

Sevier County Planning & Zoning Commission
October 18, 2018

Minutes of the Sevier County Planning Commission meeting held on the eighteenth day of October, 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, and Garyn Mickelsen.

Others attending included: Building Official/Zoning Administrator Jason Mackelprang, Building and Zoning Secretary Mistee Robbins, Commissioner Ken May, Commissioner Garth 'Tooter' Ogden, and others as listed on the roll.

Troy Mills was excused.

Minutes of the September 12th and September 27th Planning Commission Approved:

Minutes of the September 12th Planning Commission meeting were reviewed and approved with one minor correction, on a motion made by John Worley, second, Caryl Christensen, unanimous.

Minutes of the Special Planning Commission Meeting dated September 27th were reviewed and approved on a motion made by Caryl Christensen, second, John Worley, unanimous.

Zoning Administrator update:

Building Official/Zoning Administrator Jason Mackelprang stated that the county building and zoning department has been busy and that there is a lot of growth. John Worley inquired about the solar plant and if there are any updates on that. Commissioner May stated that there has been a proposal from the solar plant, however, they have not heard anymore about it at this time.

Conditional Use Permit Approved for Paul Catha Barber Shop and Personal Trainer:

The Planning Commission then considered a Conditional Use Permit for Paul Catha for a barber shop and personal training to be located at 1691 North SR 118, Monroe, Utah. Mr. Catha explained to the Planning Commission that he has been a Nevada state licensed hair stylist for thirty years and also teaches cosmetology in Las Vegas. Mr. Catha also stated that he is licensed in Utah as a barber and cosmetologist. He presented the Planning Commission with a copy of his Utah license. Mr. Catha also explained that he has been involved in weight training, power lifting, boxing and wrestling. Mr. Catha stated that he has experience in healing injuries and has been studying weight lifting and weight training and would like to have a barber shop and beauty salon in one room of the home and weight training with personal training in another room in the home. Caryl Christensen inquired if the home is currently occupied in which Mr. Catha stated not at this time, however, he would like to be there in approximately six months to a year. Mr. Catha stated he is currently residing in Las Vegas. He also stated that he would not have employees, he would work for himself. Caryl Christensen stated that this residence looks like a safety hazard and questioned where the access for the beauty salon and weight training would be. Mr. Catha explained that he has an existing driveway and has been UDOT approved. Lisa Robins explained to Mr. Catha that Caryl Christensen was actually meaning access to the facility, not the driveway. Mr. Catha explained that the back door would be the actual access inside the home. He stated that customers or clients would need to call ahead to make appointments and that they would access through the back door and would not have to walk through the entire home. Mr. Catha stated that he realizes that he needs to fix and clean up the home prior to opening his business and that with his current living situation in Las Vegas he is not able to be

here often enough to have it cleaned or fixed up immediately but will be working on that. Blake Zobell questioned if the carport area is where the back door is located in which Mr. Catha replied yes. Caryl

Christensen inquired about bathrooms. Mr. Catha replied they would have to walk through the home to use the bathroom. Chairman Ryan Savage then questioned Building/Zoning Administrator Jason Mackelprang if there are building codes that would question the bathroom access. Mr. Mackelprang stated that this would fall under the home occupation but not building code or zoning code. Caryl Christensen inquired on why Mr. Catha would want to start now rather than when he moves here. Mr. Catha stated that he wanted to start the process now because he did not know how long this would take and he wanted to be approved and able to start once he moves here. John Worley expressed his concerns on how the residence looks, stating he does not feel comfortable approving this Conditional Use Permit at this time. John Worley then questioned Mr. Mackelprang on that matter, in which Mr. Mackelprang stated that the Planning Commission can set conditions, that is what the Conditional Use Permit is for. Chairman Savage then asked Mr. Mackelprang if perm chemicals would affect a septic system in which Mr. Mackelprang and Caryl Christensen replied no. John Worley stated that prior to final approval, the property and home would need to be cleaned up properly. Caryl Christensen added that the weeds are a safety concern for fires and that they would need to be removed. Mr. Mackelprang stated that Mr. Catha would more than likely be obtaining a permit for a remodel to this home in which the Building Department would be inspecting the remodel. The Planning Commission then set conditions of: Carport access to be cleaned, life safety issues taken care of, working bathroom(s), property to be free of weed and debris, and that the home is brought up to presentable and business standards. Blake Zobell made a motion to approve the Conditional Use Permit for a barber shop and weight training and personal training on the conditions listed above, second, John Worley, all in favor, with Lisa Robins abstaining.

Conditional Use Permit Approved for Julia Parslow Vacation Rental:

The Planning Commission then considered a Conditional Use Permit for Julia Parslow for a vacation rental to be located at 2315 North SR 118, Austin, Utah. Mrs. Parslow explained to the Planning Commission that she had purchased this home which was once a squatters home. She had rehabbed the interior of the home, with new tile and marble counters as well. Mrs. Parslow stated that this home lacks storage but has the layout for a nice family rental. Therefore, she would like to use it as a short term rental for families that come through the valley or are visiting the area. Mrs. Parslow stated that she would like to have her own Facebook page for advertising. Chairman Ryan Savage inquired if she will go through AirBandB in which Mrs. Parslow stated that this is a small business on her part for a lodging option in Sevier County. Caryl Christensen inquired about home owner's insurance. Mrs. Parslow stated that there is a short-term rental policy for liabilities to injuries and etc. on the property. Caryl Christensen then commented that the home looks really nice and that Mrs. Parslow did a good job on cleaning it up and making it look nice. Mrs. Parslow commented that there have been no concerns voiced on having a short-term rental. Caryl Christensen added that Mrs. Parslow has the room for parking. Mrs. Parslow stated that this is a pet-friendly rental and that there is room for RV parking. Lisa Robins inquired about the number of bedrooms. Mrs. Parslow stated there are two bedrooms and no living room. One of the rooms is the tv room with a tv and a table. It is not 2018 standards, it is a tiny home. Mrs. Parslow continued by stating there is a generous kitchen area, laundry room and one small bathroom. It is big enough to handle four adults and three children and pets. Chairman Savage inquired if Mrs. Parslow would need approval from UDOT in which Mr. Mackelprang replied no. Mrs. Parslow also stated that she has a fire extinguisher and a carbon monoxide detector in the home. Lisa Robins made a motion to approve the Conditional Use Permit for a vacation rental, second, Caryl Christensen, unanimous.

Temporary Use Permit Approved for Michael P. Hansen Temporary Camp Trailer Residence:

The Planning Commission then considered a Conditional Use Permit for Michael P. Hansen for a temporary camp trailer residence to be located at 1373 North 500 West, Monroe, Utah. Mr. Hansen

explained to the Planning Commission that he had purchased his camp trailer one year ago, to live in while he was going to build a home. Mr. Hansen explained that he wants to build a small, log cabin home on his property. Mr. Hansen then stated that he then had hip replacement surgery last year and then shoulder surgery this year. Since then, he has been staying in his 5th wheel trailer while he is trying to slowly clean up his property. Chairman Savage then inquired what the trailer is sitting on, in which Mr. Hansen replied the trailer is on a block foundation. Caryl Christensen then inquired about sewer hook-ups. Mr. Hansen stated that he is using the existing septic that was on the property. He went on to say that there is a pump house for the well. Caryl Christensen inquired on how long Mr. Hansen is expecting to stay in the camp trailer. Mr. Hansen replied that he is living on social security and needs time to clean up his lot and construct the log cabin home. Chairman Savage explained to Mr. Hansen that there are timelines so that camp trailer living quarters are not happening everywhere. Lisa Robins inquired about how the trailer is heated. Mr. Hansen replied that he has propane and electric heat. Caryl Christensen inquired on when Mr. Hansen brought in the camp trailer in which he replied May 2017. Caryl Christensen commented that Mr. Hansen has been in his trailer for over a year already. Blake Zobell questioned a timeline of six months or nine months or longer. Lisa Robins stated that in six months the weather will start be getting warmer. John Worley stated that he would recommend a year, acknowledging that Mr. Hansen has health issues, however he is trying to clean up his property. Lisa Robins inquired about fire extinguishers, in which Mr. Hansen replied that he has a lot of them. Blake Zobell made the motion to approve the Temporary Use Permit for one year, making the deadline October 18, 2019, second, Garyn Mickelsen, unanimous.

Chairman Ryan Savage made a recommendation to close the regular planning commission meeting to prepare for the public hearing at 6:50 p.m. Caryl Christensen made the motion to approve closing the regular planning commission meeting, second, John Worley, unanimous.

Public Hearing to Amend the Resource Management Plan Portion of the General Plan:

At this time Chairman Ryan Savage made a motion to open the public meeting for the amendment to the resource management plan portion of the general plan. Commissioner May then spoke to the Planning Commission, explaining what this entails. Stating this is an initiative by the Governor's office to allow access to the current roadless areas to allow the BLM and Forest Service to have access to manage. Commissioner May continued by stating that currently there are large areas that are not accessible for road management. There being no other public to inquire about this amendment, Blake Zobell made a motion to close the public hearing, second, Lisa Robins, unanimous.

Lisa Robins made a motion to open the regular planning commission meeting, second, Caryl Christensen, unanimous. Chairman Ryan Savage then made a motion to recommend the amendment to the resource management plan portion of the general plan for roadless to the County Commission. Second, John Worley, unanimous.

There being no other regular business, Lisa Robins made a motion to close the meeting, second, Garyn Mickelsen, unanimous.

Meeting adjourned at 6:54 p.m.