Code Enforcement Officer/Building Inspector II Trevor Peterson, and those listed on the roll.

Deanna Cowley was excused.

Chairman Rob Jensen is conducting the meeting. Rob Jensen then led in the Pledge of Allegiance.

Minutes of the June 12th Planning Commission Approved:

Minutes of the June 12th Planning Commission meeting were reviewed, and approved with the small fixes, on a motion made by Larry Hansen, second; Gary Leaming, unanimous.

Zoning Administrator Update:

Jason Mackelprang stated that business as usual. Jason stated that our department is still seeing many permits coming in. Rob Jensen asked Trevor Peterson if he had anything to add in which Trevor stated no, he did not.

Conditional Use Permit-Regional Camp and Resort Approval for Eric Torgerson:

The Planning Commission considered a conditional use permit for a regional camp and resort for Eric Torgerson located at 470 East 200 North, Glenwood. The request is for a total of 10 cabins, however, Mr. Torgerson is starting with 2, to see how they turn out, before adding more cabins. Eric explained that he was told he could do up to 10 small cabins for rentals. Eric explained that he would like to rent these out for people that are visiting the area, the ATV Jamboree for example, hunting season, family reunions, etc. Eric explained that he has 100 acres of property above Glenwood, and just thought that this could be a good idea in using up some of this property, and that the location is great for 4-wheeling, RZR riding, Fishlake is not too far, etc. Larry Hansen inquired if these cabins would be where the old Dance Hall was at, in which Eric stated no, that these cabins would be off of 200 North. Gary Leaming inquired how the cabins would be located on the hill, in which Eric explained that they will be staggered. Eric explained that these cabins will be built off the County D Road that starts maybe 50 feet off 200 North. Gary Leaming inquired about the water, in which Eric stated that he has provided a letter of approval from the Division of Water Rights stating that he has enough water for all 10 cabin rentals and for irrigation too. Mike Mills asked Eric if he owned the well, in which Eric replied, yes. Gary Leaming inquired about the location of the well, in which Eric explained it is about 200 feet into his property, up 200 North, explaining that it would be approximately 300 feet to where the first cabin would be built. Eric explained that the well is right up against his hill, to the west. Tyler Moore inquired if the well was originally supposed to be for a home, in which Eric replied, yes, however, it will now be for the cabins. Larry Hansen inquired about 1 well handling that many cabins, in which Eric stated yes, it is all in the letter from the Division of Water Rights. Eric explained that he also has the approval from the Central Utah Health Department for 1 septic per 2 cabins. Gary Leaming inquired about the gas line, in which Eric stated that there is a high-pressured gas line, that the main gas line is as if it was for a subdivision, also

explaining that it will come off of 200 North. Eric explained that he has a utility easement. Lisa Robins inquired about fire suppression, in which Eric stated that each cabin will be sprinklered. Tyler Moore inquired about whether or not Eric needed anything from Glenwood Town, in which Eric stated no, that he has the letter of denial of annexation, as well as the County D Road off of 200 North. Eric also stated that Bob Watts-Sevier County Road Department Supervisor, has approved that access. Rob Jensen stated that his only concern was the road access, in which it is all approved. There was some discussion on the property and the location of where the cabins would be, in which Eric approached the Commission and explained his answers to their questions while looking at his map of the property. There was a question regarding the definition of 'Resorts' as outlined in the title of Regional Camp and Resort. It is not a resort, it is a name only. Gary Leaming had mentioned that he has had experiences with similar types of situations in the Dixie Springs area, where there is a lot of fun with loud music, parties, swimming pools, basketballs courts, etc. and inquired about quiet hours, especially where this is a conditional use permit, to add quiet hours as a condition. Eric stated that he can certainly do that. Most AirBnB's that he has been in have a sign in the house with the recommended quiet hours. Gary Leaming inquired how far away the first cabin will be to the nearest home, in which Eric explained the nearest home is Judy Morrison, and that from her to the first cabin would be approximately 1000 feet away. Tyler Moore stated that is a long way. Mike Mills inquired if this will be gated, in which Jason Mackelprang commented that it cannot be gated because of the County D Road, and County D Roads cannot be locked. Eric stated that he may have a nice arch with a welcome sign, but that is about it. Tyler Moore made a motion to approve the conditional use permit with the condition of the quiet hours of 10-6 being posted, second; Larry Hansen, unanimous.

Zone Change Request for James and Lynn Christensen:

The Planning Commission considered a zone change request for James and Lynn Christensen, located at 3595 North 1460 East, Koosharem, from a GRF-20S to a A-1. James Christensen was present to talk about the request. James stated that he has lived at this property for 24 years and that his neighbors are all in the A-1 Zone, and he wants to be updated to that same zone. Trevor Peterson pulled up the zoning map on the big screen and showed the Planning Commission James property and the road. Mike Mills inquired what James would be gaining by having this zone change, in which James explained that he would not be seasonal anymore. Mike Mills inquired how many acres he lives on, in which James replied 40 acres. Lisa Robins made a motion to set a time and date for a public hearing, for September 11th at 6pm. Second; Gary Leaming, unanimous.

Minor Subdivision Approval for Kotter Minor Subdivision-Dillon Kotter:

The Planning Commission considered a one lot minor subdivision for Dillon Kotter located at approximately 15 South 300 East, Joseph. Dillon Kotter represented for his request. Dillon explained that he and his wife bought 3 acres East of Joseph Town and wants to build a home and farm the rest of his property. Dillon explained that they plan to build outside of the flood zone. Trevor Peterson had Dillon's property on the big screen, showing access and the flood zone. Gary Leaming inquired if Dillon planned to have a basement, in which Dillon stated no. Dillon then showed the Commission on the big screen, where they plan to build their home, which is clearly out of the flood zone. Dillon also explained the power and where that will be on his property. Dillon explained that he has the UDOT letter for access. Mike Mills commented that he has seen the water where Dillon will farm, a lot of water. However, the Planning Commission feels that the Kotter's are covering their bases. Tyler Moore made a motion to approve the Kotter Minor Subdivision, second; Lisa Robins, unanimous.

There being no further business, Larry Hansen made a motion to close the meeting, second, Gary Leaming, unanimous.

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Meeting adjourned at 6:45pm