

Sevier County Planning & Zoning Commission
February 8, 2012 Minutes

Minutes of the Sevier County Planning Commission meeting held on the eighth day of February 2012 in the Commission Chambers of the Sevier County Administration Building, 250 North Main, Richfield, Utah. Those present included: Chairman John Worley, Ralph Brown, Evelyn Nielsen, Mike Miles, Caryl Christensen, Brenda Malmgren, and Kelly Alvey.

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

Minutes of November 9th approved:

After review, Ralph Brown moved to approve the minutes of the November 9th Planning Commission meeting, second Evelyn Nielsen, unanimous.

Zoning Administrator Update:

Zoning Administrator Larry Hanson noted that there could be up to three conditional use permits on the next agenda, and briefly reviewed the requests. Chairman Worley expressed concern that the conditional use permit for a second dwelling on mountain property was not applied for prior to this time. Mr. Hanson reviewed the events leading up to the current application, noting that the application was given a choice of either obtaining a building permit for the structure or licensing the 'trailer'. The Planning Commission then discussed the upcoming Rattle Snake Point construction of a cell tower, and the asphalt operations on River Bottom Road.

Flood Damage Prevention Ordinance:

Zoning Administrator Hanson indicated that in order for FEMA to continue to include Sevier County as a covered area, that the County would need to adopt the most current versions of the flood maps provided by them. Mr. Hanson said the latest flood maps were developed in 1978 with some changes in the Richfield area in 1986. He then stated the only changes to the ordinance was to eliminate the 'fill in the blank' outline and change the date of the maps referenced to the most recent editions. Discussion followed concerning the map changes, the freeway, and that because the ordinance wording was not changed, a public hearing would not be required. After discussion, Mike Miles motioned to approve the Flood Damage Prevention Ordinance as presented and recommend it to the County Commission for consideration and approval, second Evelyn Nielsen, unanimous.

Meeting adjourned at 6:30 p.m.