

Sevier County Planning & Zoning Commission
November 13, 2024

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

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

Mike Mills was excused.

Chairman Rob Jenson is conducting the meeting. Rob Jenson welcomed the Planning Commission and those in attendance and then led in the Pledge of Allegiance.

Minutes of the October 9th Planning Commission Approved:

Minutes of the October 9th Planning Commission meeting were reviewed, and approved with a motion made by Larry Hansen, second; Tyler Moore, unanimous.

Zoning Administrator Update:

Jason Mackelprang stated that Christmas dinner will be December 3rd at 6:30pm at Sagebrush Grill, and that he is hoping to see everyone there. Jason explained that our department is busy as usual and that we will have another big year. Jason stated that this year will be the biggest year that we have ever had.

Decision for Danny Levie-Sevier River RV Park Amendment:

The Planning Commission then considered the decision to be made on Danny Levie's request for an amendment to his existing RV Park. Danny Levie was not in attendance, however his manager of the RV Park, Rikki King was here to represent. Tyler Moore asked Trevor Peterson if he had done a site visit, in which Trevor stated yes, that he had spent a good amount of time with Rikki, doing a site visit. Trevor Peterson explained that the RV Park is nice, clean and well kept up. Trevor also stated that the shed that was in question last month, is now gone. Trevor also stated that he and Rikki took a tour to the Elsinore Addition, as an example of what they do not want the RV Park to turn into. Rikki had never been to the Elsinore Addition and was very shocked to see that place. Rikki explained that in no way will their RV Park ever look like that. Tyler Moore stated that he wants to see Danny Levie succeed. Tyler inquired on how many spaces the RV Park has, in which Rikki stated 86 total. Rikki explained that they are only looking at about 25-30 spaces to begin with, for full-time stay. Trevor stated that with the job he has with Code Enforcement, he feels that the people he sees and deals with daily, need places to stay. Trevor also feels that 25-30 spaces is a good number to start with and help and assist him with his Code Enforcement job. Rikki explained that there is a Row and Row B, that makes a total of 28 spaces, that they would designate as the full-time stay. Rikki explained that they are wanting to do this to help with income and that about 99% of the "full-timers" are elderly and need a place to stay. Rikki explained that they have weeded out the problems, and that they have created a fenced in dog run for the those that have dogs. Rikki explained that the dogs are not to be left outside of the trailers, and that if they notice things that need to be cleaned up, for example, a fridge on the outside of a trailer, it is an easy process to get it removed. Deanna Cowley stated that she feels they should start with the two rows for now. Tyler Moore stated that he does not want to regulate their business, however, as a Planning Commission, they need to refer the

final decision to the County Commissioners. Larry Hansen inquired if the trailers can have skirting, in which Jason Mackelprang stated yes, for the colder weather, it would be more like a temporary skirting, nothing permanent. Rob Jenson inquired if Rikki has a contract now, or will have one, stating the stipulations that the Planning Commission has. Rikki stated that as of right now, she does have an 8 page contract that she will get to Mistee. The stipulations are:

- A limit of 28 spaces for 365 days
- Trevor Peterson will do regular site visits
- No enclosed buildings or attachments
- Pets will be leashed and also inside the trailers

Tyler Moore made a motion to refer this to the County Commission, second; Larry Hansen, unanimous.

Sunset Minor Subdivision Approved for Daniel and Janece Smith:

The Planning Commission considered a one lot minor subdivision for Daniel and Janece Smith, located at approximately North of the Fish Hatchery Cutoff Road, Glenwood. Jason Monroe is here to represent for the Smith's. Jason Monroe explained that the Smith's had 2 parcel's and combined them into one lot. For a bigger lot to have. Jason Monroe explained that they have their water and road access in place. The water is well water. Larry Hansen explained that the fire suppression will be up to the owners in which Jason Monroe stated that the owners are well aware. Gary Leaming stated that everything looked good. Tyler Moore made a motion to approve the 1 lot minor subdivision, second; Larry Hansen, unanimous.

There being no further business, Larry Hansen made a motion to close the meeting, second; Tyler Moore, unanimous.

Meeting adjourned at 6:27pm