

**Sevier County Planning & Zoning Commission**  
**January 8, 2014**

Minutes of the Sevier County Planning Commission meeting held on the eighth day of January 2014 in the Commission Chambers of the Sevier County Administration Building, 250 North Main, Richfield, Utah. Those present included: John Worley, Evelyn Nielsen, Ralph Brown, Brenda Malmgren, and Caryl Christensen.

Mike Miles and Kelly Alvey were excused.

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

**Minutes of December 11<sup>th</sup> Planning Commission meeting approved:**

Minutes of the December 11<sup>th</sup> Planning Commission meeting were reviewed and approved on a motion by Evelyn Nielsen, second Brenda Malmgren, unanimous.

**Zoning Administrator Update:**

Zoning Administrator Larry Hanson said he had received a request from the Hatch's to upgrade their rental business in the Koosharem area. He listed the improvements they wanted to make, and said that they would need a Planned Unit Development. He said he urged them to try to annex into Koosharem, and noted that although they needed a PUD, they wanted to pursue a Conditional Use Permit. Discussion followed concerning future improvements, whether or not there is a demand for this service, that the City may not have enough water to support the fire hydrant and improvements they have planned, that they are bordered on two sides by Koosharem Town, and what the Health Department would most likely require for septic approval.

**Olcott Subdivision approved:**

Chanley and Sabrina Olcott met with the Planning Commission requesting approval of a one lot subdivision, the Olcott Subdivision, in the Venice area. John Worley noted they had done their homework. Discussion followed concerning their fire protection plan, that there is a pond near the proposed home, that it has approximately 3 acre feet of water there year round, that the pond contains several thousand gallons of water, the proposed location for the home, that they would be required to get a 100 year elevation water mark prior to building the home which would help determine the placement of the home, that they will be using the existing well on the property, that they will not have a basement in the home, what the road dedication to Sevier County entails, where the power will be coming from, the location of the pond, that they will be meeting with the Health Department regarding requirements for the septic system, and that ownership of the well has been changed. After discussion, Caryl Christensen moved to accept the Olcott Subdivision, a one lot subdivision in the Venice area, and recommend it to the County Commission for approval, second John Worley, unanimous.

Meeting adjourned at 6:25 p.m.