

Sevier County Planning & Zoning Commission
July 11, 2012 Minutes

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

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

Minutes of May 9th approved:

Minutes of the May 9th Planning Commission Meeting were reviewed and approved as written on a motion by Evelyn Nielsen, second Caryl Christensen, unanimous.

Update from Zoning Administrator:

Zoning Administrator Larry Hanson reviewed the latest quarterly update from the Sevier Power Company, noting that the Division of Air Quality is getting closer to being done with the permitting process for the proposed power plant. Mr. Hanson then added that Sevier Power Company is doing everything they can to get everything in order, but they are reluctant to spend any more money on the project until the permits are obtained. Discussion followed concerning items that will need to be addressed prior to building the plant including right of way issues on Highway 50 and the need for a large gas line.

Mr. Hanson then reported that Millenium Construction has finally received their approval from the Forest Service, and they plan to get started in business soon.

Conditional Use Permit for Robinson's approved:

Megan Robinson met with the Planning Commission requesting approval of a conditional use permit application for a second home on their property near Monroe. Discussion followed concerning how many feet the new house will be from the old house, that there is already a power connection and gas connection for the proposed dwelling, that both homes would be using the same power and water connection, whether or not a condition should be added to require separate connections if the land is subdivided in the future, that a letter of approval for a new septic system from the Health Department is needed, the time frame for construction of the new home, that there will only be one well for both homes, whether or not the well has enough water to support the homes, that the Planning Commission would be more comfortable if each home had its own well, what the ordinance requires for both mother-in-law and farm laborer dwellings, how big the existing well actually is, whether or not the existing water right designates the water for two homes, that we may need a letter from the Water Rights Division stating that there is enough water to serve two homes, whether or not this application would fall under a farm labor dwelling or a mother-in-law dwelling, and whether or not the requirements for both types of dwellings are the same. Further discussion followed concerning the property, that at one time there had been a second home on this parcel, when the home was removed, and whether or not there needed to be some type of fire protection requirement. Darin Robinson then joined the meeting. After discussion, Evelyn Nielsen moved to approve a Conditional Use Permit for

Megan and Darin Robinson for a second home on their property at 1574 West Sierra Vista Drive, Monroe allowing the use of the existing utilities with the following conditions: 1) submission of a letter from the Health Department approving a septic system for the new house, and 2) that there would be two wells or a separate hook-up to the Brooklyn tap line and separate utility hook-ups if the property is ever sold or subdivided, second Ralph Brown. Evelyn Nielsen, Kelly Alvey, Ralph Brown, Mike Miles, and Brenda Malmgren voting aye, and Caryl Christensen and John Worley voting nay.

Mr. Robinson then asked the Board for some clarification of the subdivision ordinance, specifically requirements for clustering in a subdivision, and whether or not all parcels used to meet the necessary acreage needed to be contiguous. The Board responded that all parcels used to meet the acreage requirements for a subdivision needed to be contiguous.

The Planning Commission then discussed in detail some things they would like to clarify in the ordinance regarding farm laborer/caretaker dwelling and mother-in-law dwellings. Mr. Hanson said that the main difference is that a farm laborer/caretaker dwelling does not require a main dwelling, whereas the mother-in-law dwelling does. The Planning Commission also discussed whether or not it would be possible to require Conditional Use Permits to be attached to the parcel or recorded with the warranty deed, and requested Zoning Administrator Hanson visit with the County Attorney to find out.

Meeting adjourned at 6:55 p.m.