

Sevier County Planning & Zoning Commission
July 10, 2013

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

Ralph Brown was excused.

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

Minutes of May 8th tabled, minutes of June 12th approved:

Minutes of May 8th were reviewed. No action was taken as there was not a quorum of those who attended the meeting.

Minutes of June 12th were reviewed and approved on a motion by Mike Miles, second Caryl Christensen, unanimous.

Zoning Administrator Update:

Zoning Administrator Larry Hanson noted that not much was happening around the County. He said that there has been some chaining in the Koosharem area because the owners are planning to farm, as well as a temporary doublewide north of the Indian camp area that will be moved within the next 90 days. Mr. Hanson then said that he had received a request from Howard Hatch who is considering locating a care center or old folks home in the Elsinore Addition area and will be working on that.

Worksession:

The Planning Commission then started a work session to discuss conditional use permits and accessory dwellings. Mr. Hanson said that the Planning Commission should be aware that there are a few who are building accessory dwellings without primary dwellings because the County Commission had directed him to not stop that type of development. He said the County Commission did indicate that those buildings would be under the same rules or conditions that future accessory dwellings would be. Discussion followed concerning what should be required, how large the setbacks should be, maintenance of the area so that burning the ditches will not affect them, requiring a fire break, adding that the farmers will not be held responsible if the building catches on fire when farmers are burning ditches, etc. , requiring weed control, keeping the area free of debris, some discussion on the three accessory dwellings that are currently being built and how conditions would apply, that the conditions would be on a case by case basis, whether or not the County can mandate what these accessory dwellings are used for, how to ensure that the accessory dwellings are not inhabited, and whether or not sewer and water could be used to determine habitation. Further discussion followed concerning the setbacks required in other zones, that it would be difficult to require more setbacks on an outbuilding or accessory building than on a house, that the code currently requires water to accessory dwellings, whether or not there has been a precedence set by the County Commission in allowing some accessory

buildings to be built, and that it should be a conditional use if septic is wanted for those buildings. After discussion, the Planning Commission decided that a precedent had been set by the Commission in allowing permits to be issued for accessory buildings, and that all accessory buildings with water and septic should be required to have a conditional use permit. Furthermore, the Planning Commission suggested that an agricultural easement be required for accessory buildings, and suggested changes to Sections M and B, and K of the proposed ordinance. Discussion then turned to the rights of the homeowners versus the safety of the structure and protecting the farmer's rights to continue to burn ditches and farm. The Planning Commission asked that the matter be placed on the next agenda for further consideration.

Meeting adjourned at 6:50 p.m.