

Sevier County Planning & Zoning Commission
December 8, 2021

Minutes of the Sevier County Planning Commission meeting held on the eighth day of December, 2021 in the Commission Chambers of the Sevier County Administration Building, 250 North Main, Richfield, Utah. Those present included: Chairman Tyler Moore, Troy Mills, Larry Hansen, Rob Jenson, Deanna Cowley, and Gary Leaming

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

Troy Mills was excused.

Chairman Tyler Moore welcomed the Planning Commission, and those in attendance. Chairman Moore then led in the Pledge of Allegiance.

Tyler Moore stated that the Planning Commission needed to set a time and date for a public hearing for the Concentrated Animal Feed Operation (CAFO) ordinance, Zone Change, General Plan Amendment, and the Title 14 Amendment. Larry Hansen made a motion to set the time and date for the public hearing for January 12th, 2022, second; Gary Leaming, unanimous.

Minutes of the November 10th Planning Commission Approved:

Minutes of the November 10th, Planning Commission meeting were reviewed, and approved on a motion made by Gary Leaming, second; Rob Jenson, unanimous.

Zoning Administrator update:

Jason Mackelprang stated that that on November 23rd, approximately 11-12 counties were in attendance to discuss CAFO information, and share ideas on that ordinance. Mr. Mackelprang stated that the Planning Commission will need to review the information, make comments, or suggestions, and changes. Mr. Mackelprang stated the Millard County, and Beaver County had good suggestions, and comments. Klint Forbush explained that the CAFO will be incorporated into our ordinances, along with Title 14, and the Internal Accessory Dwelling ordinance. Jason Mackelprang explained there will be an overlay zone for the CAFO, and that there are two areas designated on the maps for the CAFO areas. Jason Mackelprang stated that the Smith's apartments are breaking ground right now, and that he has not heard for sure on the actual Smith's Packing Plant.

Minor Subdivision Approved for Redd Acres Subdivision:

The Planning Commission considered a minor subdivision for Kimberly Peterson located at approximately 400 West Nebeker Lane, Annabella, Utah. Troy Savage is representing, along with Kimberly Peterson. Gary Leaming inquired about the wells for the three lots, in which Mr. Savage stated that each lot has its own well. Kimberly Peterson explained that the change applications are in, and that they just need to be signed. Gary Leaming inquired if the other lots have been sold. Mrs. Peterson explained that they are all for family. Gary Leaming asked if they are aware that the water is down 9 feet, in which Kimberly Peterson stated yes, and that they will not be having basements. Gary Leaming stated that he sees no issues with this minor subdivision. Rob Jenson stated that everything looks good. Larry Hansen made a motion to approve the minor subdivision, second; Deanna Cowley, unanimous.

Minor Subdivision Approved for Antionette Minor Subdivision:

The Planning Commission considered a minor subdivision for Steven Todd Burchett located at 1750 South Old Hwy 10, Salina, Utah. They live in Ohio, so Troy Savage is representing. Troy Savage stated this property is up Salina Canyon on the north side. Gary Leaming stated this is up on the hill, on the north side of the hill, by the irrigation pond. Gary Leaming inquired if there will be just one home, in which Troy Savage stated yes, just one home on 19 acres, explaining it is actually 21 acres, however the 60 foot easement for the BLM designated road for a right away took some of the property. Troy Savage stated that the owner is deeding that to the county. Gary Leaming stated that the cattle go right up that road. Troy Savage acknowledged this road is a cattle trail. Troy Savage stated that the owner bought the property west of him to insure he will not have future neighbors. Gary Leaming made a motion to approve the minor subdivision, second; Larry Hansen, unanimous.

Major Subdivision Preliminary Application Approved for Redhawk Ranch Subdivision:

The Planning Commission considered a major subdivision preliminary application for Richard and Janette Wilson located at the intersection of Brooklyn Road and Jones Road, Monroe, Utah. Richard and Janette are in California, so Jason Monroe is representing. Mr. Monroe explained there will be five (5) lots, and they will access from the Brooklyn Road. Gary Leaming inquired if they will have curb and gutter, in which Jason Monroe explained no, it will not. Gary Leaming inquired about fire protection. Jason Monroe stated the Brooklyn tap line from the wells will be for the fire protection. Jason Monroe explained that each lot have their own wells. Gary Leaming inquired if this subdivision has the potential for five more lots, in which Jason Monroe stated, yes. Jason Monroe also explained that the change applications are approved. Larry Hansen inquired on how close the nearest fire hydrant is, in which Jason Mackelprang commented that it could be about a mile and a half, or south of Monroe high school, or the Redview Subdivision. Larry Hansen inquired if that distance will be a major issue on the fire hydrant. Deanna Cowley explained that Venice does not have fire hydrants and has a lot of houses. Tyler Moore inquired about the existing wells that are on the maps, in which Jason Monroe explained those are the wells for the lots, and that he is showing those for the protection zone. Tyler Moore stated that he does not see any issues with this subdivision. Rob Jenson agreed. Lisa Robins made a motion to approve the major subdivision, second; Deanna Cowley, unanimous.

Planning Commission Training:

Jason Mackelprang stated that our training would be put off a month, that County Attorney, Casey Jewkes, was not able to make it for tonight. Larry Hansen commented, "I shaved my legs for this?" We had to include that in the minutes.

There being no further business, Lisa Robins made a motion to close the meeting, second; Gary Leaming, unanimous.

Meeting adjourned at 6:24 p.m.