

**Sevier County Planning & Zoning Commission**  
**November 13, 2013**

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

Kelly Alvey 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 October 9<sup>th</sup> approved:**

Minutes of the October 9<sup>th</sup> Planning Commission meeting were reviewed and approved as written on a motion by Mike Miles, second Ralph Brown, unanimous.

**Zoning Administrator Update:**

Zoning Administrator Larry Hanson reviewed what had taken place with the recommended ordinance changes at the Commission meeting. He said the Commission approved the recommended amendments to the Conditional Use portion of Section 14.68, but did not take any action on the accessory dwelling amendment. Mr. Hanson explained that this is because the Commission is looking at requiring building permits on all agricultural buildings. The Planning Commission then asked whether there was any new information on the proposed power plant, and Zoning Administrator Hanson said there was none.

**Worksession:**

Chairman Worley then called a work session to review and discuss a new ordinance to require building permits on all buildings, including buildings for agricultural uses. Discussion followed concerning whether or not there will be a charge on the building permits for agricultural buildings, that the use of the building has to be strictly agricultural, whether or not that would or could be policed, the types of items found in current agricultural buildings in the area, that some agricultural buildings do have power and water depending on the use, whether or not a structure with a bathroom could be classified as agricultural use, that there would be a small fee on the building permit if part of the building was not agriculture, and changes that may need to be made to the draft ordinance. The Planning Commission discussed the definitions in Appendix B including changing the agricultural packing and warehousing definition to agricultural building, possibly changing the definition of seasonal dwellings because the cabins at Fish Lake are insulated, etc., whether or not campground should include tents and open air camping, that a lane should be included under public street, whether or not there should be a separate definition for agricultural processing, and that there would need to be corresponding changes in Appendix A. Further discussion followed concerning what the County Commissioners did not like about the proposed accessory dwelling amendment, and that agricultural dwellings with bathrooms would need to be inspected to ensure that they are up to code and that sewage is disposed of properly, and whether or not the Planning Commission was ready to hold a public hearing on the building

permit ordinance. After discussion, Ralph Brown moved to accept the proposed ordinance corrected and hold a public hearing in December, second Caryl Christensen, unanimous.

The Planning Commission then discussed whether or not amendments would be needed to the proposed accessory dwelling ordinance if the building permit ordinance is passed. Zoning Administrator Hanson said that there would need to be some changes, but they can be made at the Commission level. Discussion followed concerning the need to build a house prior to building the outbuildings, and that an outbuilding alone could be built if a Conditional Use Permit was obtained. Zoning Administrator Hanson reminded the Planning Commission that the Conditional Use Permit would specify no human occupancy, and the Conditional Use Permit would be recorded.

The Planning Commission then reviewed the building permit list, and noted that there appeared to be an error as the Family Dollar Store was listed twice in Salina. Mr. Hanson explained that all commercial buildings are required to have a plan review, so there was a plan review fee, then a building permit fee. The Planning Commission then discussed the different items that could be required, and what the County could actually enforce.

Meeting adjourned at 6:55 p.m.