

**Sevier County Planning & Zoning Commission**  
**September 10, 2014**

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

Mike Miles and John Worley were excused.

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

**August 13<sup>th</sup> minutes tabled:**

Minutes for the August 13<sup>th</sup> Planning Commission meeting were tabled as there was not a quorum of those present at that meeting.

**Zoning Administrator Update:**

Zoning Administrator Hanson said the County Commission has scheduled a public hearing to consider the zone change in Elsinore Addition on September 22 at 1:30 p.m. He then listed some of the other applications he had received including an application for a Conditional Use Permit to construct and operate an oil drilling pad, and a 1 lot subdivision.

**Bend in the Road Subdivision Phase III recommended to County Commission:**

Don White, Billy White, and Rex Friant met with the Planning Commission regarding Bend in the Road Estates Subdivision Phase III, a two lot subdivision. Mr. Friant noted that only one acre would be built on with the other lot remaining agricultural. Discussion followed concerning the location of the proposed subdivision, where the other phases of the Bend in the Road Subdivision are located, when the other phases were approved, that the letter from the USDA/NRCS needs to state that it is for Phase 3 instead of phase 2, whether or not the pond near the subdivision is still used for irrigation, access to the parcel, that there would be an access easement, that they currently have no plans to build on the lot, whether or not access will be required for the agricultural lot, that the agricultural lot is being sold as open space and is unbuildable, that the agricultural lot is too marshy to be built on, the current zone of the area requiring 20 acres to build, and that there will be a deed restriction required on the agricultural lot. Further discussion followed concerning the need to have the septic system engineered, that the signatures from the power and water companies are on the building inspection list, and who will be responsible to put the gravel on and keep up the easement. Zoning Administrator Hanson noted that prior to consideration by the County Commission, a corrected letter from USDA/NRCS and final approval for the well would need to be submitted. After discussion, Ralph Brown moved to approve the Bend in the Road Estates Subdivision Phase III with the condition that a corrected letter from the USDA and final approval of the water be submitted, second Kelly Alvey, unanimous.

**Progress update on the Elsinore Addition area:**

Zoning Administrator Hanson then reported on the progress of the clean-up in the Elsinore Addition area. He said that things are improving, but there are probably about 6 lots that look the same as they were before. Discussion followed concerning the large piles to burn, that they are currently working with the fire departments to arrange for the burn, and that the dumpsters will need to be emptied and then set back out one more time. Mr. Hanson said that he will not send out notices of violation until the burn piles are taken care of, and that he will issue letters to the two non-compliant businesses as soon as the zone is changed. He reported on changes that one of the non-compliant businesses had made, but expressed concern that the other business would be able to make any progress at this time.

Meeting adjourned at 6:50 p.m.