

Sevier County Planning & Zoning Commission
September 12, 2012 Minutes

Minutes of the Sevier County Planning Commission meeting held on the twelfth day of September 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, and Ralph Brown.

Kelly Alvey, Mike Miles, Brenda Malmgren was excused.

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

Minutes of August 8th approved:

Minutes of the August 8th Planning Commission meeting were reviewed and approved on a motion by Ralph Brown, second Evelyn Nielsen, unanimous.

Zoning Administrator Update:

Zoning Administrator Hanson updated the Planning Commission on the Flat Iron Construction project, noting that he had issued a temporary permit to change their conditions as the County Commission could not intervene in the Conditional Use Permit because it had been issued more than 15 days prior to their meeting.

Mr. Hanson then presented the Planning Commission with a Flood Damage Prevention Ordinance, and said that FEMA was encouraging counties to update their flood ordinances to mirror their template.

Mr. Hanson then said that the State has not yet issued the Air Quality Permit for Sevier Power, and noted that the Sevier Power Company has until October 10th (1 year from the date of application) to complete the permit process. Mr. Hanson reported that they expect a permit to be issued soon.

No decision made on Planned Unit Development application:

Rebecca and Vearl Christensen met with the Planning Commission requesting a Planned Unit Development for an ATV/RV park in the Monroe area. Chairman Worley reviewed the information submitted. Discussion followed concerning the steps for applying for a Planned Unit Development, that they will need a public water system large enough for all three phases of the plan, the requirements for a public water system, that the water system would be tested frequently by the State, that a source protection plan would be required for the source of the water, proposed placement of the septic system, location of the current well, location of the proposed new well, whether or not any of their water would be diverted or taken away during re-allocation of the use of the water, how much water they have, where everything would be located on the parcel, where exactly the parcel of land is located, that they only plan to open for approximately 214 days per year, whether or not there are easements on the property, where the access to the property is, that the road is classified as a Class D Road, that they have spoken with the County Road Department regarding the access, their plans for fencing the RV development

area with standard fencing topped with barbed wire, the suggestion of the Planning Commission for a 6 foot no climb horse fence without the barbed wire, what the ordinance says about fencing, that a fire protection plan would need to be added, the number of cabins, whether or not the cabins would be used year round, size of the cabins, that there would need to be a second exit to the development that could be used in case of fire, the typical drainage of the area of both surface water and irrigation water, the number of horses that could potentially be housed, location of any ditches on the property, planned lighting and signage, plans for the open areas and leaving it in its natural state, the number of parking spaces, location of trash dumpster and maintenance equipment, and the possibility of allowing the area to be turned into a more permanent living area with housetrailer, and the reason that they wanted to limit the days of operation to 214 days per year.

Caryl Christensen was excused from the meeting.

Chairman Worley noted that they were not ready to make a decision, and suggested further information be submitted prior to any action being taken. Discussion followed concerning the ordinance, and questions that the applicants had. Zoning Administrator Hanson explained that the County would require the water system to be approved by the State, but not necessarily installed prior to approval. Further discussion followed concerning whether or not a performance bond would be required by the County, what type of trees they planned to plant, long range plans for the development, and the proposed timeline for the application. No further action was taken at this time.

Public Hearing regarding updates to Conditional Use Permit ordinance:

The Planning Commission then opened the meeting for comments from the public regarding proposed changes to ordinance 14.68. There were no comments from the public. Chairman Worley then closed the public hearing, and asked that the matter be placed on the next agenda.

Worksession to discuss updating the General Plan:

The Planning Commission then discussed how the first plan was developed, who was responsible for the entire plan, that the history and background information in the plan could be separated out, whether or not a consultant should be hired, what really should be included in the general plan, where to start, and whether or not it should be presented to the County Commission one chapter at a time or after the entire project is completed. No action was taken.

Meeting adjourned at 7:18 p.m.