

# Juab County Planning Commission

## May 19, 2021

### **Welcome & Prayer**

Vice Chairman Shirl Nichols called the meeting of the Juab County Planning Commission to order on Wednesday, May 19, 2021 at 7:02 PM in the Juab County Commission Chambers in Nephi, Utah. He welcomed those attending. Commissioner Leslie Rice offered the prayer.

Commission Members Present:

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

Others Present:

Mike Sperry, Nikkii Sperry, Bill Sutherland, Whitney Redmond, Wootton Redmond, Gavin Bangarter, Ryan Crum, Julie Erwin, Jay Erwin, Brent Jensen, Gail Zscheile, Theron Jenson, LuWayne Walker, and Linda Walker and David Shepherd.

### **Public Hearing – LuWayne Walker/Bronc Walker Conditional Use Permit**

Vice Chairman Nichols opened the public hearing for the LuWayne Walker conditional use permit application at 7:02 PM. He called for comments.

LuWayne was not at the meeting yet, so Shirl explained what the application was for. He explained that LuWayne and Bronc Walker applied for a conditional use permit to operate an RV/boat storage facility on a five-acre parcel LuWayne owns behind his house. They live on 1700 N in the Mt. Nebo Ranchettes Subdivision north of Mona.

No public comments were received. Vice Chairman Nichols closed the public hearing at 7:13 PM.

### **Public Hearing – CJW Ranch Zone Change Request**

Vice Chairman Nichols opened the public hearing for the CJW Ranch zone change request at 7:13 PM and called for public comments. CJW Ranch has applied for a zone change on several parcels they own south of Levan, also known as Tuck Away Hills. The parcels are currently zoned A1-160, they are requesting the zoning be changed to A1-50.

David Shepherd said that he lives in Sections 5 & 6 and has concerns that it will open up those sections for anyone to build on 50 acres. He had to pledge 160 acres when he and his son built. Colby explained that it would only be their parcels that would be changed, it doesn't change it for the other property in the sections. He does not like the idea of changing it.

No other comments were received. Vice Chairman Nichols closed the hearing at 7:21 PM.

## **Minutes**

The commission reviewed the minutes of the April 21, 2021 meeting.

Commissioner Mike Kramer moved to accept the minutes of the April 21, 2021 meeting as written. Commissioner Leslie Rice seconded the motion. The motion carried.

## **Consider LuWayne/Bronc Walker Conditional Use Permit**

Commissioner Mike Kramer asked if they have done everything that was required of them. We have an application and plat map, if the application is approved, they will have to come back for site plan approval. Mike asked if they were going to come off the subdivision road. He was told yes, and across a private drive along LuWayne's subdivision lot. He did not see a problem with that.

Commissioner Leslie Rice moved to approve the conditional use permit application made by LuWayne Walker allowing him to operate an RV/boat storage facility on parcel number XB00-1577-115. Commissioner Mike Kramer seconded the motion. The motion carried.

Colby told LuWayne that the next step would be to draw up a site plan and submit it for site plan approval. It needs to show the parking layout and the type of surface. He was also reminded that it needs to be submitted 10 days before the meeting date so it can go to the development review.

## **Consider Recommendation for CJW Ranch Zone Change Request**

Shirl asked if any of the commissioners had any questions. Mike asked for conformation on the total acres. They told him they had a total of 193 acres. Mike thought that Dave's comments were that they were going to make smaller lots. It will change the acreage requirement from 160 acres to 50 acres. Dave had to pledge 160 acres for his home. Mike asked if they redesigned the lots, so they had road frontage. They will have to do that to get building permits but not for the zone change.

Commissioner Mike Kramer moved to recommend that the County Commission approved the request made by CJW Ranch to change the zoning on parcels numbers: XD00-

3530-2, XD00-3530-12, XD00-3530-3, XD00-3527, XD00-3524-9, XD00-3524-82, and XD00-3524-11 from A1-160 to A1-50. Commissioner Leslie Rice seconded the motion. The motion carried.

### **Rasmussen Farms Subdivision Preliminary Plat**

Ryan Crum presented the preliminary plat for the Rasmussen Farms Subdivision. The commission reviewed the location and the plat. The subdivision is located west of Nephi in the fields. Ryan said that their purpose is to farm the land. Grant is building his house on lot 1 and the other lots are available for family members to build on. The utilities will all be located in the back end of the lots, that is where the homes will be built so they can farm the front part. They are improving the road up to the homes. Tracy said that the Health Department was going to get us a letter stating they are good, they have a wastewater permit for the house in lot 1. Tracy asked when they did the survey if the road was all on their property? Typically, in a subdivision the developer has to deed 33' from the middle of the frontage road to the county for the road right-of-way. They will have to ask Lynn, the road supervisor, what to do if the road is entirely on their property. They will have to dedicate 60 acres for the 6-lot subdivision. The parcel totals 60 acres so they meet that requirement.

Commissioner Mike Kramer moved that they approve the preliminary plat for the Rasmussen Farms Subdivision. Commissioner Leslie Rice seconded the motion. The motion carried.

Ryan asked what was next. They need to have the engineer figure the addresses and we will check them. There are some changes that need to be made for the final plat. The final plat fee of \$150 plus \$25 per lot needs to be paid and the plat needs to be submitted 10 days before the meeting.

### **John's Way Subdivision Preliminary Plat**

Bill Sutherland, Wootton Redmond, and Gavin Bangerter presented the preliminary plat for the John's Way Subdivision. The commission reviewed the location and plat. The subdivision is located north of Mona behind the Ostrich Lane Subdivision. They are proposing 3 lots and will have to dedicate 30 acres. They have the approval from the Health Department. The road asphaltting will have to be figured out, so everyone knows what is expected. They said that they understood that they will have to asphalt the road. There were a few changes noted on the plat that need to be made and the addresses need to be figured and put on the plat. Shirl asked if they had any questions for them. Wootton asked if the asphaltting for the third lot frontage had to be done now or if they could wait because it would probably be 10 years of more before anyone built on that lot. Mike said he thought it would have to be done now. Tracy said that they would have to check with the road department. Shirl asked if there were any other questions.

Commissioner Leslie Rice moved to approve the John's Way Subdivision preliminary plat with the changes that are noted and discussed. Commissioner Mike Kramer seconded the motion. The motion carried.

Wootton asked what the changes were. He was told, the names of the county commissioners and the address. We also need to check with the road to make sure the right-of-way deed is okay.

### **Canyon Creek Subdivision Preliminary Plat**

Mike and Nikkii Sperry presented the preliminary plat for the Canyon Creek Subdivision. Tracy said that they still need to go to the Health Department for wastewater feasibility approval. They also need UDOT approval for accesses. The commission reviewed the location and the plat. The development is located up the canyon east of Nephi. Shirl asked if there were any problems with UDOT. Mike S. told him that he has tried to call them several times and they don't answer and they won't call him back. He has done perk tests on lots 2 and 6. He needs to get that information to the Health Department. It is in the WUI (wildland-urban interface) so there may be some fire requirements that they will have to meet. We will have to have fire and UDOT approval for final approval. Mike was given Scott Spencer's information to contact for fire. Colby said that he would also try to contact UDOT.

Commissioner Leslie Rice moved that we approve the Canyon Creek Subdivision preliminary plat. Commissioner Mike Kramer seconded the motion. The motion carried.

### **McWilliams Subdivision Vicinity Plat**

Mike Sperry also presented the vicinity plat for the proposed McWilliams Subdivision. The subdivision is located west of Levan on the highway that goes to Mills. They are proposing seven lots, there will have to be 70 acres dedicated. There was plenty of property there. Mike S. said that they will most likely have shared accesses.

Commissioner Leslie Rice moved to approve the vicinity plat for the proposed McWilliams Subdivision. Commissioner Mike Kramer seconded the motion. The motion carried.

This development will also have to have UDOT approval since it is located on a state highway.

### **Other Business**

There was no other business discussed.

### **Adjourn**

The meeting adjourned at 8:06 PM.