

Sevier County Planning & Zoning Commission
August 9, 2017

Minutes of the Sevier County Planning Commission meeting held on the ninth day of August 2017 in the Commission Chambers of the Sevier County Administration Building, 250 North Main, Richfield, Utah. Those present included: Lisa Robins, Mike Miles, Caryl Christensen, and Ryan Savage. Others attending included: Building Official/Zoning Administrator Jason Mackelprang, Deputy Clerk/Auditor Barbara Crowther, and others as listed on the roll.

John Worley, Troy Mills, Garyn Mickelson were excused.

Minutes tabled until September meeting:

Minutes of the July 12th Planning Commission meeting were reviewed, but tabled as there was not a quorum of those who had attended the meeting.

Zoning Administrator update:

Building Inspector/Zoning Administrator Jason Mackelprang reviewed upcoming items for the Planning Commission. He noted that an update to the County's General Plan was in the works, and the Commission would begin to review the current Plan at the September meeting. He said the County is preparing a Request for Proposals for an updated general plan and zoning ordinance, and noted that building permits were also doing well.

Conditional Use Permit approved for Lloyds of London:

Daniel Kennedy met with the Planning Commission requesting a Conditional Use Permit for additional storage units in the Richfield area. Mr. Kennedy assured the Planning Commission that the Lloyds of Lindon LLC is not a subsidiary of the more famous Lloyd's of London in England. Discussion followed concerning proposed placement of the buildings, the power company right of way, that the right of way access would be maintained, that they had spoken with a representative of the power company about fencing the area, that the power company would allow the gates on the right-of-way if there were gates every so often for access to the power poles, that there is also a canal right of way, that there is a responsibility to allow to clean out the canal to ensure that the water can flow, that the preliminary plan shows a building within the canal right of way, how the agreement of canal clean-up is enforced, where is it noted and how is that responsibility passed along, whether or not the Planning Commission should require a document from the canal company regarding what type of clean up is needed, that the applicant would like to do phases with the development, that this is a 3 to 5 year project with phase 2 and 3 coming in time and phase one happening immediately, that there is easy access/ingress and egress, the fire suppression plans for the units, that they could get fire protection service from Richfield City, and that the buildings will probably be made of non-combustible materials. Ryan Savage noted that the calculations, etc. on the concept plan were done from photos by his company, and he suggested that they do additional engineering to ensure run-off, etc. has been taken care of. The Planning Commission discussed making this a concept plan and requiring the applicant to come back for final approval at a later time as the engineering is concept only. Further discussion followed concerning what the concept designation would mean, that it would affect the contract for the sale of the land, and what some of the conditions for approval would be. The Planning Commission listed conditions including: a document from the canal company explaining what the commitments are for cleaning the canal, that an engineering design be completed so we know where everything is going to be, and that the engineering design reflect the engineered ditch for run-off to ensure that there is no interference with the irrigation system. Additional discussion followed concerning the irrigation water and which way the water is running, security for the storage units, lighting for the buildings and units, how the storage units will affect the trucking company that is currently sharing the property, and whether or not Mr. Savage should vote on the proposal as his Company provided some of the information. Zoning Administrator Mackelprang contacted Troy Mills,

who joined the meeting via telephone. After some additional discussion, Lisa Robins moved to approve the Conditional Use Permit with the following conditions: a document from the canal company outlining the conditions and expenses involved in the canal maintenance be submitted, a commitment from the canal company regarding the right of way, and a complete engineering design plan showing where everything is to be located and ensuring runoff will not be inhibited; second Troy Mills, all ayes with Ryan Savage abstaining.

Meeting adjourned at 6:40 p.m.