

# Juab County Planning Commission

## February 10, 2021

### **Welcome & Prayer**

Chairman Quinton Kay called the meeting of the Juab County Planning Commission to order on Wednesday, February 10, 2021 at 7:04 PM in the Juab County Commission Chambers in Nephi, Utah. He welcomed those attending. Vice Chairman Nichols offered the prayer.

### Commission Members Present:

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

### Others Present:

Mike Sperry, Kaleb Washburn, Kyle Carter, Les Carter, Dr. Grant Rasmussen, and Ryan Crum.

### **Minutes**

The commission reviewed the minutes of the January 13, 2021 meeting. Commissioner Mike Kramer asked if clarification to the third paragraph under Other Business could be made. He would like it clarified that a plan for roads needs to be made along Old Highway 91 so a development is not located where a road should be.

Commissioner Mike Kramer moved to accept the minutes of the January 13, 2021 meeting with the discussed clarification regarding a transportation plan along Old Highway 91 to the third paragraph under Other Business. Commissioner Leslie Rice seconded the motion. The motion carried.

### **Gathering Place Final Plat**

Kyle and Les Carter presented the final plat for the Gathering Place Subdivision. Colby said that everything looked good, but we did change the addresses. The new addresses need to be put on before the mylar is printed. Mike asked if Lynn Ingram was ok with everything. Lynn has given his approval and the Carter's have been given the construction specifications for the encroachment. Quinton suggested that they buildup the encroachment, so it is level with the highway for safety and easy access. There was no other discussion.

Vice-Chairman Shirl Nichols moved to approve the final plat for the Gathering Place Subdivision based on the address corrections being printed on the mylar and to forward it on to the County Commission for their final approval. Commissioner Leslie Rice seconded the motion. The motion carried.

### **Rasmussen Subdivision Vicinity Plat**

Grant Rasmussen and Ryan Crum presented the commission with the vicinity plat for a 6-lot subdivision. It is on a 60-acre parcel west of Nephi. It is located on 700 North. He wants to build there and have available spaces for his children to build if they want to. There is a well on the property, however when they had it tested, they found it had collapsed so they are going to drill a new well. He said that he has no intent of selling property to anyone who is not family, as far as he is concerned, it will be a Rasmussen family subdivision. There is a county D road that comes up into the property. Both the North side and the South side of the property is surrounded by county roads. The DRC says that it is doable but not as it is laid out on the vicinity plat. The lots need to front the asphalted road. Ryan said that all the irrigation and farming is located in the front. They told them that they could build their houses in the back and farm the front of the lots but the lots on the plat must front the asphalted road or they would have to build an asphalted road and deed it to the county. Quinton asked what the minimum frontage was. Tracy said there is not a minimum in the ordinance. Quinton said that we need to address that. They reviewed the ordinance. The lots must be contiguous. Quinton told them that if they do it right it can be done. The next phase is to have an engineer draw up the preliminary plat based on the ordinance.

### **Washburn Subdivision Vicinity Plat**

Kaleb Washburn and Mike Sperry presented the commission with the vicinity plat for the Washburn Subdivision. The proposed development is located west of Mona on Goshen Canyon Road, north of the White Barn Estates Subdivision. Kaleb lives in lot 1, the north-most lot of White Barn so this is located directly north of his property. They are proposing three 5-acre lots. There will be two new accesses off Goshen Canyon Road and the lot adjacent to his will have a deeded shared access with his. Lynn liked this proposal instead of having 3 new accesses. The plat will show “no access” along Goshen Canyon Road except where predetermined access will be. The driveways will be at least 250’ apart to comply with the requirements of the road department. Quinton asked if there was any further discuss. He told them that it looked doable they just need to have an engineer draw up the preliminary plat and come back.

### **Other Business**

Commissioner Mike Kramer asked if the 6-month moratorium went through. Colby reported that he presented it to the County Commission, and they approved it. The county attorney is drawing up an ordinance for them to adopt to make it official, so it is in the works.

Quinton said that he was talking to Lynn Ingram the road supervisor and they feel like we need to establish a way to get along the west bench. He is worried that with all the solar panels coming in that we might not be able to get from Mona to Nephi along the west side of the valley. He and Lynn figured that there was an existing road that goes from Cow Lane west of Mona to Meadow Lane north of Nephi. Some of it may need to be improved. Shirl suggested that we go to the landowners and see where a road would benefit them and work together. They thought it would be a good idea to meet with the County Commissioners and develop a plan.

County Commissioner Hansen asked Quinton if there was any way we could change the night of the meeting. He is the Commissioner over Planning & Zoning, but he has another commitment on the seconded Wednesday. The commission discussed it and decided to try the third Wednesday. The next meeting will be held on Wednesday, March 17<sup>th</sup>.

Tracy will email copies of the transportation map, a copy of the Land Use Code including the Subdivision Ordinance, the General Plan. Quinton said that he reviewed the General Plan and there are a lot of stats that need updated. Quinton also would like to establish a minimum frontage requirement for subdivision lots.

Leslie asked about the rules for building in Mammoth. Colby said that many of the requests for Mammoth are for recreation purposes. The building permits that have been issued lately for Mammoth are for lots that have an existing foundation on them. There is no water in Mammoth, so no one is quite sure what the rules are.

Shirl asked if we are going to go back to getting the inter-local agreements done. Tracy will email a copy of the inter-local agreement to everyone for review.

Shirl asked what size of industrial parks we wanted. Mike said that he reviewed Utah County's and they do not even want to promote industrial parks out in the county, they are encouraged to locate them within cities. He feels that is the way to go. Shirl said that Juab County is different in size. Colby mentioned that we are promoting economic growth, so we need to handle it somehow, so we do not have all these conditional use permits. Shirl said that we need get moving on the industrial and commercial zoning. Quinton said that we need to identify heavy industrial, light industrial, and commercial zones.

## **Adjourn**

The meeting adjourned at 8:42 PM.