

Sevier County Planning & Zoning Commission
December 11, 2013

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

John Worley was excused.

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

Evelyn Nielsen, Vice Chairman, presided over the meeting.

Minutes of November 13th Planning Commission approved:

Minutes of the November 13th Planning Commission Meeting were reviewed and approved on a motion by Ralph Brown, second Mike Miles. Motion passed, all ayes with Brenda Malmgren and Kelly Alvey abstaining.

Zoning Administrator Update:

Zoning Administrator Larry Hanson said he had approved a conditional use permit under the new ordinance for Floyd Waters to be able to store dirt, gravel, and excavation equipment on the site. He said he had imposed the following conditions: No equipment parked in the road right of way; the roadway into the property be graveled far enough to prevent dirt or mud to be tracked onto the highway; and work shall be restricted to daylight hours.

Mr. Hanson said he has been working on another Conditional Use Permit for a Fix-it shop, noting he would add restrictions on signage, keeping the items to be repaired indoors, and restricting employees to family only. He then checked on those who would be attending the annual Christmas party, and listed board members whose terms would be expiring at the end of the year. Discussion then followed concerning the building permit list that had been included in the packet.

Public Hearing to consider new ordinance requiring building permits on all buildings:

Vice Chairman Evelyn Nielsen then opened a public hearing to take comment on a new ordinance requiring building permits on all buildings, including agricultural uses. There were no citizens in attendance. The Planning Commission briefly discussed the ordinance. Evelyn Nielsen then closed the public hearing. After discussion, Caryl Christensen moved to accept the ordinance as written and recommend it to the County Commission for approval, second Kelly Alvey, unanimous.

Ralph Brown noted that there were two dwellings in the Elsinore Addition, now vacant, that are in violation of some of the building codes, and he asked what, if anything, could be done to either require improvements or declare them uninhabitable. Discussion followed concerning the action he would need to take, that the Building Inspector should be notified in writing of the

situation, that the owner would need to give permission for anyone to inspect the inside of the dwellings, that if permission was not given the violations would need to be visible from the street, and that the owners of the two in question had not been the occupants. Zoning Administrator Hanson asked Mr. Brown submit a written list of the items in question to the Building Inspector for action. Further discussion followed regarding the ability of the County to require inspections or review of rentals, what policies or ordinances are currently in place, what should or could be done, and whether or not the County should or could be involved in requiring rentals to be up to code. The Planning Commission asked for an opinion from the County Attorney regarding what they could do to help with the situation.

Meeting adjourned at 6:30 p.m.