

Sevier County Planning & Zoning Commission
November 14, 2018

Minutes of the Sevier County Planning Commission meeting held on the fourteenth day of November, 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, Troy Mills, and Garyn Mickelsen.

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

Blake Zobell and Lisa Robins were excused.

Minutes of the October 18th Planning Commission Approved:

Minutes of the October 18th Planning Commission meeting were reviewed and approved with one minor correction, 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, stating that our planning commission went from meeting every other month or so, to meeting every month, which is good for the county. Mr. Mackelprang also stated that there will be big projects coming, including a fencing ordinance which will require public meetings as well. Mr. Mackelprang continued by stating that the farm bureau is putting pressure on the county for a fencing ordinance. Mr. Mackelprang stated we will start discussing the projects at the first of the new year.

Temporary Use Permit Approved for ShiKara Dean Camp Trailer Residence:

The Planning Commission considered a Temporary Use Permit for ShiKara Dean to temporarily live in a camp trailer located at 640 East 600 North, Joseph. Shikara and her husband Dustin Dean were both present. Mr. Dean explained to the Planning Commission that they are currently in the process of selling their home which is located in Joseph Town. Mr. Dean explained that he and his wife, including four children ages 12, 9, 6, and 4 are currently staying in their fifth wheel camping trailer on the property located at 640 East 600 North. He continued by stating he would like to eventually build a home or purchase a pre-manufactured residence to put on that property once their home sells. Mr. Dean stated they would need time to save money. Mr. Dean explained to the Planning Commission that he has his own YouTube channel where he teaches self-reliance and homesteading. Mr. Dean stated he has over 100,000 subscribers and that this is his income. Chairman Ryan Savage inquired about the sanitation and if Mr. Dean has a sewer system or septic tank. Mr. Dean replied by stating the RV has a sewer caddy, which means once the caddy is full, Mr. Dean takes the caddy to a trailer park to dump it. Mr. Dean stated he does this once every couple of weeks. Caryl Christensen inquired if the trailer will freeze. Mr. Dean stated the trailer will not freeze. The trailer is heated and comes with the artic package for that purpose. Caryl Christensen inquired about a washer and dryer, in which Mr. Dean stated they currently use their home washer and dryer, until it sells, at that point they will use a laundry mat. Mr. Dean stated that on his YouTube channel, he teaches on washing clothes and other homesteading ideas. He teaches about living off the grid. Chairman Ryan Savage then inquired about power. Jason Mackelprang stated that it is law that a home be connected to commercial power. Mr. Dean stated that he will be doing solar. ShiKara Dean then explained to the Planning Commission that her father is helping them on showing where the power will run and will show a plan for the solar panels, stating solar is cheaper than commercial power. Caryl Christensen then inquired that with the ages of their children, if living in a fifth wheel trailer was

comfortable. Mr. Dean explained they are all happy together and it is like camping. They do have a generator if they need to charge phones etc., also stating they use lanterns for their light and for reading. Mr. Dean explained that the trailer is a 32' fifth wheel which is equivalent to a home in the 1800's. Caryl Christensen inquired about animals, in which Mr. Dean stated they have animals and a ranch. Troy Mills questioned the length of time needed to build a new residence. Mr. Dean stated that he thought three years would be sufficient to build a nice home or place a modular type home on the property, explaining he wants something nice and that looks good and appealing. John Worley inquired about a well. Mr. Dean explained that there is not a drilled well at this time, however, he has put in for a well. Chairman Ryan Savage inquired on his water rights, in which Mr. Dean stated he does have a water right. Caryl Christensen asked Building Official/Zoning Administrator Jason Mackelprang if he has seen a copy of the water right in which Mr. Mackelprang replied no. Mrs. Dean stated that they are working on the well, that they have been preparing for this meeting and did not get the well permit copy. Mr. Mackelprang stated that he will not issue a building permit without water. John Worley asked Mr. Mackelprang how long of a time limit they are able to approve on a temporary use permit. Mr. Mackelprang replied that the zoning ordinance allows up to three years, however, this is up to the Planning Commission to decide, that the time limit is a part of the conditions set. The zoning ordinance states that a temporary use permit expires after one year, however, they can refile after one year. At this point Chairman Ryan Savage is reading the section of the zoning book regarding time limits. Caryl Christensen stated they would need to have a well within a year. Chairman Ryan Savage also stated he would like to see the well in a year, that there needs to be progress made. Caryl Christensen stated that she does not want to see RV trailers all over the county. Mr. Dean agreed. John Worley inquired to Mr. Mackelprang regarding the total of three years on a temporary use permit. Asking if the Deans were to refile after a year or two, would they be able to come back for an additional three years, in which Mr. Mackelprang stated no, three years total. Caryl Christensen inquired on the amount acreage in which Mr. Dean stated they have a total of eight acres. Mr. Dean also went on to say that the money they get from selling their home will pay off the eight acres. Mr. Dean stated that he would like to show people that they can homestead without loans. Chairman Ryan Savage asked Mr. Mackelprang if the Deans would need to go through the minor subdivision process once they go to build a home in which Mr. Mackelprang stated no, this property is grandfathered in if it stays the eight acres. Chairman Ryan Savage has concerns, stating the Planning Commission just went through this same exact thing last month. John Worley then inquired that we need to see progress being made, that he does not want to see trailers all over the county. Caryl Christensen then stated that the well needs to be taken care of in a year with progress made. Mr. Dean stated that he understands that and he will make progress, however, he cannot do everything in a one year time frame, in which Mr. Savage stated that not everything needs to be completed in one year, however, the Planning Commission wants to visit and see progress in a year. Caryl Christensen inquired on irrigation water. Mr. Dean replied by stating he has an underground pipeline where he can use the water more proficiently. Mr. Dean also stated that he has spoken with Child Protective Services regarding his children living in a fifth wheel trailer, stating they are aware and they are ok with the living situation because he is on YouTube. Caryl Christensen made a motion to approve the temporary use permit for one year from the date of this meeting with a condition that they will have a well permit and that the planning commission will revisit this and see the progress made. Second, Garyn Mickelsen, unanimous.

Conditional Use Permit Approved for Wildland Nursery, Paula Warner Vacation Rental:

The Planning Commission considered a Conditional Use Permit for Paula Warner for a vacation rental located at 370 East 600 North, Joseph. Paula Warner explained to the Planning Commission that she would like to rent out her home to groups that are visiting the area. Chairman Ryan Savage inquired if Miss Warner is currently living in this home in which she replied, yes, however, she stated that in the application process the renters would need to state if they are renting the entire home or just a room. Chairman Ryan Savage then inquired on where Miss Warner would stay if a renter wants to rent the entire

home. Miss Warner stated that she rents a home in Richfield and would stay there. Troy Mills inquired if the home was equipped with interconnected smoke detectors in which Miss Warner replied yes, also stating she just purchased new fire extinguishers. Miss Warner explained that she is with AirBandB and that her insurance is ran through that company. Stating they have a great insurance policy. John Worley made a motion to approve the conditional use permit for a vacation rental for Paula Warner, second, Troy Mills, unanimous.

Concept Review for Planned Unit Development Approved for Danny Levie RV Park:

The Planning Commission considered a Concept Review for a Planned Unit Development for Danny Levie for a RV Park located at approximately Old Hwy 89, Sevier. At this time, Chairman Ryan Savage excused himself from the Planning Commission to represent Mr. Levie. Vice Chairman John Worley took over this portion of the meeting. Mr. Savage then explained the concept for the planned unit development for Mr. Levie, for an RV park. Mr. Savage stated that on the last page in the packet that was provided, the map that is in pink are the development phases. However, this project will not be done all at once. The yellow areas on the map will not yet be developed. Mr. Savage stated that the road access is on the north side and is a county road in which they have a verbal agreement that they are allowed to use that road. Mr. Savage explained that while looking at the map of the proposed project, the gray square in the middle of the map will be the office, showers, restroom area and that the east and south side will be the RV park. John Worley inquired about the acreage. Mr. Savage explained that the yellow areas on the map is fourteen acres of open space and the RV park is twenty-six acres. Mr. Savage explained that they would like to start the process for the entire project now rather than in phases so that they do not have to do another planned unit development overlay process. Caryl Christensen inquired about a septic system, in which Mr. Savage stated that this is the concept only and therefore, they currently do not have the septic system. Caryl Christensen then inquired about accessing from the highway rather than the county road. Mr. Savage stated that it would be dangerous accessing from the highway, there are several issues from UDOT, that it would be safer to access from the north side. Stating the road meets county road standards with the width and it is gravel, not asphalt at this time. Mr. Levie stated that this will be a beautiful area, kept clean and nice. John Worley inquired about the time line for the next step in the Planned Unit Development in which Mr. Savage stated next month, stating Mr. Levie would like to start construction next year. Mr. Levie stated that when the Marysvale RV Park came through he did not think it would work, that there would not be enough business, however the park is consistently packed and it is beautiful there, that is the same idea he has for this RV park. Caryl Christensen along with Troy Mills both stated that they like the idea. Building/Zoning Administrator Jason Mackelprang stated the next step is the preliminary. After that, a public hearing, and a final. Stating there are a few more steps to go through. Caryl Christensen made a motion to approve the concept for the RV park, second, Troy Mills, unanimous.

There being no other business, Garyn Mickelsen made a motion to close the meeting, second, John Worley, unanimous.

Meeting adjourned at 6:33 p.m.