

Sevier County Planning & Zoning Commission
June 11, 2025

Minutes of the Sevier County Planning Commission meeting held on the eleventh day of June, 2025 in the Commission Chambers of the Sevier County Administration Building, 250 North Main, Richfield, Utah. Those present included: Chairman Gary Leaming, Vice-Chairman Larry Hansen, Mike Mills, Rachel Mason, and Deanna Cowley.

Others attending included: Building Official/Zoning Administrator Jason Mackelprang, Building, and Zoning Secretary Mistee Robbins, and those listed on the roll.

Sevier County Code Enforcement Officer/Building Inspector II Trevor Peterson, Tyler Moore, and Rob Jenson were excused.

Chairman Gary Leaming conducted the meeting. Gary welcomed those in attendance and then led in the Pledge of Allegiance.

Zoning Administrator Update:

Jason Mackelprang stated that the water element is almost ready for review. Jason explained that this is a state mandate, and is hoping that in about a month, this will be available to the Planning Commission via Google docs for review. The water element will be discussed in a planning commission meeting, and then a public hearing. The water element will be added to the General Plan once approved Jason explained that this is geared more towards water companies, and special service districts. Gary Leaming inquired about the building permits in which Jason stated that the department is still very busy, and that there have been record months already this year. Mike Mills commented that Sevier County has been found.

Minutes of the May 14th Planning Commission Approved:

Minutes of the May 14th Planning Commission meeting were reviewed, and approved on a motion made by Deanna Cowley, second; Mike Mills, unanimous.

Englestead Minor Subdivision Approved:

The Planning Commission considered a 1-lot minor subdivision for Chase and Kelsie Englestead located at approximately 2900 South Jones Road, Monroe, Utah. Gary Leaming stated that he reviewed the Road Department letter and that the access points were taken care of on the 6th of June. Mike Mills questioned if this property is off the Brooklyn Road to where Jones Road meets, in which Chase stated that this property is south of the big red barn. Mike Mills inquired if the Englesteads have the culinary tap right, in which Chase explained, no, but that he does have a well right. Mike Mills commented that the wells seem to go pretty deep around that property, in which Chase stated that they went about 445 feet deep on their well. Gary Leaming stated that the water seems to be in good shape, along with the rest of the packet that was provided. Gary Leaming stated that as a courtesy, he wanted the Englesteads to be aware about the fire protection. Gary wanted to make sure that Chase and his wife were aware that they are on their own when it comes to that, as in they will get help from the surrounding fire stations, however, there are no fire hydrants. Deanna Cowley made a motion to approve the 1-lot minor subdivision for Chase and Kelsie Englestead, second; Larry Hansen, unanimous.

Amendment to Existing Wildflower Minor Subdivision Approved:

The Planning Commission considered an amendment to the existing Wildflower Minor Subdivision for Helly Kunz-Nelson located at 1952 North SR 118, Monroe, Utah. Helly explained to the Planning Commission that she would like to increase lot#1 from 2.65 acres to 12.35 acres in size. Helly explained that it seems to be more aesthetically pleasing to a buyer, to have a larger parcel. Helly explained that she has a total of 50 acres. Helly approached the Planning Commission with her mylars to show the size change request. Jason Mackelprang stated that it is a formality, when you want to increase or decrease property size that the request needs to go through the Planning Commission. Mike Mills commented that Helly has a beautiful home. Larry Hansen made a motion to approve the parcel lot size increase on the existing Wildflower Minor Subdivision, second; Rachel Mason, unanimous.

Being that there was no further business, Larry Hansen made a motion to close the meeting, second; Rachel Mason, unanimous.

Meeting adjourned at 6:16pm