

Sevier County Planning & Zoning Commission
October 10, 2012 Minutes

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

Mike Miles and Brenda Malmgren were excused.

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

Minutes of September 12th approved:

Minutes of the September 12th Planning Commission meeting were reviewed and approved with changes on a motion by Evelyn Nielsen, second Ralph Brown, unanimous.

Zoning Administrator Update:

Zoning Administrator Larry Hanson updated the Planning Commission on the Sevier Power project, and the Rocky Mountain Power project. Mr. Hanson said that both applications had run into quite a bit of red tape, and were moving along slowly. Mr. Hanson then reported on the Planned Unit Development application from Rebecca Christiansen which was reviewed last month, noting that they did not have a dedicated County Road to access the proposed development so it was effectively put on hold until access is obtained. Mr. Hanson said that he would keep the application open for the amount of time allowed in the ordinance.

Public Hearing considering Flood Damage Prevention Ordinance:

Chairman John Worley then opened the meeting for comments from the public regarding the proposed Flood Damage Prevention Ordinance. Zoning Administrator Hanson listed the changes requested by the County Attorney. There were no comments from the public. After discussion, Evelyn Nielsen moved to recommend the Flood Damage Prevention Ordinance to the County Commissioners for their approval with the changes recommended by the County Attorney, second Ralph Brown, unanimous.

Conditional Use Permit approved:

Connie Cody met with the Planning Commission requesting a Conditional Use Permit for an accessory dwelling near her home in Austin. Discussion followed concerning square footage of the existing home, the additional information needed including letters from the Health Department and a septic permit, what the source of water would be, that an approval would also be needed from the Austin Waterworks Company, their plans for irrigating the remainder of the land, the amount of water they have, the setbacks of the new dwelling, and that the sewer application needs to be submitted to the State Health Department for final approval. The Planning Commission cautioned the Cody's that the accessory dwelling would not be able to be rented out in the future, but could only be used for family. Further discussion followed concerning the ditch along the property, and whether or not it is used to carry water to other properties. After discussion, Evelyn Nielsen moved to approve a Conditional Use Permit for an

accessory dwelling with the conditions that they submit authorization from the Austin Community Waterworks for the water hook-up and final approval from the Health Department for the septic system, and with the condition that the CUP is recorded when the conditions have been met, second Caryl Christensen, unanimous.

Amended Conditional Use Permit Ordinance approved:

Chairman John Worley then asked for consideration of the Conditional Use Permit ordinance that was considered last month. Discussion followed concerning the ordinance and the proposed changes. After discussion, Evelyn Nielsen moved to approve the proposed ordinance and recommend it to the County Commission for final approval, second Kelly Alvey, unanimous.

Discussion on changes to General Plan:

Chairman Worley then asked about the General Plan, and whether or not the Planning Commission should hire a consultant to assist in the process of updating and re-writing it. Discussion followed concerning the legal ramifications of changes to the General Plan, how in depth they wanted to be, the possibility of changing the plan to General Plan and General Information, and what the Commission had envisioned when they asked for the plan to be reviewed. Zoning Administrator Hanson said he would explore different options.

Meeting adjourned at 6:40 p.m.