

Juab County Planning Commission

June 16, 2021

Welcome & Prayer

Chairman Quinton Kay called the meeting of the Juab County Planning Commission to order on Wednesday, June 16, 2021 at 7:12 PM in the Juab County Commission Chambers in Nephi, Utah. He welcomed those attending and said the prayer.

Commission Members Present:

Chairman Quinton Kay, Commissioner Leslie Rice, Commissioner Steven Bunker, and Administrator Colby Park.

Others Present:

Bill Sutherland, Whitney Redmond, Wootton Redmond, Gavin Bangerter, Justin Sutherland, Ryan Crum, Mark Washburn, and Kaleb Washburn

Sunrise Mountain Subdivision Final Plat

Mark and Kaleb Washburn presented the commission with the final plat for the Sunrise Mountain Subdivision located west of Mona on Goshen Canyon Road. Quinton asked if Debbie, the County Recorder had a chance to look it over. Colby said that she had, and everything was fine with her. He asked if the DRC had reviewed it again. Colby said that they reviewed it and had no comments. Quinton said that it looks like everything they've talked about is covered. Leslie and Steven agreed that it looked ready to go. The addresses have been verified and are good.

Commissioner Leslie Rice moved to approve the final plat for the Sunrise Mountain Estates Subdivision and forward it on to the County Commission for their final approval. Commissioner Steven Bunker seconded the motion. The motion carried.

Colby told the Washburn's that the County Commission meeting is on Monday, June 21st. They need to bring a mylar plat for the Commissioners to sign.

Rasmussen Farms subdivision Final Plat

Ryan Crum presented the final plat for the Rasmussen Farms Subdivision. Colby said that everything looked good. Ryan asked if the 33' right-of-way dedication was correct because he thought that a 66' right-of-way seems a little excessive for a county road. He was told that was what the county standard was, and everyone was required to deed the 33'. Colby said that the addresses have not been verified yet.

Commissioner Steven Bunker moved to accept the Rasmussen Farms Final Plat and to forward it to the County Commission for their final approval. Commissioner Leslie Rice seconded the motion. The motion carried.

Colby asked if they had their water right information. Ryan asked if that was the 1.5 acre feet per lot. Ryan thought that they turned that in.

John's Way Subdivision Final Plat

Bill Sutherland, Wootton Redmond, Gavin Bangerter, and Justin Sutherland presented the John's Way Subdivision final plat to the commission. Colby said the dedication of the road right-of-way needed to be added to the owner's dedication. Quinton said that he talked to the road supervisor, and he told him that they would have to asphalt the 24' from Old Highway 91 to the bottom of the North Canyon subdivision and from that point, 18' to the bottom of the last lot. Wootton asked about the agreement the County had with the Kay's for asphaltting half in front of their subdivision. Quinton told him that was an agreement with the County that if the County developed the road, they would participate. That was 20 years ago, and he was sure it had expired by now. He also told them that at the time they did their subdivision, asphaltting was not required, and they should not have had to make the agreement in the first place.

Quinton asked if they had to have all that in before building permits were issued. They need to get the utilities in before they do the road. Wootton said that Rocky Mountain Power has some confusion over the address because it is East, and they are West of the highway. The addresses also need to be verified. Colby explained that the highway veers off Mona Main Street east and if you drew a straight line from Main Street north it would probably end up in Mona Reservoir. Colby said that they need to get the dedication of the road in the owner's dedication, verify the road construction, and also the pull of for the snowplow to turn around. Wootton said that would be located on lot three.

Commissioner Leslie Rice move to approve the final plat of the John's Way Subdivision with the condition that the dedication for the road is included in the owner's dedication area of the plat and forward it to the County Commission for their final approval. Commissioner Steven Bunker seconded the motion. The motion carried.

Yuba Lakeside Recreational Subdivision Plat B Vicinity Plat

Colby presented the vicinity plat for the Yuba Lakeside Recreational Subdivision Plat B. Colby explained the layout and the location to the other subdivision. Quinton asked if they were having a cul-de-sac. Quinton explained that they were cabin lots and there are only so many days in a year that it can be occupied. There must be the -R overlay zone to qualify for a recreational subdivision which they got before they did Plat A. They discussed the roads, there is a class D road that goes through the subdivision, and the road with the turnaround should be a private road. Quinton didn't see any issues.

Commissioner Steven Bunker moved to accept the Yuba Lakeside Recreational Subdivision Plat B vicinity plat. Commissioner Leslie Rice seconded the motion. The motion carried.

Minutes

The commission reviewed the minutes of the May 19, 2021 meeting.

Commissioner Leslie Rice moved to approve the minutes for May 19, 2021 as written. Commissioner Steven Bunker seconded the motion. The motion carried.

Other Business

Quinton asked how the road plan and zoning was coming. Colby reported that we are trying to get an attorney to look over our current ordinance. Jones and DeMille is cleaning up the current code to get it on the web and make it easier to search. We also have the Civic Linq (through Jones & DeMille) if there are parts of our ordinance we want to change. He said that we're getting bids for an attorney to go through our ordinance and write it so it's defensible.

Quinton asked what was going on with the industrial parks. Colby said that we needed to revisit that.

Quinton asked if Commissioner Hansen was on gravel pits. Colby told him that they were waiting on the attorney's office to finish up researching what ordinance was in effect when each pit was permitted. He thinks they are getting close to being finished.

Quinton asked if any one had been to their communities about the inter-local agreements. He said he hadn't. Leslie said that she hadn't. Quinton suggested that Tracy email the draft out to everyone again and let's see if we can get it done. Quinton explained to Steven what the agreement was about since he wasn't here when we discussed before. It says that we will work in conjunction with the cities and recognize them and they recognize us, and we work together. He said that we need to take a draft to the communities, and they can tweak it how they like it and then the county will go over it and when both parties agree they each will sign it.

Leslie said that Eureka thinks that they can get their water out of the Central Utah Water Project with what they've put in, they just have to have a well that is deep enough. She was wondering if that made sense to anyone. Colby said no. Quinton referred her to his brother Duran that is chairman of the East Juab Water District.

Adjourn

The meeting adjourned at 8:00 PM.