

Sevier County Planning & Zoning Commission
October 9, 2013

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

Chairman John Worley was excused.

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

Vice Chairman Evelyn Nielsen acted as Chairman for the meeting.

Minutes of September 11th approved:

After review, Caryl Christensen moved to approve the minutes of the September 11th Planning Commission meeting as corrected, second Brenda Malmgren, unanimous.

Zoning Administrator Update:

Zoning Administrator Larry Hanson reviewed recent inquiries he had received including a shotgun skeet range in the Sevier area who will not appear on the Planning Commission agenda until they can provide clear proof of ownership on the property, a storage facility Conditional Use Permit that will fall under the new ordinance, and a business license application from Robert Dowdle for minor auto repair. Discussion followed concerning whether or not the storage facility will be required to have 10 acres, that Mr. Dowdle lives in an area that is not zoned for auto repair, and that the auto repair business license could be considered if conditions were placed to keep the business small and all repairs inside the garage.

Mr. Hanson said he had also been contacted about a new coal mine in the Salina Creek area. Discussion followed concerning the proposed area for the mine, access to the mine, and the upgrades that would be required for the frontage road and the Salina Creek Road.

Conditional Use Permit for salt sales approved:

David Peterson and Andrea Peterson met with the Planning Commission requesting a Conditional Use Permit to sell salt mined from Sanpete County on their property near Redmond. Mr. Peterson reviewed the request to sell salt from his son's home, which sits on approximately 20 acres, noting that it would be a pretty small operation and they do have signatures from all of the surrounding property owners. Discussion followed concerning the area for the business, that they had 2x4's and packed dirt where the scale house will be, that this will not be a permanent structure, that the actual mine is in Sanpete County, that the salt will be cut in 25 lb. and 50 lb. blocks, that there should not be any fugitive dust because the salt will be in blocks, that there will be a shed alongside the scale house to store the salt at some time in the future, that they plan to tarp the salt at this time, that the storage shed will not be built for a few years, whether or not the salt will leach into the ground and access the drainage water, how much salt will be stored on site, that currently it will be approximately 4 pallets or 4 tons, how the salt is delivered to their

home, what plans they have for expansion, that they plan to keep the operation small but will grow, that the area is fenced except for the roadway, that perhaps there needs to be a limit of 20 or 30 tons of salt on the property, whether or not they will need to have some type of containment system (berm), that there is a waste ditch on the bottom side of the property, that the salt will sit on pallets, that they plan to sell the salt mainly to livestock people, that all safety standards must be met because there will be public on the property, that they have liability insurance on the mine property as well as on their home property, how big they may plan to get, how they plan to load the salt for their customers, and the location of the mine. After discussion, Ralph Brown moved to approve a Conditional Use Permit for Jeffery Peterson to sell salt on their property at 1170 N. 1230 W. Redmond with the conditions that there be no more than 20 tons of salt on the property, and that they provide a chemical toilet, second Brenda Malmgren, unanimous.

Mr. Peterson thanked the Commission, and fielded some additional questions regarding the price of the salt, the color of the salt, and the quality of the salt.

Public Hearing, Changes recommended for amendment to Sevier County Code 14.68:

Evelyn Nielsen then opened the meeting for comments from the public concerning amending the Sevier County Ordinance 14.68, Conditional Uses, to alter the application guidelines to include levels of approval depending on the Use and fees required for each level. Ms. Nielsen noted that there was no public.

Discussion followed concerning the different proposed levels, that L1 would affect neighbors, L2 would affect the specific area, and L3 would affect the entire county. They also discussed the classification of slaughterhouses, and whether or not that should be changed. The Planning Commission asked whether or not the County Attorney had made any comments on the proposed changes. Mr. Hanson said he had sent a copy to the County Attorney, and no comments had been made. After discussion, Caryl Christensen moved to approve the proposed amendments to the Sevier County Ordinance 14.68 on Conditional Uses and recommend the changes to the County Commission for approval with the condition that the amendments are reviewed by the County Attorney, second Brenda Malmgren, unanimous.

The Planning Commission then asked Zoning Administrator Hanson for additional information on the proposed coal mine in the Salina Creek area. Mr. Hanson said the only information he had received involved the access roads, and shared the information he had.

Meeting adjourned at 6:44 p.m.