

Sevier County Planning & Zoning Commission
September 12, 2018

Minutes of the Sevier County Planning Commission meeting held on the twelfth day of September, 2018 in the Commission Chambers of the Sevier County Administration Building, 250 North Main, Richfield, Utah. Those present included: Chairman Ryan Savage, John Worley, Caryl Christensen, Blake Zobell, Lisa Robins, Garyn Mickelsen, and Troy Mills.

Others attending included: Building Official/Zoning Administrator Jason Mackelprang, Building and Zoning Secretary Mistee Robbins, and others as listed on the roll.

Minutes of the August 8th Planning Commission Approved:

Minutes of the August 8th Planning Commission meeting were reviewed and approved on a motion made by Troy Mills, second, Caryl Christensen, unanimous.

Zoning Administrator update:

Building Official/Zoning Administrator Jason Mackelprang stated that the county building and zoning department are doing good, that the county is staying busy, there is a lot of construction happening. Mr. Mackelprang also stated that the county is going to be creating a fence ordinance, stating that the county currently does not have a fence ordinance. Mr. Mackelprang suggested that the Planning Quorum start thinking of ideas for a fence ordinance and that we will start to work on that at our next Planning and Zoning meeting, in a work session. The fence ordinance will need to go through a public hearing. The County Commissioners have commented that the county needs a fence ordinance.

Conditional Use Permit Approved for William Michael Jones Minor Automobile Repair Shop:

The Planning Commission then considered a Conditional Use Permit for a minor automobile repair shop for William Michael Jones, to be located at 1085 South River Ridge Lane, Joseph, Utah. Mr. Jones explained to the Planning Commission that he has over twenty-five years experience in the automobile repair and paint business and that it has been a dream of his to one day have his own business. Mr. Jones stated that he has had many people approach and encourage him to have his own business. He would like to have a shop built on his property, where his home is located. He has seventy-two acres of property. This is his way of living out his dream along with being able to take care of his family. Mr. Jones stated that he has great knowledge in this field and in running a business. Chairman Ryan Savage inquired if Mr. Jones currently has a fulltime job. Mr. Jones replied yes, and with benefits. Mr. Jones proceeded to explain that this would be a step-by-step process, and that eventually he would like his repair shop to be his fulltime job. Mr. Jones assured the Planning Commission that this would not turn into a salvage yard, that his wife would not let that happen. Mr. Jones stated that this would be a very clean and professional shop, inside and out. Troy Mills inquired about the requirements of having a paint booth for vehicles, stating there are codes and requirements for that, in which Mr. Jones stated that he is aware of the codes and the regulations regarding a paint booth and that he would be making sure to follow those codes and regulations. Chairman Ryan Savage asked Mr. Mackelprang if there needed to be any concern on the paint booth, in which Mr. Mackelprang stated that the portion of the building would be handled by the Building Department. Caryl Christensen stated that Mr. Jones keep the area clean for vehicles pulling in and out, stating that he would not need to widen the area, rather, keep two pull offs available and clean. Caryl Christensen made a motion to approve the minor automobile repair shop with the stipulation that he provide two pull outs. Second, John Worley, unanimous.

Conditional Use Permit Approved for Scott Blackburn Alapaca Ranch Vacation Rental:

The Planning Commission then considered a Conditional Use Permit for a vacation rental for Scott Blackburn to be located at his residence 733 West 370 South, Monroe, Utah. Mr. Blackburn explained to the Planning Commission that he would like to open one bedroom in his home as an Air BNB. Stating that in the future he would like to add more rooms, however, he currently has children still living at home and therefore there is only room available for two adults and two children. There is an outside entrance to the basement. Mr. Jones stated that he does have insurance through the AirBandB program and that renters are able to make reservations through that website. Garyn Mickelsen made a motion to approve the conditional use permit for the vacation rental. Second, Lisa Robins, unanimous.

Minor Subdivision Approved for JB9 Investments LLC:

The Planning Commission then considered a two lot minor subdivision for JB9 Investments that is located at 1530 East 1300 North, Richfield, Utah. Jalizabeth Hamberlin and her sister Jamie Vakautakakala represented for their parents, Dr. Jeffery and Joyce Brown, as they were on vacation at the time of this meeting. Mrs. Hamberlin explained to the Planning Commission that her parents had purchased twelve acres and that they wanted to divide into two, six acre lots for both sisters to build a home on. At this time, Chairman Ryan Savage asked Mr. Mackelprang about a clay tile drainage map, Mr. Mackelprang provided the map from his office. Both Mrs. Hamberlin and Mrs. Vakautakakala approached the Planning Commission along with Mr. Mackelprang and reviewed the clay tile map. Caryl Christensen stated that they both needed to be made aware of where the tiles are located on this property so that they do not build over the top of them, stating if a tile is hit, it can sour the ground and leak to their homes. At this time, the Planning Commission Quorum, Building/Zoning Administrator Jason Mackelprang, Jalizabeth Hamberlin, and Jamie Vakautakakala discussed the clay tile map along with where they should build their homes. Both Mrs. Hamberlin and Mrs. Vakautakakala mentioned that they have hit water at ten feet, therefore they do know they cannot dig deep. Caryl Christensen inquired about water, in which both sisters mentioned that there is an old water application, however, their parents were going to transfer water shares, but were denied. Both sisters purchased water, stating they have one acre water right for each lot. John Worley asked if they had wells, in which they both stated they have two wells. It is underground water. Caryl Christensen stated that both lots should have a ditch in front and culverts to help with keeping the ditch water flowing as well as being aware of the clay tiles. Troy Mills made a motion to approve the two lot minor subdivision with the stipulations that their water wells be in their names prior to building and that there is a note put on lot#2 that there is a drain tile on that lot. Caryl Christensen suggested that once the tile is found, they should mark it so that everyone is made aware of the tile location. Caryl Christensen then mentioned that there is a Venice Drainage District, and the members are Garn Christensen, Brad Cowley and Sheldon Buchanan. Second, Caryl Christensen, unanimous, with Blake Zobell abstaining.

Concept Review for a Planned Unit Development:

The Planning Commission then considered a Concept Review for a Planned Unit Development for Paula Warner to be located at 370 East 600 North, Joseph, Utah. Paula Warner explained to the Planning Commission that she would like to have a restaurant, future Air BNB, ten tiny homes, and an event venue. Currently she runs the Wildland Nursery and would like to expand her business. Miss Warner explained that she would like to turn her nursery into a non-profit public garden, make use of the space and make something fun for the community. Stating that she is a massage therapist and would like to host healthy living seminars and workshops along with possibly hosting wedding receptions and parties. Miss

Warner did explain that this is a concept idea only. She has been made aware that this is her first step in proceeding with her expansion ideas. Building/Zoning Administrator Jason Mackelprang explained to the Planning Commission that he advised Paula Warner to include all of her ideas on this Concept Review Plan. Miss Warner stated that the café/restaurant is not in the planning right now, stating the structures can change depending on what the Planning Commission suggests or requires. Troy Mills inquired on the size of the café/restaurant. Miss Warner explained that her home basement could be a possibility, stating she would also like to have a outside patio area for when the weather is decent, the public could enjoy the outdoor views. Miss Warner stated that in the future she would like to have an educational facility. Troy Mills discussed with Miss Warner on certain sizes and certain assembly type buildings and the fire sprinkler requirements that she would need to consider as she is planning. Miss Warner stated that she has three acres of property for her nursery and eight and a half shares of water. Chairman Ryan Savage commented that the Health Department may not be ok with the well being used for this type of project and recommended that she look into that in her planning stages as well. Miss Warner stated that she has greenhouse space and that currently she holds a workshop for the holidays. Miss Warner stated that there is an average of thirty people in her workshops during those times. Miss Warner stated that once she can continue on with her plans that her idea is to advertise to anyone in and outside of the county. Chairman Ryan Savage stated that in Section 14.52 of the county zoning book, there are specific items that need to be included in her concept plan. At this time Mr. Savage read Section 14.52 to Miss Warner and Planning Commission Quorum. Chairman Ryan Savage asked Building/Zoning Administrator Jason Mackelprang if the sketch that Miss Warner provided in her packet was sufficient at which Mr. Mackelprang replied yes. Mr. Mackelprang proceeded to say that the packet of information that Miss Warner provided is sufficient for the concept plan. The concept plan is to get her started on her ideas. Mr. Mackelprang stated that the Planned Unit Development is a big process. Caryl Christensen inquired on her water situation, in which Mr. Mackelprang stated that her water situation will depend on what she ends up doing. Miss Warner stated that currently there are no buildings. Blake Zobell stated that she would need to look into the fire sprinklers and water requirements based on the size of the structures that she would like to have. Stating that she has some investigating to do. Chairman Ryan Savage stated that he does have a conflict on the geographical location, stating that he did a survey for her mother three or four years ago. Caryl Christensen stated that on the proposed parking, that Miss Warner make sure that the water drainage stays on her own property and that it does not run into the next farmers field, stating that Miss Warner would need to have her drainage designed to stay on her property, a retention pond. Mr. Mackelprang stated that would be on her next phase. Chairman Ryan Savage stated at this point of her concept that she is ok. Lisa Robins inquired on Miss Warner's idea of the tiny houses, in which Miss Warner stated that her mothers specialties are native plants and that Miss Warner would like to have themed houses, maybe five to ten houses where each house is a different style and with a matching garden to where the people could spend time out in their own little garden while staying in the homes. Caryl Christensen inquired on the square footage of these homes. Miss Warner replied by saying big enough to accommodate two to four people. Also stating they would have nice bathrooms. Caryl Christensen inquired if Miss Warner is on a septic system, Miss Warner replied yes. Blake Zobell made a motion to approve the concept review. Second, Troy Mills, unanimous.

At this point in the meeting, Planning Commission member Blake Zobell was dismissed.

Mackelprang Minor Subdivision Approved:

Jason Mackelprang then spoke to the Planning Commission regarding his request for a one lot minor subdivision to be located at 290 East Border Lane, Monroe, Utah. Mr. Mackelprang explained that he has been working on the quiet title for this property for over a year now and that all he is waiting for is for the judge to sign it, therefore he is asking for his approval to be contingent on that. Caryl Christensen

inquired on how they will know the quiet title gets signed and approved, in which Mr. Mackelprang stated that it gets recorded. At this point, Mr. Mackelprang is showing the Planning Quorum the map about the quiet title and stated that the last known owner passed away in 1919, it is one hundred years old.

Discussion continued on the well, Mr. Mackelprang stated it has been there since 1946. Mr. Mackelprang is also showing the Planning Quorum on the map where his home will be located and talking about waste ditches. Caryl Christensen inquired if Mr. Mackelprang will have a basement in which he replied no. Mr. Mackelprang stated he has pressurized water for the 5.50 acres that his house will sit on and then forty-five acres for farming. Mr. Mackelprang stated that he is saving time because he knows the quiet title will go through, he did not want to wait until October to start this process. Art Jensen, Levi Hendrickson and Mr. Mackelprang all access the same piece and Mr. Mackelprang stated that he has set aside twenty-five feet for the lane, which provides enough room for a fire truck or other emergency vehicles. Mr.

Mackelprang stated that semi trucks are able to turn around in his lane. Once the quiet title is completed, he will turn the piece over to the County, however, if the County does not want the piece he will keep it. Troy Mills made a motion to approve the one lot minor subdivision based on the quiet title signature and the water. Second, John Worley, unanimous.

Caryl Christensen made a motion to close the meeting, second, Lisa Robins, unanimous.

Meeting adjourned at 7:20 p.m.