

Sevier County Planning & Zoning Commission
December 12, 2012 Minutes

Minutes of the Sevier County Planning Commission meeting held on the twelfth day of December 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, Brenda Malmgren, and Mike Miles.

Kelly Alvey, and Ralph Brown were excused.

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

Minutes of October 10th Planning Commission Meeting reviewed:

Minutes of October 10th Planning Commission were reviewed. Caryl Christensen noted that a correction needed to be made. After discussion, Brenda Malmgren said that the minutes could not be approved because there was not a quorum of those present at the October 10th meeting. No further action was taken.

Zoning Administrator Update:

Zoning Administrator Larry Hanson said that both the Flood Damage Prevention Ordinance and the Conditional Use Ordinance had been passed by the County Commission. Chairman Worley then asked about updating the General Plan. Zoning Administrator Hanson said that the Commissioners had not included part-time help in his budget to help with updating the General Plan. Discussion followed concerning the direction we are taking with the General Plan, that it has been 10 years since it was last updated, that they would like to update one chapter at a time, and then present a complete product to the County Commission when it is ready for a public hearing. Chairman John Worley then asked whether or not a consultant would be hired to help with the plan.

Zoning Administrator Hanson then updated the Planning Commission on activities surrounding Sevier Power.

No action taken on Planned Unit Development Application:

Rebecca Christiansen met with the Planning Commission to request a Planned Unit Development on her property near Monroe. Ms. Christiansen clarified that she has changed her request and is requesting approval for 12 rental units with 9 being year round and the other three seasonal. Discussion followed concerning the original PUD request, that the current request is for homes that will be rentals, that there will not be additional phases, the size of the homes to be built, that the properties cannot be sold separately and would need to remain as rentals, why only one well was planned to serve all of the dwellings, whether or not the water system would be classified as public, the number of dwellings allowed on one well, that the location of the well(s) would need to be shown on a plat, the number of proposed dwellings, access to the property, their plans to move the bridge, width of the new bridge, that the road is a dead end road, that according to the County Attorney no more homes can be built on the road because there is no access, that there appears to be a lien on the access road, and that the County Attorney should be involved on some

of the road questions. Dallas McRae, neighbor and land owner, spoke of the access road, its proximity to his home, and said that he has been taking care of the road. Mr. McRae then noted that he has well problems, and felt that Ms. Rebecca Christiansen would have the same problems. He then expressed concern that the rental properties would lower the value of his home, stating he felt that Ms. Christiansen was being irresponsible. Further discussion followed concerning the need for more research on the access and other aspects of the application, fire suppression, that the Fire Marshall had indicated that water would be an issue, whether or not sprinkling systems had been considered, water storage for the sprinkler systems, that there is not an adequate road to get water to the homes if there is a fire, and that there was not enough information submitted for a decision to be made. The Planning Commission explained that more information regarding both the water and the roads would need to be provided prior to any action being taken.

Meeting adjourned at 7:06 p.m.