

Juab County Planning Commission October 20, 2021

Welcome & Prayer

Vice Chairman Shirl Nichols called the meeting of the Juab County Planning Commission to order on Wednesday, October 20, 2021 at 7:00 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 Steven Bunker, Administrator Colby Park, and Secretary Tracy Painter.

Others Present:

Kaleb Washburn, Gary Goodwin, Diane Jones, Nathan Memmott-Nephi City Council, Skip Worwood-Nephi City Council, and John H. Phillipsen.

Public Hearing – Gary Goodwin/USA Motortoys Conditional Use Permit

Vice Chairman Nichols opened the public hearing for the Gary Goodwin/USA Motortoys conditional use permit application at 7:01 PM. He called for public comments.

Gary Goodwin explained his project. He has been in business for a while. They are currently located in Lindon. They want to relocate to property behind his building lot in Sunrise Mountain Estates. They will build a 60' x 150' metal building to warehouse their product which is motorcycles in boxes. They will have a container or two with inventory that will come in once a month, they will unload the containers, and ship out of the warehouse to fill orders. He said that he has 4 employees, and they sell mostly to out-of-state on-line dealers. He asked about the water. Tracy said that Colby talked to John Chartier from the State about hooking onto the subdivision well. John said that it wouldn't be a problem if it was hooked to his house first. Tracy also told him that Cody with the Health Department said that if he connected the warehouse to the same septic as the house then he couldn't ever sell one or the other, they would have to stay under the same ownership. He is planning on the warehouse having its own septic system. If the conditional use permit is approved, he will have to come back for a site plan approval.

No other public comments were received.

Vice Chairman Nichols closed the public hearing at 7:11 PM.

Public Hearing – Change to Subdivision Ordinance

Vice Chairman Nichols opened the public hearing at 7:11 PM and called for public comments. He explained the hearing was to receive comments on changing the requirement for lot size for subdivisions in the Growth Area.

Vice Chairman acknowledge Nathan Memmott and Skip Worwood, both representing Nephi City Council. Councilman Memmott thanked the commission for their willingness to listen and discuss the issue of developments in the growth areas. Shirl explained the proposed changes to the ordinance. In the Growth Area, Small Subdivisions must have a minimum of 30 contiguous acres. With the 30 acres you could have three 1 to 5 acre lots. The maximum number of lots is 19 so that would be 190 contiguous acres. The lot size will be changed to reference lot size requirements in the small lot incentive subdivision with pledge.

Vice Chairman Nichols ask if there were any public comments.

Councilman Memmott thanked the commission again for their time and efforts in helping them solve their issues with growth zone development. He said that it is difficult to plan roads when there are two-acre lots. Tracy told him that if you are building one single family residence you can build on two acres. A subdivision could also have two acre lots if the other 8 acres was there to pledge. Shirl also told him that the commission needs to get their transportation plan for the growth areas. Nathan told him that he would get Colby what they had.

Councilman Worwood asked if someone could explain the water requirements. Shirl explained that in the designated growth area, it says that the city's water requirements would have to be met. Colby said that we would try to match the city's infrastructure as close as we could. He explained that they would have to install it, so it was ready to hook up when it was annexed. But as far as the county would require them to have 1.5 acre-feet of water for each lot and it would still be on a well.

Councilman Memmott asked about curb and gutter. The ordinance addresses that, however, it exempts lots that are over half acre. He said that could be a problem. Shirl suggested that this would be a discussion to have at the work meeting scheduled for November.

Vice-Chairman Nichols asked if there were any other comments. None were received. He closed the public hearing at 7:21 PM.

Minutes

The commission reviewed the minutes of the September 15, 2021 meeting.

Commissioner Leslie Rice moved to accept the minutes of the September 15, 2021 meeting as written. Commissioner Steven Bunker seconded the motion. All voted in favor. The motion carried.

Consider Gary Goodwin/USA Motortoys Conditional Use Permit

The commission discussed the conditional use permit application for Gary Goodwin. There were no concerns expressed.

Commissioner Steven Bunker moved to approve the application for a conditional use permit from Gary Goodwin/USA Motortoys to have a warehouse on a parcel he owns in Section 30, Township 11 S, Range 1 E, S. L. B. & M. Commissioner Leslie Rice seconded the motion. The motion carried, all voted in favor.

Change to Subdivision Ordinance Recommendation

The commission discussed the proposed change to the lot size of subdivision developments in the Growth Area. The new wording will read “Lot size shall be limited to section 12-2-401 Small Subdivision with Pledge.”

Commissioner Leslie Rice moved to recommend the County Commissioners make the proposed change to the Subdivision Ordinance. Making the lot size of the subdivisions in the Growth Area meet the requirements of the Small Subdivision with Pledge code. Commissioner Steven Bunker seconded the motion. The motion carried, all voted in favor.

Yuba Lakeside Plat B Final Plat

Colby explained the Development Review Committee members have all looked at the final plat for the Yuba Lakeside Plat B Recreational Subdivision. The Road Department is okay with it, it's on “D” Roads. The Health Department needs to review the soil test information. The Fire Marshal said that he has worked with them and is good with the plan they have come up with for fire suppression. The Central Utah State water engineer is good with the plan for the water system. There were no concerns expressed by the commission.

Commissioner Leslie Rice moved to recommend the County Commission approve and accept the final plat for the Yuba Lakeside Plat B Recreational Subdivision. Commissioner Steven Bunker seconded the motion. The motion carried, all voted in favor.

John Phillipson – Residential Building Requirements

John Phillipson said that he was here to ask the commission to abolish the rules that require 160 and 50 acres to build a single-family home. He said he was also there to request the county pave North Canyon Road from Old Highway 91 to the east. After a discussion about building requirements, paving roads, taxes, and subdivisions, Shirl explained to John that he would never recommend the County Commission ever change the acreage requirement. He explained the huge expense it would be for county taxpayers if everyone could build where they

wanted. Leslie and Steven both said they needed more information before they could decide. Shirl also insured him that everyone must comply with the rules that are in place when they apply for building permits or subdivisions. He also told him that the Planning Commission has no authority over roads and paving them.

Vice-Chairman Nichols thanked him for coming.

Other Business

There was no other business.

Adjourn

The meeting adjourned at 7:51 PM.