

Sevier County Planning & Zoning Commission
August 8, 2012 Minutes

Minutes of the Sevier County Planning Commission meeting held on the eighth day of August 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, Ralph Brown, Mike Miles, and Brenda Malmgren.

Kelly Alvey was excused.

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

Minutes of July 11th meeting:

Minutes of the July 11th Planning Commission Meeting were reviewed and approved with corrections on a motion by Mike Miles, second Caryl Christensen, unanimous.

Update from Zoning Administrator:

Zoning Administrator Larry Hanson introduced Matt Barnes of Flat Iron Construction who has requested some changes in the Conditional Use Permit issued in March of 2012. Mr. Hanson noted that the Planning Commission could not make any decisions during this meeting, but could make a recommendation to the County Commission. Mr. Barnes told the Planning Commission that their project was running behind schedule, and requested that they be allowed to work 24 hours per day for approximately 2 – 3 weeks. Mr. Barnes explained that they would be paving only and not crushing as crushing is quite noisy, and they would be running about 6 trucks per hour. He then indicated that they are concerned about the timing and the weather. They are hoping to be completed by the last week of September.

Zoning Administrator Hanson said the Conditional Use Permit would need to be changed, noting that if the Planning Commission approved the changes under a general consent, the Commission could approve it in their meeting. He then reviewed what was in their Conditional Use Permit regarding hours, dust, etc. Chairman Worley said that in order to gain approval, Flat Iron Construction should visit with all of the neighboring property owners and review the requested changes, especially addressing any concerns they may have with noise. After discussion, the Planning Commission agreed to give their general approval if the neighboring property owners were given notice and were okay with the revisions.

Changes considered to Conditional Use Ordinance:

The Planning Commission then discussed suggested changes to the Conditional Use section of the Sevier County Code. Discussion followed concerning changes to 14.68.060 which would add the requirement that conditional use permits be recorded so that they show as permanent record on the property, and adding 14.76.130.D requiring the Zoning Administrator to review conditional use permits on an annual basis to ensure compliance with the ordinance. The Planning Commission commended Zoning Administrator Hanson on the work he had done on the ordinance, and asked that a public hearing be scheduled at their next meeting.

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Zoning Administrator Hanson said that the General Plan needed to be updated, and requested that the Planning Commission all take the time to review the current plan. He suggested reviewing and revising Chapter 3 at the next meeting.

Meeting adjourned at 6:45 p.m.