

Sevier County Planning & Zoning Commission
April 10, 2013

Minutes of the Sevier County Planning Commission meeting held on the tenth day of April 2013 in the Commission Chambers of the Sevier County Administration Building, 250 North Main, Richfield, Utah. Those present included: Chairman John Worley, Evelyn Nielsen, Ralph Brown, Caryl Christensen, Kelly Alvey, and Mike Miles.

Brenda Malmgren was excused.

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

Minutes of March 13th approved as corrected:

After review, Evelyn Nielsen moved to approve the minutes of the March 13th Planning Commission meeting as corrected, second Kelly Alvey, unanimous.

Zoning Administrator Update:

Zoning Administrator Larry Hanson reviewed information about the new power lines coming through the County. Mr. Hanson then reviewed an upcoming training opportunity with the Commission listing the items that are scheduled on the agenda.

Conditional Use Permit approved for ATV tour business:

Jay Hatch met with the Planning Commission requesting approval of a Conditional Use Permit to operate an ATV rental and guided ATV tour business on his property located north of Koosharem. Discussion followed concerning the trails he will be using for the guide service, whether or not he would be helping to maintain the trails or provide up-keep for them, the number of machines he will be renting, the number of employees needed for the guide service, whether or not there are any other licenses required, and access to the business. Mr. Hatch stated that he has access to the trail areas from a dirt road. Further discussion followed concerning whether or not he would need some type of permit from the County or the State for access, restroom facilities for customers, handicap access to those facilities, that the applicant can expand as needed for vehicle access, that he currently has city water and a septic tank, the distance to his neighbors, and possible nuisances including noise and dust. Mr. Hatch said that he will have liability insurance and will require signed waivers from his customers. He also noted that the business will be seasonal because of the weather conditions. After discussion, Evelyn Nielsen moved to approve the Conditional Use Permit to operate an ATV rental and tour guide business with the conditions that he get approval from the Health Department for a septic tank, and that nuisances to neighbors be minimized, second Ralph Brown, unanimous.

Preliminary approval given for Kingdom Hall of Jehovah's Witnesses Subdivision:

Stan Ivie and Randy Lister met with the Planning Commission requesting a one lot subdivision north of Richfield. Discussion followed concerning ownership of the property, what is currently there, that the corral is no longer used, whether or not the property has access to Richfield City water, changes needed to Exhibit 15 as the agreement should be with the County instead of Richfield City, that they would need to deed some property to the County for the roadway, why

the agreement was made with Richfield City, that there are some safety concerns with the access, access from the highway, that approval from UDOT may be needed, times of services, the number of attendees, how many people the church could seat, that handicap access would meet with ADA standards, the source of water for the Church, the current use of the well water, that additional water has been approved for the Church, that there is no fire hydrant at the Church, that a sprinkler system will be installed for fire protection, and that there will be fire extinguishers in the Church. Further discussion followed concerning storm water drainage on the property, that the drainage will change due to the building, that the ditch would have to be moved back to the property deeded to Sevier County for the roadway, that the ditch cannot be along the road, landscaping around the church, and possible State requirements for landscaping along the highway. Mr. Lister then spoke briefly about their time line for construction, noting that they are planning to sell the current Church building before beginning the new Church building. After discussion, Caryl Christensen moved to give preliminary approval for the one lot subdivision with the conditions that a letters from the Health Department and County Road Department be submitted, that a mylar plat be provided, and a deed for the roadway be given, second, Ralph Brown, unanimous.

Meeting adjourned at 7:04 p.m.