

Sevier County Planning & Zoning Commission
October 11, 2017

Minutes of the Sevier County Planning Commission meeting held on the eleventh day of October 2017 in the Commission Chambers of the Sevier County Administration Building, 250 North Main, Richfield, Utah. Those present included: Mike Miles, Caryl Christensen, John Worley Lisa Robins, Troy Mills, and Ryan Savage. Others attending included: Building Official/Zoning Administrator Jason Mackelprang, Building and Zoning Secretary Mistee Robbins and others as listed on the roll.

Garyn Mickelsen was excused.

Minutes of the September 13th Planning Commission Approved:

Minutes of the September 13th Planning Commission meeting were reviewed. Caryl Christensen moved to approve the minutes of September 13th, with some changes to the verbage. Second, John Worley, unanimous.

Zoning Administrator update:

Building Official/Zoning Administrator Jason Mackelprang reviewed the upcoming items for the Planning Commission. Mr. Mackelprang informed the Planning Commission that Epic Engineering had been awarded the bid for the General Plan, also stating the public will be heavily involved as well as the Planning Commission. The County has put out a survey on the county website, as well as on our county Facebook page. Mr. Mackelprang invited the Planning Commission to visit the website and Facebook page, and take the survey. Mike Miles inquired about our building permits, and had noticed that a permit was issued for a new caboose train car at Big Rock Candy Mountain. Mike Miles has concerns on the landscaping, stating that the Planning Commission was supposed to be informed on the landscaping plans prior to new permits being issued. John Worley inquired if there was ever a completion date set. Mr. Mackelprang explained that there is not a set completion date, that we had received a landscaping plan, and that landscaping had been done. Caryl Christensen commented that the neighbors of Lee Knight in Venice spoke with her regarding their feelings of the corn maze, suggesting that the corn maze is more intrusive than anticipated.

Conditional Use Permit tabled for Paul J. Catha, Barber Shop and Personal Training:

Mike Miles expressed concerns regarding this application for approval, noting that Mr. Catha needs to fill out and document his permit properly. Mr. Catha was not in attendance. Caryl Christensen has concerns regarding his entrance in the back, and if that will be the main entrance. Troy Mills would like to look at this building to ensure fire safety issues, also stating that this building is rated B Occupancy, meaning that according to the fire code requirement, the threshold is fairly low. Caryl Christensen inquired about the driveway and if it is big enough for two vehicles. Mike Miles suggested Mr. Catha speak with UDOT regarding the driveway and the turnoff. Troy Mills inquired about the restrooms, and where they are located. Mike Miles noted that the restrooms are in the home, and that the outbuildings are attached to the home. Mike Miles again stated that this permit needs to be filled out and documented properly. Mr. Mackelprang informed the Planning Commission that he spoke with Mr. Catha regarding the requirements and the requirements were not met. Mr. Mackelprang will notify Mr. Catha of the conditions that need to be met. Mike Miles made a motion to table this conditional use permit until all requirements are met. The Planning Commission requested the matter be tabled.

Conditional Use Permit approved for Roger Gordon, Welding and Fabrication Shop:

Leslie Gordon represented her husband, Roger Gordon. Mrs. Gordon explained that her husband has a fulltime job, that this repair shop is part-time for now. It is to help farmers, and there will not be many hours starting off. Mike Miles commented that this is basically piece work for farmers, and Mrs. Gordon agreed.

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Troy Mills stated this is a legitimate way to bill and receive a business license. Troy Mills moved to approve the Conditional Use Permit; second John Worley, unanimous.

Meeting adjourned at 6:21 p.m.