

Sevier County Planning & Zoning Commission
May 8, 2013

Minutes of the Sevier County Planning Commission meeting held on the eighth day of May 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, and Caryl Christensen

Kelly Alvey, Mike Miles, and Brenda Malmgren were excused.

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

Minutes of April 10th approved:

Minutes of the April 10th Planning Commission meeting were reviewed and approved on a motion by Evelyn Nielsen, second Caryl Christensen, unanimous.

Zoning Administrator Update:

Zoning Administrator Larry Hanson spoke about a problem that he has been facing more and more with applications for only a garage or storage space on property out in the County with no plans to build homes. Mr. Hanson noted that our current ordinance does not allow an accessory dwelling or building without a primary dwelling. Discussion followed concerning options for addressing these applications, whether or not a Conditional Use Permit would address the issues on a case by case basis, concerns that this may inhibit farmers doing their regular business such as burning ditches or trees because of the structures, whether or not this would be taking business away from the storage businesses, and the most common locations where this is being requested. After discussion, the Planning Commission requested that these applicants be required to obtain a Conditional Use Permit so that the requests could be reviewed on a case by case basis.

Final approval given to the Kingdom Hall of Jehovah's Witnesses Subdivision:

Stan Ivie, Jeri Ivie, and Randall Lister met with the Planning Commission concerning their request for a one-lot subdivision on property north of Richfield, the Kingdom Hall of Jehovah's Witnesses Subdivision. Discussion followed concerning the changes made on the mylar plat, and that there still may be a need for a turning lane on the highway. Mr. Ivie reviewed information he had gathered in observing the traffic near the proposed church location both on Sunday and during the regular week, as well as the number of cars parked around the current church building on Sunday. Zoning Administrator Hanson said that State approval for the access would be required when they apply for a building permit for the Church. Further discussion followed concerning the 'in and out' access to the parking lot, that it will be located approximately 300' from the highway, that the capacity of the building rather than the current number attending would be used in determining the volume of traffic, that UDOT does not plan to modify the highway in the next 10 years, and the changes that would be made to accommodate the flow of wastewater to adjacent properties including a containment pond for the run-off from the parking lot. After discussion, Evelyn Nielsen moved to grant final approval of the Kingdom Hall of Jehovah's Witnesses subdivision and recommend it to the County Commission for their approval after the water change has been approved, second Ralph Brown, unanimous.

Discussion of recent training:

The Planning Commission then discussed the training held by UCIP on April 24-25 that was attended by some of the Planning Commission members. Mr. Hanson noted he had downloaded information from the training, and would provide copies of that information to the Planning Commission. Discussion followed concerning the changes made in the legislative session including Senate Bill 153 and House Bill 236, the need to notify all surrounding property owners for any zone change, that the Planning Commission can now stipulate a time frame for development, that they need to be very specific in the conditions that are placed on developments, that there is a difference between 'shall' and 'may' (the first is required and the second is not), and the State and Federal ordinances for billboards and boys' ranches. Further discussion followed concerning the effects, if any, on current projects throughout the County.

Meeting adjourned at 6:40 p.m.