

Sevier County Planning & Zoning Commission
October 8, 2014

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

Brenda Malmgren and Caryl Christensen were excused.

Others present included: Zoning Administrator Larry Hanson, Deputy Clerk/Auditor Barbara Crowther, and others listed on the attached roll.

Minutes of August 13th Planning Commission Meeting approved:

Minutes of the August 13th Planning Commission were reviewed and approved on a motion by Evelyn Nielsen, second Ralph Brown, motion carried. Kelly Alvey abstained as he had not attended the meeting.

Minutes of September 10th Planning Commission Meeting tabled:

Minutes of the September 10th Planning Commission meeting were tabled as there was not a quorum.

Zoning Administrator Update:

Zoning Administrator Larry Hanson said he had received a quarterly letter from the power company which states they currently have an extension on the air permit, and they are waiting on that. Mr. Hanson then listed items of interest including the issuance of a Level 1 oil permit on Carter Peak, interest in a Conditional Use Permit in the Sevier area to change a shed into an accessory dwelling, the possibility of a gravel pit in the Burrville area, and an additional request for a subdivision after the Obray Minor Subdivision was completed.

Mr. Hanson then updated the Planning Commission on what was happening in the Elsinore Addition clean up project, as well as the public hearing and the work done with the two business owners. Mr. Hanson said that the Commission had not made a decision on the zone change request. Ralph Brown said that the burn piles have been burned, and permits have been issued to demolish four more trailers.

Obray Minor Subdivision approved:

Rex Friant and Derek Obray met with the Planning Commission concerning the Obray Minor Subdivision, a one lot subdivision. Discussion followed concerning the access point to the lot, where the lot sits in relation to Mr. Obray's father's home, who will develop the access, who will maintain the access, that the CC&R's should state that the road/access maintenance should fall to the owner of the home on the lot, that the roadway would be a deeded easement and treated as a private driveway, that it would not be accessed by anyone other than the owners of the home, whether or not the lot is in a flood zone, and the possibility of being flooded in that area. Chairman Worley expressed concern over the private driveway, as he is aware of a similar situation where the easement is being challenged after a period of 45 years. After discussion, Mike Miles moved to approve the one-lot minor subdivision as presented, second Evelyn Nielsen, unanimous.

Meeting adjourned at 6:30 p.m.