

Sevier County Planning & Zoning Commission
February 11, 2015

Minutes of the Sevier County Planning Commission meeting held on the eleventh day of February 2015 in the Commission Chambers of the Sevier County Administration Building, 250 North Main, Richfield, Utah. Those present included: Evelyn Nielsen, Kelly Alvey, Mike Miles, John Worley, Ralph Brown, Brenda Malmgren, and Caryl Christensen.

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

Planning Commission business:

Chairman John Worley then opened the floor for nominations for Chair and Vice Chair for the 2015 year. Mike Miles moved to keep the current Chair and Vice Chair, second Caryl Christensen, unanimous.

Minutes for September 10th and October 8th Planning Commission meetings approved:

After review, Caryl Christensen moved to approve the minutes of the September 10th Planning Commission meeting as written, second Evelyn Nielsen, unanimous.

Minutes of the October 8th Planning Commission were then reviewed and approved on a motion by Evelyn Nielsen, second Ralph Brown. Motion passed. All ayes with Brenda Malmgren and Caryl Christensen abstaining.

Zoning Administrator Update:

Zoning Administrator Larry Hanson then reviewed some upcoming projects. They included the possibility of a solar project near the site of the power plant on property owned by the Andersons which may come before the Planning Commission in approximately 6 months, a permit for an additional oil well near the Landfill, a subdivision in the Koosharem/Burrville area, and a subdivision from Mr. Madden.

Mr. Hanson then indicated he had received information from the State of Utah giving notice that Wolverine Oil will be putting in a fracking site in Sanpete County approximately 2 miles from the Sevier County line. Discussion followed concerning what fracking entailed, that it may affect Sevier County slightly, and that it is a practice that has been utilized for several years.

Mr. Hanson ended his report with the notation that he will be sending out violation letters to Elsinore Addition property owners at the beginning of March. Discussion followed concerning the improvements made in that area, the number of letters that will be sent, and the work still to be done. The Planning Commission then asked for information on the proposed rail road project in Sevier County, and Mr. Hanson said he would look into that as the project is still in the feasibility stages at this time.

Conditional Use Permit for Storage Units approved:

Bob Dickinson met with the Planning Commission requesting a conditional use permit to construct and operate storage units. Discussion followed concerning the location of the proposed site, the location in relation to the Sevier County Fairgrounds, the use of the surrounding areas, distance to nearest neighbors, that approval of the neighbors would be necessary, that they have the signature of all but one neighbor, that the neighbor in question is concerned about draining of the area and the affect the project will have on surface water drainage. Further discussion followed concerning the draining for the area, that the natural drainage runs southeast, whether the build-up of land for the improvements will make the owners to the east vulnerable to flooding, that there is a small draining ditch on the northwest corner of the parcel, what they will be using for fill, the number of storage units they hope to build, access to the area that has

been approved by the Sevier County Road Department, that the number of storage units was decreased because the County took approximately 14 feet for the roadway, that Richfield City denied the annexation request, the location of the city line, whether or not there will be water available for fire protection, that the metal building will be somewhat fire-proof, that access to power would be coming through the right-of-way from the Annabella Road, and what they plan to utilize for security of the storage units. The Planning Commission expressed concern that the development would create flooding problems for neighboring property owners, and asked about the use of the neighboring properties. Further discussion followed concerning the draining issues, that there would be a culvert on the northwest corner of the property to ensure that draining could still occur with the access located there, that they do not plan to pave the area at this time, the number of structures planned and the foundations for those structures, that the surface water doesn't really go anywhere from this parcel, but seeps into the ground, that the roadways around the storage units will be large enough for fire trucks, that they plan to have lighting all night, that they are still discussing security measures, and that they plan to slope the area to encourage drainage. The Planning Commission suggested security cameras to help with security in the area. After discussion, Caryl Christensed moved to approve the Conditional Use Permit for Bob Dickinson to construct and operate a storage unit facility conditional upon receiving a letter from the last neighbor, sloping the property towards the west to aid in drainage, and enhancing the ditch on the east side of the property, second Ralph Brown, unanimous. Chairman John Worley then requested that they get a letter from Thanh Hanchett, who sold them the property, as well.

Amendments to Obray Minor Subdivision approved:

Rex Friant and Golden Obray met with the Planning Commission requesting the Obray Minor Subdivision be amended. Mr. Friant reviewed the changes they are requesting which would split the area into 4 lots with only one more lot being built upon. Discussion followed concerning the uses of the other two lots, the possibility of any future splits as additional family members return to the area, and the size and placement of the lots. After discussion, Mike Miles moved to accept the changes and approve the amended Obray Minor Subdivision, second Kelly Alvey, unanimous.

Training on non-public water systems:

Curt Ludvigson, Rural Water Users Association, Nathan Selin, Central Utah Public Health Department, and John Chartier, State of Utah Department of Environmental Quality met with the Planning Commission to discuss changes in policy they would like to make which would allow regulation on non-public water systems. Mr. Ludvigson said they are working with Counties on water issues and trying to ensure that non-public water systems are adequate. Discussion followed concerning the area that he serves, as well as an upcoming training that all members of the Planning Commission are invited to attend. He then turned the time over to John Chartier for a presentation on their proposed policy.

John Chartier said he would be addressing their proposed policy on planning for and regulating non-public water systems. Mr. Chartier described some problems in the six county area regarding non-public water systems, noting that currently there are no rules governing water systems that are not public which has translated into substandard water systems. He said this creates problems down the road when the developer is gone and the water systems are falling apart. He then reviewed a proposed draft of non-public water system rules that they would like to see put in place so that some of the current problems can be avoided in the future. Discussion followed concerning how the new rules would affect the current zoning laws, that the rules would be more strict than our current zoning laws, that these rules would require more designing and thinking when planning subdivisions, and that the biggest problem will be

well protection zones because of placement of septic systems and nearness to neighbors. Further discussion followed concerning requirements to test the water in these non-public systems, that the cost is minimal, and whether or not the Planning Commission would be in favor of adding that to the proposed rules. The Planning Commission said they would be in favor of requiring testing of the water, and felt the cost of \$100 was minimal. Mr. Chartier then requested that the Planning Commission members share information on the proposal with the County Commission, as well as their thoughts and feelings on the matter. He said they will be meeting with County Commissioners within the next few months regarding the proposed policies. Chairman Worley thanked the gentlemen for coming and providing the information.

Mr. Hanson told the Planning Commission that if any of them would like to go to the training, the County would pay for the registration, their time, and mileage.

Meeting adjourned at 7:35 p.m.