

**Sevier County Planning & Zoning Commission**  
**September 13, 2017**

Minutes of the Sevier County Planning Commission meeting held on the thirteenth day of September 2017 in the Commission Chambers of the Sevier County Administration Building, 250 North Main, Richfield, Utah. Those present included: Mike Miles, Caryl Christensen, Troy Mills, Garyn Mickelsen and Ryan Savage. Others attending included: Building Official/Zoning Administrator Jason Mackelprang, Building and Zoning Secretary Mistee Robbins, Commissioner Ken May, and others as listed on the roll.

John Worley and Lisa Robins were excused.

**Minutes of July 12<sup>th</sup> and August 9<sup>th</sup> Planning Commission Approved:**

Minutes of the July 12<sup>th</sup> Planning Commission meeting were reviewed. Mike Miles moved to approve the minutes of July 12<sup>th</sup>, second Ryan Savage, unanimous. Caryl Christensen moved to approve the minutes of the August 9<sup>th</sup> Planning Commission meeting with changes to some of the verbage. Second, Ryan Savage, unanimous.

**Zoning Administrator update:**

Building Inspector/Zoning Administrator Jason Mackelprang reviewed upcoming items for the Planning Commission. He welcomed Mistee Robbins as the new Zoning Secretary and thanked Deputy Clerk/Auditor Barbara Crowther for all of her hard work. He noted that an update to the County's General Plan was in the works and that the Planning Commission would be discussing the plan from now until April 2018. He said the County has sent out RFP proposals and it will be awarded September 23<sup>rd</sup>. He noted that building permits were also doing well.

**Temporary Use Permit approved for Lee Knight, Corn Maze and Pumpkin Patch:**

Lee Knight met with the Planning Commission requesting a Temporary Use Permit to do a corn maze and pumpkin patch on his property in Venice. Discussion followed concerning safety rules for children especially. It was suggested that a safety sign be posted for the public regarding the rules of the corn maze. Troy Mills suggested that the employees have flashlights on them for emergencies. Mr. Knight agreed and also assured the Planning Commission that there are street lights around the corn maze property and that there would be solar beaded lights around the property. Troy Mills also inquired about fire protection and suggested having a fire safety plan on hand for the employees and public to have access to. Mr. Knight mentioned there will be two exits for emergencies as well. Caryl Christensen asked if the neighbors were aware of this corn maze and pumpkin patch, and if so, are they concerned. Mr. Knight said that his neighbors are aware and have no concerns. Caryl Christensen suggested that Mr. Knight get signatures from the neighbors to keep on file. Discussion followed on road access to the corn maze. Caryl Christensen inquired if the weeds in the parking lot would be mowed down, Mr. Knight assured her they will be. Mr. Knight also mentioned that Hawley Rock is delivering gravel for the driveway, and that the Sevier County Road Department Supervisor Bob Watts had approved this with the higher quality road base. Troy Mills offered to help Mr. Knight on safety suggestions if needed, especially for the employees. Caryl Christensen suggested that the employees have radios on them so they can be reached easily, Mr. Knight said they would have radios. After some additional discussion, Troy Mills moved to approve the Temporary Use Permit with the condition that safety measures be followed and signatures from neighbors be submitted; second Caryl Christensen, unanimous.

Lee Knight came back into the meeting with some concerns and questions. His concern was that if his neighbors are not okay with his corn maze, he will not be able to move forward with this business. Mike Miles assured Mr. Knight that the Planning Commission is suggesting that he make his neighbors aware of the corn maze, to be neighborly. Mike Miles continued by saying that Mr. Lee has met the conditions

of the zoning and permit, that Mr. Knight is not asking his neighbors for permission, but just making them aware. The Planning Commission stated that if this is a problem next year, they will address these issues at that time.

**Eric Utley Minor Subdivision Approved:**

Eric Utley and Troy Savage, Savage Albrecht Engineering, met with the Planning Commission to request approval of the Eric Utley Minor Subdivision. Eric Utley and Troy Savage gave a brief overview of the request for a four lot subdivision. Caryl Christensen inquired on how drains are designated and if Mr. Utley would need to change the location of his building lots. The drain issues need to be addressed. She proceeded to inquire about the wells. Mr. Utley stated that his father had re-drilled the wells. Mike Miles expressed concerns of the water and septic tanks being too close. Ryan Savage helped to answer some of these questions. Mr. Utley assured that in his own well he hits surface water at sixty feet, which equals to plenty of water. Troy Mills inquired about fire protection and the supply of water. Mr. Utley stated there is a shut off on the well. Building Official/Zoning Administrator Jason Mackelprang did mention that there is a difference on major subdivisions versus minor subdivision requirements on fire hydrants, etc. Mr. Utley stated he is only selling one lot right now, even though there are a total of four, two acre lots. Troy Mills discussed irrigation water and having enough pressurized water for all lots. He continued by commenting on the subdivision that he lives in, noting there are issues with his pressurized irrigation system. Ryan Savage discussed adding that into the CCR's. Mr. Utley commented that ditches can be used, one share per lot, of Sevier Valley Water. Caryl Christensen suggested that CCR's specify that each lot deliver one share of surface water rights to the lot. Troy Savage discussed having an open dirt ditch specified in the CCR's. Ryan Savage discussed adding a line #11 to the CCR's on surface water rights rather than adding to line #10. Mike Miles discussed the verbage of the surface water issues on the CCR's. After discussion, Troy Mills moved to approve the Minor Subdivision for Eric Utley, with changes discussed, second Garyn Mickelsen, all ayes with Ryan Savage abstaining.

**An Ordinance Establishing a Procedure to Identify and Eliminate Nuisance in Sevier County:**

Building Official/Zoning Administrator, Jason Mackelprang reviewed Ordinance Number 2012-3-1 with the Planning Commission. Discussion followed with Mike Miles commenting that we need to be empathetic. Troy Mills stated it is a good idea to put pressure on people. Mr. Mackelprang reviewed the serious health issues, noting that people are ignoring violations.

Meeting adjourned at 6:53 p.m.