

Sevier County Planning & Zoning Commission
December 12, 2018

Minutes of the Sevier County Planning Commission meeting held on the twelfth day of December, 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, Lisa Robins, Blake Zobell, and Garyn Mickelsen.

Others attending included: Building and Zoning Secretary Mistee Robbins, Commissioner Ken May, and others as listed on the roll.

Building Official/Zoning Administrator Jason Mackelprang was excused.

Minutes of the November 14th Planning Commission Approved:

Minutes of the November 14th Planning Commission meeting were reviewed and approved with one minor correction, on a motion made by Caryl Christensen, second, Garyn Mickelsen, unanimous.

At the start of the meeting, Chairman Ryan Savage has asked Lisa Robins to share her great news about her son Hank Robins. Lisa Robins went on to explain her son's achievements at the Las Vegas NRF. Hank Robins and his roping partner, Kyson Winn from Annabella won the team roping event and are splitting a significant amount of money. The Planning Commission and others attending the meeting congratulated Lisa.

Conditional Use Permit Approved for Neal B. and Ola D. Christensen bed and Breakfast:

The Planning Commission considered a Conditional Use Permit for Neal and Ola Christensen for a Bed and Breakfast located at 986 East 2290 North, Monroe, Utah. Joseph Christensen is the son of Neal and Ola and is representing for them. Mr. Christensen explained to the Planning Commission that his parents want to have a bed and breakfast in their home. Mr. Christensen explained that the family would stay in the basement while the guests use the upstairs during their stay. Caryl Christensen inquired about the kitchen and if the owners of the bed and breakfast cook for the guests. Joseph Christensen stated that his parents would be cooking for their guests. Blake Zobell commented that he has stayed in a few bed and breakfast's and that the majority of them have been a nice experience. He went on to say that social media can ruin a bed and breakfast if they are not well taken care of and if the food is not good. Mr. Christensen went on to explain that they can rent up to three rooms at a time. There are two bathrooms upstairs, which includes one bathroom in the master bedroom. Troy Mills inquired about interconnected smoke detectors and went on to explain that smoke detectors expire within ten years. He also explained how important it is to replace your smoke detectors every ten years. He also stated that when replacing them, replace them all at the same time so that you have the same brand for all of them. Troy Mills explained how interconnected smoke detectors work, stating when one goes off it signals to all of them to go off. Troy Mills also commented on the entrance and addressing to this home, stating there are two homes that use the same entrance and that there needs to be better signage showing which home is the bed and breakfast. It will not only help with guests as they arrive but will help with emergency services if needed. Mr. Christensen stated that his family plans on having a sign to advertise for the bed and breakfast and will have the address on it. Lisa Robins inquired about the insurance regarding the bed and breakfast in which Mr. Christensen stated that his family is not going through the AirBandB insurance, that they have their own insurance. Lisa Robins stated that they will want to double check their insurance on guests because homeowner's insurance does not cover this type of business. They will need to have specific coverage for guests. Lisa Robins inquired about a food handler's permit, where the family will be cooking for guests. Mr. Christensen stated that his brother is handling the food handler's permit. Blake Zobell inquired if the

health department will need to inspect the kitchen area. That is a question that will be followed up with Building/Zoning Administrator Jason Mackelprang. Commissioner Ken May inquired about ADA in which Chairman Ryan Savage explained that where this home is older, it is probably considered grandfathered in and would not need to be ADA accessible. Chairman Savage suggested they advertise that way. Troy Mills made a motion to approve the Conditional Use Permit with the conditions that they provide a food handler's permit, better signage on the address and interconnected smoke detectors. Second, Lisa Robins, unanimous.

Conditional Use Permit Approved for Gary Carlisle Rock Crusher:

The Planning Commission considered a Conditional Use Permit for Gary Carlisle for rock crushing located approximately on Lost Creek Road, Aurora, Utah. Gary Carlisle first thanked the Planning Commission for meeting with him, stating he did not know a Planning Commission existed and apologized for starting his project prior to meeting with them. Gary Carlisle is Carlisle Excavating out of Redmond, Utah. Mr. Carlisle explained that he is in need of approval from the county and for the road encroachment. Mr. Carlisle stated he has a property agreement with Jayson Jorgenson and then provided the quorum with that agreement. Lisa Robins inquired about how many truck loads a day they run in which Mr. Carlisle stated that there are about thirty a day. Mr. Carlisle stated that he has only two more weeks on this property before he moves on, however, he will be back. He would like to have an annual approval for rock crushing rather than having to come back to the Planning Commission every time and that he will work with department head Bob Watts of the County Road on his encroachments. Mr. Carlisle continued by stating that the rock is of highest quality and good value. Lisa Robins inquired on the hours of operation in which Mr. Carlisle stated that they work 8 a.m. to 5 p.m. and that he does not see an end to the rock crushing. Commissioner May stated that he is happy to see this moving forward, stating this is important and the Special Service District states this particular rock is valuable to the future. Lisa Robins made a motion to approve the Conditional Use Permit, second, Troy Mills, unanimous.

Discussion followed within the Planning Commission quorum regarding the upcoming year and the need for a work session to discuss items that have been coming up on a regular basis.

There being no further business, Troy Mills made a motion to close the meeting, second, Caryl Christensen, unanimous.

Meeting adjourned at 6:44 p.m.