

**Sevier County Planning & Zoning Commission**  
**February 13, 2013 Minutes**

Minutes of the Sevier County Planning Commission meeting held on the thirteenth day of February 2013 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, Kelly Alvey, Ralph Brown, and Mike Miles.

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

**Minutes of October 10<sup>th</sup> approved:**

Minutes of the October 10<sup>th</sup> Planning Commission meeting were reviewed and approved on a motion by Caryl Christensen, second Evelyn Nielsen. Brenda Malmgren abstained. Ralph Brown, Kelly Alvey, Mike Miles, Caryl Christensen, John Worley, and Evelyn Nielsen voting aye. Motion passed.

**Minutes of December 13<sup>th</sup> approved:**

Minutes of the December 13<sup>th</sup> Planning Commission meeting were reviewed and approved with changes on a motion by Evelyn Nielsen, second Brenda Malmgren, unanimous.

**Zoning Administrator Update:**

Zoning Administrator Larry Hanson said that Commissioner Ogden had asked that the effort to re-write the General Plan be put on hold because he had heard that it was used as an example by the State. Mr. Hanson said that although some of the statistical information is old, the plan is a good plan. He then reviewed a letter from Rocky Mountain Power regarding the proposed start date for the Sigurd to Red Butte transmission line project, and a notice from the Wolverine Gas & Oil Company for their plans in their continuing efforts to find oil. Mr. Hanson then noted that he had received a request from Rebecca Christiansen for a list of items needed for her Planned Unit Development request. Discussion followed concerning the need to chip seal the road leading to the proposed development as it should have been done for her first subdivision in that area, the current plan for one well, whether or not she would need separate wells for each dwelling, that the well would need to be engineered to ensure service, that it would be a private well as long as there were fewer than 25 people living in the rentals, the amount of water that would be needed for all nine houses to run off of the well, that there would need to be a fire protection plan, whether or not a water storage tank would also be needed for fire protection or for servicing the rental homes with water, whether or not the rental homes will be required to have sprinkling systems, and that any further discussion should take place when this is an item on the agenda. Evelyn Nielsen noted that a separate septic system would be needed for each home. Mr. Hanson reminded everyone that the Health Department would decide how many septic systems would be needed.

**Conditional Use Permit approved with conditions:**

Tyson Thompson and Bart Cowley, representing Mason Machinery, met with the Planning Commission requesting a Conditional Use Permit to build a 100 foot communications tower on parcel 4-190-6 owned by Dustin Christensen. Mr. Thompson explained that the farmers in the

area use GPS in their tractors, and the tower would enable them to get a more precise reading thereby cutting their margin of error from 12 inches to 1 inch when working in the fields. He said that it made more sense for the Company to put up the tower rather than each farmer maintaining a tower of their own. Mr. Thompson further explained that the tower would be using solar power, and the Company would be contracting with the farmers for the signal service the tower would provide which would include yearly updates for the tractors. Discussion followed concerning who would be paying for the tower, whether or not there would be a maximum number of users, that the signal would be available to all who had a user code, the area serviced by the tower, the number of towers they foresee in the area, the area that the towers will cover, and the other items needed to complete the application. Evelyn Nielsen noted that the following was needed to complete the application: Proof of ownership of the property, a site plan, and a narrative of the use questions number 1 through 7 of the conditional use permit ordinance. Further discussion followed concerning the location of the proposed tower, whether or not there is a road that will service the tower, that the tower would be 100 feet from the State property just in case it ever fell over, and that the completion is scheduled for late April with construction being approximately 2 days after the concrete is poured. After discussion, Evelyn Nielsen moved to approve the Conditional Use Permit for Mason Machinery to construct a communications tower on parcel 4-190-6 owned by Dustin Christensen with the following conditions including proof of ownership, a site plan of the area, a narrative of the information questions number 1 through 7 in the Conditional Use Permit Ordinance, dust and debris control during construction, and that the tower be removed when/if it is no longer in use and that the area be returned to its present state, second Brenda Malmgren, unanimous. Mr. Thompson thanked them for their consideration, and noted the possibility of controlling water and wheel lines from the tower as well.

The Planning Commission discussed the Chairmanship for the year 2013, and asked that the matter be placed on the next Planning Commission agenda.

Meeting adjourned at 6:40 p.m.