

Sevier County Planning & Zoning Commission
August 14, 2013

Minutes of the Sevier County Planning Commission meeting held on the fourteenth day of August 2013 in the Commission Chambers of the Sevier County Administration Building, 250 North Main, Richfield, Utah. Those present included: Chairman John Worley, Evelyn Nielsen, Brenda Malmgren, Mike Miles, Kelly Alvey, Ralph Brown, and Caryl Christensen

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

Minutes of May 8th and July 10th approved:

Minutes of the May 8th Planning Commission meeting were approved on a motion by Ralph Brown, second Caryl Christensen, unanimous.

Minutes of the July 10th Planning Commission meeting were approved with corrections on a motion by Caryl Christensen, second Brenda Malmgren, unanimous.

Zoning Administrator Update:

Zoning Administrator Larry Hanson updated the Planning Commission about area north of the reservoir near Koosharem noting that the owners had originally only intended to leave the trailer there during the summer, but have since decided to leave it there permanently. Mr. Hanson said they are getting the necessary permits, as well as approval from the property owner Randy Lawyer. He said he had spoken with Sally Jolley regarding a subdivision on the Annabella Road. He said she is working with Ryan Savage. The Planning Commission questioned the water table in that area, as well as a previous application submitted by Ms. Jolley. Mr. Hanson then indicated that the gas line seems to be an issue for the power plant. Sevier Power is trying to get signatures from others to show the need for a gas line so that they don't have to study the project for 2 years at an approximate cost to them of \$5 million. The Planning Commission asked about the Jehovah's Witnesses subdivision and whether or not they were still planning to build the Church, and Mr. Hanson said they were going forward. He then said that due to an influx of trailers in the Elsinore Addition, he had visited the area quite often and had written letters and left notes. Mr. Hanson then fielded questions regarding the power line project, and the roads that were being built. Discussion followed concerning whether or not the roads would stay, what the power company would do with the roadways that had not been there before the project, and whether or not Indian Ruins had been found at any of the pole locations.

Conditional Use Permit for Wolverine's Fisheye State 32-1 approved:

Charlie Irons, Wolverine Gas and Oil, then met with the Planning Commission requesting a Conditional Use Permit to construct and operate a drilling pad southeast of Salina to be known as the Fisheye State 32-1. Discussion followed concerning the ownership of the property, the need for proof of ownership, whether or not they have received their permit from Utah Oil and Gas, how the drilling will affect the Salina Irrigation Pond, that the trailers will be placed near the pad but not on the pad, that due to the terrain they will work with the area they have, that they will be constructing half a pad instead of a full one, whether or not they will pipe or truck in the water necessary for the project, where the topsoil will come from for the site if needed, ownership of

the road, that even though the road is owned by UDOT it is maintained by the County, that the appropriate permits have been obtained from each entity as well as an agreement to repair the road if needed, the distance to the nearest neighbors, expected noise levels, that there will be a diesel engine hum 24 hours a day, that the greater distraction will be from the lights because the location is lit for safety and functionality from above, the expected number of employees, the projected number of trucks per day going through Salina, that they have contacted Salina City about the increase in truck traffic and have agreed to use 200 South for the heavy trucks, and the projected duration of the project being approximately 8 weeks. After discussion, Evelyn Nielsen moved to grant a Conditional Use Permit to Wolverine Gas and Oil to construct and operate a drilling pad near Salina to be known as the Fisheye State 32-1 with two conditions: that they have to present a permit from the Utah Gas Oil and Mining Division, and provide proof of ownership, second Brenda Malmgren, unanimous.

Ordinance review and discussion:

The Planning Commission then reviewed the Conditional Use Permit section of the Emery County Zoning Ordinance, and discussed the possibility of modifying them for use in Sevier County. Discussion followed concerning eliminating the need to consider the concerns of nearby owners and occupants on all requests, that they would like a list of items that need to be mitigated, that the new ordinance should be more specific than our current ordinance, that we cannot include 'other things that the Planning Commission may want' as it is too general, that creating different levels of permits would allow the 'smaller' requests to be handled immediately by the Zoning Administrator while allowing the 'larger' permits to be considered by the group, that the level that is decided by the County Commission should be considered by the Planning Commission first, that perhaps we should combine the ordinances and taking what we like from theirs to add to ours, that the permitted and other uses need to be combined as well, and that other possible conditions could include fire protection, fencing, reclamation, hours of operation, etc. The Planning Commission asked Zoning Administrator Hanson to combine the ordinances, and they would consider it further at their next meeting.

The Planning Commission then reviewed the proposed Accessory Dwelling units or structures section of the Sevier County Ordinance. Mr. Hanson said that the County Attorney had reviewed this proposal, and did not request any changes. After discussion, the Planning Commission asked that a public hearing be scheduled for their next meeting to consider the proposed changes.

Meeting adjourned at 7:00 p.m.