

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

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

Mike Miles was excused.

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

**Chairman and Vice Chair appointed:**

Chairman John Worley then opened nominations for Chairman and Vice Chairman for the 2013 year. Caryl Christensen moved to keep John Worley and Chairman and Evelyn Nielsen as Vice Chair by acclamation, second Ralph Brown, unanimous.

**Minutes of February 13<sup>th</sup> Planning Commission meeting approved:**

After review, Evelyn Nielsen moved to approve the February 13<sup>th</sup> Planning Commission minutes as corrected, second Kelly Alvey, unanimous.

**Zoning Administrator Update:**

Zoning Administrator Larry Hanson said that another group came in proposing large power lines through Sevier County. He noted that this was only one of their proposed options with the first option going through the I-15 corridor, and that if the group did need to cross over Sevier County, they would need to come before the Planning Commission.

Zoning Administrator Hanson then said that the UCIP will be hosting a Planning Training in April, and he would be getting information to everyone as soon as he has an agenda. He then gave an update on the power plant, noting that the applicants are trying to sell the permit and there is another appeal on their air quality permit. He then said that the Millennium project is still on hold due to the weather.

**Conditional Use Permit to operate a pit to produce road base approved:**

Val Rees met with the Commission requesting a Conditional Use Permit to operate a pit to produce road base for Sevier County Special Service District #1 on property owned by Kimball Curtis for the Sigurd Substation Road project. Mr. Rees said that the proposed pit site is 'on the job' so there would not be any trucks traveling through town. Discussion followed concerning the location of the pit, the location in relation to the current County gravel pit, the length of time for the project, access to the site, days and times of proposed operation, whether or not there are clean-outs in the pipeline they are laying, the number of trucks on an average day, possible conditions to minimize the noise, odors, dust and cleanup of the area when they are done, and whether or not they will be using the road base anywhere other than the project specified. After discussion, Evelyn Nielsen moved to approve the Conditional Use Permit for Harward and Rees to operate a pit to produce road base on property owned by Kimball Curtis with the condition

that they minimize offensive odors and dust, and complete a cleanup of the area when the project is done, second Caryl Christensen, unanimous.

**Concept Approval given to Christiansen PUD application:**

Rebecca and Vearl Christiansen met with the Planning Commission requesting concept approval for a Planned Unit Development containing 9 rental units, a manager's home, 3 guest cottages, storage units, and an accessory development on property east of Monroe. Chairman Worley noted that this is a concept review, and that additional information would be needed prior to final review and approval. The Planning Commission reviewed the information submitted at that last meeting. Discussion followed concerning the approval from the State for water, and the proposed change of access to the property from the South along the edge of BLM land, that they are planning to purchase 60 feet along the property line and will apply for an easement from the BLM, that the original access would be used for an emergency exit, that they will need to bring the access road up to county standards before turning it over to the County, that they would need to bond for the roadway in order to gain final approval from the County Commission, whether or not the County would accept a double chip sealed road versus a paved road, that the secondary access would need to be at least 25 feet wide and drivable, that the bridge would need to be upgraded to 25 feet wide, whether or not they currently have enough water to complete their proposed project, that they would need to have all of the water for the improvements prior to final approval, what their plans were for fire protection, that the fire protection would need to include more than just a defensible space plan for outside the dwellings, that they would need to have fire suppression systems inside the dwellings, that for preliminary approval they would need to have engineered fire suppression systems as well as an engineered site plan, and the possibility of getting approval in phases if they were not planning to make all of the improvements immediately. Road Superintendent Mark Rickenbach said that the County would probably accept a double chip seal on the access route. Further discussion followed concerning the bond for the roadwork, that it would not be needed until final approval is sought at the Commission level, that the Planning Commission could not approve anything more than what they had the water to build, that final approval would not be given without the water being in place, and that no subdivisions have been approved since the Central Valley house fire without sprinkling systems on the dwellings. Zoning Administrator Hanson said that for approval from the Planning Commission, water application could be submitted to the State; but for final approval from the County Commission, all water changes would need to be approved by the State. Discussion followed concerning the need for approval for septic tanks for the project from the Health Department prior to final approval. After further discussion, Brenda Malmgren moved to approve the concept plan for the Christiansen's Planned Unit Development for 9 rental units, 3 guest cottages, a manager's home, storage units and an accessory development, second Kelly Alvey. Ralph Brown, Kelly Alvey, and Brenda Malmgren voting aye, Evelyn Nielsen and Caryl Christensen voting nay. Motion passes.

The Planning Commission requested more information and documentation on the septic tanks, the water for each dwelling, the roads, the fire suppression plan, and engineered plat documents for the preliminary plan.

The Planning Commission then asked Zoning Administrator Hansen some specific questions about bonding and what the bond would cover. Discussion followed concerning what the bond would cover, that they would only have to bond for the road because it would be used by the public, whether or not the County will maintain the road, that it would not qualify for maintenance because it will dead-end at the property, whether or not there is a time limit for them to complete the project and build the homes, the possibility of approving the project in phases, the amount of the bond, how bonds work, that the bridge and roadwork would need to be done prior to any occupancy, and that there will need to be two accesses for the property so the bridge would need to be improved either way.

Meeting adjourned at 7:14 p.m.