

**Sevier County Planning & Zoning Commission**  
**June 10, 2015**

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

Kelly Alvey and John Worley were excused.

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

**Minutes for March 11<sup>th</sup> Planning Commission meeting approved:**

Minutes of the March 11<sup>th</sup> Planning Commission meeting were reviewed and approved as written on a motion by Caryl Christensen, second Mike Miles, unanimous.

**Zoning Administrator Update:**

Zoning Administrator Larry Hanson reviewed with the Planning Commission some of the items he has been working on. This included a Conditional Use Permit issued for an automobile repair shop in the Burrville area. Mr. Hanson said it is a one-man operation, and he added conditions that no employees be added, the vehicles would only be kept one day and not outdoors, and restricting any activities that may affect neighbors to daylight hours only.

Mr. Hanson then reviewed the Resource Management Plan that had been given to the Planning Commissioners. He said this is the outline of a plan, which the County may hire a consultant to complete; and explained that the County needs a plan in place to protect the inhabitants from any changes handed down from the Federal Government which may not meet what would be best for Sevier County. If a plan is in place, then the Federal Government must match any plans to the County plan, or come up with a valid reason why that cannot happen. Mr. Hanson noted that the current outline has been a collaborative effort between the County Commissioners, Executive Administrator Malcolm Nash, Tourism Director Kevin Arrington, and himself. He requested the Planning Commissioners review the information, and make any necessary suggestions or changes.

Mr. Hanson said that Bruce Taylor, Sevier Power Company, had recently met with him concerning their permit. He reported that from their meeting, Mr. Taylor had indicated that although the permit is 100% ready, they cannot get funding until there are agreements to sell the power in place, which has not happened because the price for power is so soft. Mr. Hanson then said that there is a solar power plant coming in near the power plant site in Sigurd, and noted that the permitting process will take approximately 4 or 5 months to complete.

Discussion then followed concerning bee keepers and bee colonies coming to the area, and the effect this may have on the farmers and their ability to spray their fields because the bee keepers are requesting a large protection area around the hives.

**Olsen Subdivision approved:**

Ryan Savage, Savage Surveying, and Jason and Brandi Olsen met with the Planning Commission concerning their request for a subdivision. Discussion followed concerning where the water will be coming from, where the closest hydrant is going to be, where on the lot the house will be built, that the County will want some right of way for roads, the access to the home, that they will maintain the

driveway themselves, and whether or not there is access for fire trucks. After discussion, Mike Miles moved to accept the Olsen minor subdivision and recommend its approval to the County Commission, second Ralph Brown, unanimous.

**The River at Venice Subdivision:**

Ryan Savage, Savage Surveying, then met with the Commission concerning the River at Venice Subdivision for Eagle Ventures Inc., a two lot subdivision in the Venice area. Discussion followed concerning the access road, that it will not be widened until a future time, that the County already maintains the access roadway, that the application needs to have an owner signature, that Brayden Gardner is both the owner and the agent and should sign in both places, whether or not there are discrepancies in the Health Department report, that at one time it was going to be a three lot subdivision which included a home that was already built, but the home was sold separately last year, that the water needs to be separated by lot so that everyone knows how much water each lot has, and that the fire protection plan is that the disconnect will be located at the well so that the power from the house can be turned off and the well can still run. Mr. Savage questioned where the fire protection needed to be noted in the paperwork for the subdivision. Further discussion followed concerning where the fire protection clause needed to be, as well as the current status of the water. After discussion, Ralph Brown moved to accept the subdivision and recommend its approval to the County Commission with the following conditions: 1) the owner come in and sign the Land Use Application, 2) the fire protection statement concerning the well disconnect be added, and 3) that the water rights are separated by lot, second Caryl Christensen, unanimous.

There being no further business to come before the Board, meeting adjourned at 6:30 p.m.