

Juab County Planning Commission

February 16, 2022

Welcome & Prayer

Vice Chairman Shirl Nichols called the meeting of the Juab County Planning Commission to order on Wednesday, February 16, 2022, at 7:00 PM in the Juab County Commission Chambers in Nephi, Utah. Commissioner Bunker said the prayer.

Commission Members Present:

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

Others Present:

John Osburn and Cody Messersmith.

Minutes

The commission reviewed the minutes of the January 19, 2022 meeting. A typo was found in the first line of the John Osburn discussion, “is” was typed and should be “his”.

Commissioner Mike Kramer move to approve the minutes of the January 19, 2022 meeting with the mentioned corrected typo. Commissioner Steven Bunker seconded the motion. The motion carried, all voted in favor.

TNT Land and Holdings Zone Change Request

Cody Messersmith, representing TNT Land and Holdings, presented the commission their request for the -G overlay zone to be placed on the east 20 acres of parcel #XD00-4014. He said that it is an old UDOT pit, all the topsoil had already been stripped off. There is an irrigation pond to the east of the parcel that the Bateman’s and the Messersmith’s own. They are going to cut down about 13’ to get the land to the level they can get enough pressure from the pond to run a pole line sprinkler on the entire parcel. They are selling the gravel and using it in their construction business.

Commissioner Mike Kramer moved to hold a public hearing for TNT Land and Holdings zone change request. Commissioner Steven Bunker seconded the motion. The motion carried, all voted in favor.

Proposed Changes to Subdivision Ordinance - Lot Frontage

The commission reviewed the proposed changes to the Subdivision Ordinance. They thought that the word “frontage” needed to be included to clarify where the 125’ had to be located. The small subdivision only specifies a maximum of five acres. The one acre minimum comes from the Health Department for septic systems.

Commissioner Mike Kramer moved to hold a public hearing on the proposed changes to the subdivision ordinance with the addition of “frontage” to the width requirement. Commissioner Steven Bunker seconded the motion. The motion carried, all voted in favor.

Proposed Changes to Land Use Code - Public Noticing

Colby explained that the attorney’s office reviewed what we proposed at the last meeting. These drafts reflect the suggestions that Perry made regarding the public noticing requirements in our Land Use Code. These changes match up with the State’s requirements for public noticing.

Commissioner Mike Kramer moved to hold a public hearing on the proposed changes to the Juab County Land Use Code. Commissioner Steve Bunker seconded the motion. The motion carried, all voted in favor.

Short Term Rental Ordinance

Colby brought the ordinance up on the screen for the commission to review. He explained that this ordinance is based on the one from Summit County, Colorado. Shirl had done a lot of work editing it already. They went over the ordinance keeping what made sense for Juab County, deleting what didn’t, and highlighting areas that need changed. Under the definition of short-term rental, they want to take out “residential” and just have dwelling unit. All applications will have to be inspected to make sure they meet building codes and fire codes. The application needs to have a sign off place for the building inspector and fire marshal. What is the difference between a short-term rental and a bed and breakfast? Bed and breakfasts have been licensed for years. We need to check and make sure that terms for planning department and appeal authority meet our terms already in place. It will be easier to keep track of who’s permit is expiring if they all come up on the same day. We don’t need different types of rentals we only have one kind. We don’t have “Good Neighbor Guidelines” but it might be a good idea to come up with some. What does the trash disposal plan consist of? John said they remove the trash every day. Maybe it needs to be part of the application process. The trash needs to be removed after each renter leaves. We don’t think that we have a problem with people buying up homes just for short-term rentals. Occupants may need to be limited per fire code and we need to set maximum occupancy. They stopped where they were and will continue next month.

Other Business

Mike asked who was responsible to investigate the boarding house. Nobody knew for sure. He said that we need to make sure that someone takes care of it. Colby thought that it may be a health department issue. Shirl asked Colby to find out if the health department can do something or if we need to figure it out. We need to put it back on the agenda, so we don't forget about it.

Colby told John Osburn that he may need to go back to the County Commission and see what can be done now with the cease and desist. The building permit can be issued. Both the building inspector and the fire marshal have looked at the treehouse and are willing to sign it off. Commissioner Hansen said that if the permit is issued and he has a business license that would do it. Colby said that he would like all the current short-term rental places abide with the ordinance and get a permit when its done. They need to ask the attorney if the current places would be grand fathered in. They didn't think so where none of them have a business license from the county.

Shirl asked if anyone has had the opportunity to visit their community's planning meeting. Steven said that he has talked to them but hasn't heard anything back. Rocky Ridge's planning meeting is the same night as ours.

Adjourn

The meeting adjourned at 8:30 PM.