

# Juab County Planning Commission

## March 17, 2021

### **Welcome & Prayer**

Vice Chairman Shirl Nichols called the meeting of the Juab County Planning Commission to order on Wednesday, March 17, 2021 at 7:05 PM in the Juab County Commission Chambers in Nephi, Utah. He welcomed those attending. Commissioner Mike Kramer offered the prayer.

Commission Members Present:

Vice Chairman Shirl Nichols, Commissioner Leslie Rice, Commissioner Mike Kramer, Commissioner Steven Bunker, County Commissioner Richard Hansen, Administrator Colby Park, and Secretary Tracy Painter.

Others Present:

LuWayne Walker, Gavin Bangerter, Bill Sutherland, Whitney Redmond, and Wootton Redmond

### **Minutes**

The commission reviewed the minutes of the February 10, 2021 meeting.

Commissioner Mike Kramer moved to accept the minutes of the February 10, 2021 as written. Commissioner Leslie Rice seconded the motion. The motion carried.

### **LuWayne/Bronc Walker – Development/RV Storage**

LuWayne Walker told the commission that he wants to build an RV storage area on property he owns behind his house. His son Bronc was on speaker phone. For now, they will just be storing RV's, boats, and trailers. He said that this was something they had been thinking about doing for a while and now they have noticed that there is a storage facility going up north of them, even using the name they had thought of.

LuWayne said that he has a deeded 50' right-of-way that accesses the property from Old Highway 91. He presented a proposed site plan for 232 parking spots. Bronc said that they would have a six-foot or an eight-foot chain link fence around the perimeter and depending on how they laid it out, they would either have one gate going in and out or two gates, one in and one out. They would also have security cameras.

Shirl told them that they would want to have a plat map that shows the property and the roads. Tracy asked if they were planning strictly RV storage. LuWayne said that they were just doing trailers, boats, motorhomes, etc., there would not be any buildings at this time, they may look at other storage later. Tracy said that they would have to do a conditional use permit. Colby asked if they would be accessing from 1700 North? He was told that they would access on the south side of the property using the deeded right-of-way, it is the road that comes off Old Highway 91 and goes past Mike Johnson's new house. Bronc said that the road was labeled 1550 North.

Bronc said that they were attending tonight to figure out what they needed to do move forward with the project.

Shirl said that they will need a plat map, a conditional use permit application, and they will have to check if they can do it on that road. Colby said that they will have to look at the issue with the road. Shirl reminded him that this was all preliminary they did not know about the road. It wasn't a yes and it wasn't a no. Colby said that we should look into the road issue before they go through the trouble of getting a conditional use permit application together.

### **Sutherland Subdivision Vicinity Plat**

Bill Sutherland presented the vicinity plat for a proposed subdivision located on property he owns north of Mona. It is located behind the Ostrich Lane Subdivision which fronts Old Highway 91. Accompanying him were Gavin Bangerter, Whitney Redmond, and Wooton Redmond. They are proposing 3 lots. They meet the acreage requirement and the frontage requirement.

Colby reviewed the concerns from the Development Review Committee. Road and Fire expressed concerns about a turn around. It was suggested that they make the last lot a little bigger and include a place where a turn around can be made. Bill asked why they needed a turn around when they would have 3 driveways they could pull into and back out. It was explained to him that it was a safety issue. Colby told them they needed a dedicated space for them to turn around, it could even be on the farm ground. It just needs to be kept clear and available for the equipment to turn around. Bill said that they could make it work and asked if they want it graveled so it was not muddy. It would have to be accessible year-round.

Colby said that they would be required to deed a 33' right-of-way for the road in the front of their lots. They will also have to asphalt the road. Lynn said at the DRC review that there was an agreement with the Kays for asphaltting the road in front of the lot in their subdivision when other development was done along that road.

Tracy asked if they were drilling a new well and told them they need 1.5 acre-feet of water per lot. Wootton said they were drilling a new well for just the 3 lots and they had the water rights. Tracy also reminded them that they need to get with the Health Department for the wastewater feasibility study.

The Sutherland's were told that the next step was the preliminary plat. It would need to be engineered and the fee would need to be paid 10 days before the meeting.

County Commissioner Richard Hansen asked if there was anything required for fire suppression. Colby said that so far Scott, the fire marshal, has said that anything in their general service area on the east side of the county they could fight a fire with the resources they have. Anything outside that area or in the WUI area is sent to Scott to determine what is necessary for fire suppression. Commissioner Hansen also asked what the minimum lots size was. He was told one acre.

### **Industrial Park Ordinance Discussion**

Shirl asked how frequent the requests for industrial land are. Colby said that there has not been many beyond this one case. He said that in his research there has not been any counties that have industrial parks. They mostly just have designated industrial zones. He said that the concerns we had with industrial parks were water, fire, and road specifications. Shirl asked if there were many requests for industrial uses. There have not been many requests for conditional use permits lately. There have been businesses that did not want to go through the conditional use permit process so, they went somewhere else. Shirl and Colby both agreed that it would be better to have industrial zones established rather than have all the conditional uses scatter everywhere. Shirl suggested the railroad and the big over passes under the freeway would be good places to look at for industrial zones.

Mike said he feels like the county is not equipped to provide services to industrial parks and they should be in the cities. He also said that if an area is zoned industrial then the county does not have any control over what and how things are allowed. Conditional use permits at least give the county the opportunity to have some say and control. Colby agreed, he thought that we should do away with the industrial park ordinance, establish some organized industrial and commercial zones, but keep some of the options for conditional use permits. Mike asked if the cities were anti-growth, why don't we let them promote industrial growth. Colby suggested that people looking for industrial land turn to the county because the price of land is more affordable. Shirl suggested that sometimes they require larger tracts of land that is not available in the cities. Colby felt that we need to do away with the industrial parks, establish zones, and be more specific in what is allowed in each zone.

Shirl talked about specific areas that might be suitable for industrial development. He suggested the road to the gravel pit north-east of Mona and the next underpass north. Those underpasses are big enough, if someone wanted to, they could in a put in an interchange and have nice access on and off the freeway and down by the railroad tracks. He asked if there was anything in those areas that would be good to zone industrial. Colby suggested to stick to areas that made sense as it is today. They talked about the area by the wrecking yard, down Meadow Lane, the Mona interchange, the north Nephi interchange, and south of Nephi. They want to have some places to direct people to go when they need commercial or industrial land and get away from having so many conditional use permits. Commissioner Hansen suggested they look at the need on a case-by-case basis and the planning commission decide if it goes or not. There is not

that much leeway, if someone comes in and meets the requirements for a conditional use permit, they must issue it, there's not an option to deny it. Colby thought that maybe the ordinance should be more specific in what kind of industry is allowed by conditional use permit in the A1 zone. He suggested they could leave the zones as they are and just be more specific about what industrial uses can go in. Shirl suggested that maybe we need to work on the definitions. Steven said he thinks that it would be easier for a business to locate here if they just had a zoned place to locate instead of going through the conditional use permit process first. Mike said that if a city has plans for industrial growth the county should do what we can to preserve that area for that purpose. The commission reviewed the existing industrial zoning. Colby informed the commission that Mona and Nephi are going to update their growth areas.

Shirl thought that they should start with defining the zones. He asked if Colby and Tracy could have some proposed definitions for the next meeting. Colby said that they would try but it may have to be the meeting after next. Mike asked if Utah Association of Counties had help available for updating ordinances. Colby said that arrangements have been made with Jones & DeMille to also get help with updating the ordinances. Shirl said that we need to do something before other uses come in and our options are gone. Shirl suggested that we come up with more agricultural zones with appropriate uses allowed in them. Mike thought that was a good idea to come up with more zones and defining more of what would be allowed in them. Richard expressed his concerns about losing agriculture lands to development. Shirl wants to look at definitions and maybe expanding A1 zones. He suggested we have it on the agenda and have something to look at and write on and get things moving forward.

### **Other Business**

Shirl reminded the commission that they want to discuss minimum lot widths in subdivisions. They thought 100' should be the minimum. They will go through the process of adding this to the ordinance when the other changes are being processed.

No other business was discussed.

### **Adjourn**

The meeting adjourned at 8:45 PM.