

Sevier County Planning & Zoning Commission
September 14, 2016

Minutes of the Sevier County Planning Commission meeting held on the fourteenth day of September 2016 in the Commission Chambers of the Sevier County Administration Building, 250 North Main, Richfield, Utah. Those present included: Kelly Alvey, Lisa Robins, John Worley, Ralph Brown, Mike Miles, and Caryl Christensen.

Brenda Malmgren was excused.

Others present included: Zoning Administrator/Building Official Jason Mackelprang, County Commissioner Gary Mason, Deputy Clerk/Auditor Barbara Crowther, and others listed on the attached roll.

Planning Commission business:

Commissioner Mason introduced Jason Mackelprang, the new Zoning Administrator/Building Official, and welcomed Lisa Robins to the Planning Commission. Commissioner Mason said that with the changes in County and by combining the two offices, there would be more enforcement in the County under the new zoning administrator. Chairman Mike Miles requested contact information for Jason Mackelprang.

Zoning Administrator Update:

Jason Mackelprang then reviewed the activity in the County, and said that the county is working on an RMP (Resource Management Plan). Mr. Mackelprang noted that if the laws are on the books, we need to follow them or change them to what we will follow. Discussion followed concerning the progress on the Solar project, and that the Solar PUD has been approved by the County Commission and the PUD document is waiting for signatures that will be provided by the applicant.

Minutes of the March 9th Planning Commission approved:

Minutes of the March 9th Planning Commission were reviewed and approved with corrections on a motion by John Worley, second Ralph Brown, unanimous.

Willow Creek Salt Company Conditional Use Permit approved:

Jesse Nielsen of the Willow Creek Salt Company, met with the Planning Commission requesting a Conditional Use Permit to mine salt in the Salina area. Mr. Nielsen explained where the mine was at. Discussion followed concerning what equipment would be on site including skidsters and a loader, that there would be no buildings or restrooms because water is not available, that there would be a portable toilet unit, that there is no power, as there is no power or water, that there will not be any dust, the depth of the salt ranging from surface to 10 feet underground, and where the public could purchase the salt from. Mr. Nielsen said salt could be sold at auction, or from his welding shop in Redmond, or just at the mine location (stockpiled). Further discussion followed concerning the number of trucks that will be coming to the mine area, that he will deliver a lot of the salt, the condition and type of the road to the mine area, whether or not any homes were located on the road, the width of the road which would allow two cars to pass, whether or not there would be erosion in the area, total acreage of 5 acres for the proposed salt mine, whether or not there would be an area for employee breaks, etc. Mr. Nielsen said he would be bringing out a storage container that would be used for storage and an office, but the equipment was very comfortable and air conditioned. Caryl Christensen asked that a portable toilet be included in the permit as a condition. After discussion, Lisa Robins moved to approve the Conditional Use Permit for the Willow Creek Salt Company as requested with the conditions that a portable toilet be provided, hours

of operation listed on the application be maintained, and safeguards/attempts to minimize odors, noise and dust be maintained, second Kelly Alvey, unanimous.

Temporary Use Permit approved for Moonlit Manor Haunted House:

Jeremy Dye met with the Planning Commission requesting a Temporary Use Permit to build and operate a haunted house. Mr. Dye said he would like to construct the haunted house in the Hillside Miniature Golf parking area, and indicated he has been running a haunted house in Richfield City for the past few years and would like to have a bigger building. Discussion followed concerning whether or not there would be haunting on both floors, that the house would be taken down after October, proposed construction of the house (plywood screwed together), that restroom facilities were available at the mini-golf course, hours of operation, proposed types of lighting in the area including strobe lights and music, that the permit would need to be issued each year, that there would be no fire in the house, whether or not there would be an adult running the haunted house at all times, that during the week it would be an audio tour with people walking through on their own, that there will be security cameras, that an entry code starts the audio tour, and live actors would only be there on Fridays and Saturdays. Mr. Dye said the house would be open through the month of October, except for Sundays. He again reassured the Planning Commission that there would be no open flames, and that he did have insurance for the event. After discussion, John Worley moved to approve a Temporary Use Permit for the Moonlit Manor Haunted house with the conditions in his application and that the operation of the haunted house cease at 10 p.m., second Kelly Alvey, unanimous.

George Jones Minor Subdivision, a one lot subdivision, approved:

Dustin Acord, representing Goerge Jones, met with the Planning Commission requesting a minor subdivision in the Big Rock Candy Mountain area. Mr. Acord said that the Jones' would like to build a cabin across the street from the caboose village, noting that Mr. Jones is a partial owner of the caboose village. Mr. Acord said that there were concerns expressed by the Health Department due to older perc tests that were done, but they have worked through those concerns. Discussion followed concerning access to the property, the proposed 5 acre one cabin subdivision, that there is power and water, that the water comes from the Deer Creek metered 8-inch line to the caboose village, that they do have approval for the septic system from the Health Department, whether or not there are fire hydrants in the area, future plans for the area, and that there may be future subdivision in the area. John Worley expressed concern about the number of lots that they would like to put on the mountain in the area, and the concerns that the Planning Commission has about the septic system. Ralph Brown noted that the Planning Commission needs to decide on the matter before the Board of the one lot subdivision, and not any future development that may happen. After discussion, Ralph Brown moved to approve the George Jones Minor Subdivision, a one lot subdivision, as presented, second Lisa Robins. Motion passed, all ayes with Caryl Christensen abstaining.

Concept approval for Dustin Acord Planned Unit Development:

Dustin Acord then spoke with the Planning Commission requesting a Planned Unit Development in the Austin area to allow LM Systems LLC to convert storage containers into homes. Mr. Acord said he had experience putting electricity, etc. in the train cars at Big Rock Candy Mountain, and that has spurred another idea as he is unable to grow anything other than weeds in his back yard. He said he would like to use the space in his backyard to custom build storage containers and change them into homes for use in other areas. Mr. Acord said he has put lots of money into tools that would be quiet, plans to add a small office with restrooms for his employees, and intends to paint the storage containers a neutral color as soon as they are transported to his yard. Chairman Mike Miles clarified that this is a request for a manufacturing business in the Austin area. Ralph Brown said that Mr. Acord already has a business license as a general contractor. One of his neighbors spoke up stating that she was against the proposal. Chairman Miles told those in attendance that this meeting was simply a concept plan review and not a

public hearing, but there would be a public hearing if the application progressed to the preliminary review stage. Discussion followed concerning the preparations Mr. Acord would make to his yard including graveling the area, the price of the finish products starting at about \$20,000, that he would not be moving the storage containers with a semi, the number of employees, and the proposed hours of operation. Chairman Miles again reminded those in attendance that that this is strictly a concept plan, and that comments would not be taken at this time. Further discussion followed concerning the current zoning of the area. After discussion, John Worley moved to approve the Concept Plan for the Dustin Acord Planned Unit Development with the conditions that an aerial plan be included in the preliminary application, that approval from neighbors be provided, that additional information be provided about noise, dust, trucking, traffic, and noting that this concept approval in no way approves the business license, etc., second Ralph brown, unanimous.

Discussion on water and well requirements:

Mike Miles then opened the discussion about requiring each home to have a separate well because it causes problems if there is more than one home on a well. Mr. Miles reviewed the minutes and the ordinance that was passed in 2009. Discussion followed concerning the ordinance that was passed, and what it accomplished. Commissioner Mason then enlightened the group regarding what is happening in the area, notably that the group of homeowners at the Shadow Mountain Subdivision are working with the Austin Special Service District hoping to combine into one water system. Chairman Miles asked that additional information be prepared for the next meeting so that everyone could review the rules regarding water.

The regular meeting ended at 7:10 p.m.

Worksession:

Shannon Ellsworth, Rural Community Consultants and Jones & DeMille Engineering, met with the Planning Commission to train the Commission about the Resource Management Plan that the County is developing. Ms. Ellsworth explained the importance of planning, the Government Records and Management Act and what it entails, the Open and Public Meetings Act and the difference between a meeting and a hearing, and the Land Use and Management Act. She explained the importance of a General Plan that shows a vision of the future of an area, as well as the importance of allowing it to be a living document that addresses land use, housing, and transportation.