

# Juab County Planning Commission

## April 20, 2022

### **Welcome & Prayer**

Chairman Quinton Kay called the meeting of the Juab County Planning Commission to order on Wednesday, April 20, 2022, at 7:00 PM in the Juab County Commission Chambers in Nephi, Utah. Commissioner Leslie Rice said the prayer.

### Commission Members Present:

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

### Others Present:

Cody Messersmith, Weston Bonham, Denny McWilliams, Paul McPherson, and Paul Sperry.

### **Public Hearing - TNT Land and Holdings Conditional Use Permit**

Chairman Kay opened the public hearing for the TNT Land and Holdings conditional use permit at 7:00 PM. He asked if there was anyone attending who wanted to comment on the conditional use permit. He explained that the hearing had to be open for 10 minutes. Cody Messersmith and Wes Bonham were present to represent TNT. They signed up to comment but didn't have a comment unless the commission needed some questions answered. Quinton felt like they thoroughly discussed it at the last meeting. He said that he was worried about safety pulling on and off the highway. He went and looked at it and felt like the new entrance they made to the south was safer. Wes said safety was an issue at the original entrance, that's why they created the new entrance further south.

Paul McPherson asked where the project was. Quinton explained it was south of the Levan Dairy.

Chairman Kay closed the public hearing for the TNT Land & Holdings conditional use permit at 7:10 PM.

### **Public Hearing - Street Grading and Surfacing Changes to the Subdivision Ordinance**

Chairman Kay opened the public hearing for the proposed changes to the Subdivision Ordinance regarding street grading and surfacing at 7:10 PM. He asked Colby Park, Planning and Zoning Administrator to explain the proposed changes. He explained that to eliminate the

confusion on what is required to be asphalted for roads in and to a subdivision, we are proposing to add that a developer must put down the complete width of asphalt required by the county road standards, which is a minimum of 24'. He also explained that we checked the ordinance and this is the only place "oiled" was used so if they decide to, they can change "oiled" to "asphalted". The commission discussed it and decided that saying it must be built to county standards would clarify that it must be asphalted.

Chairman Kay closed the public hearing for the proposed changes to the Subdivision Ordinance at 7:20 PM.

## **Minutes**

The commission reviewed the minutes of March 16, 2022.

Commissioner Leslie Rice moved to approve the minutes of the March 16, 2022 meeting as written. Commissioner Steven Bunker seconded the motion. The motion carried, all voted in favor.

## **Consider TNT Land and Holdings Conditional Use Permit**

Chairman Kay invited Wes Bonham and Cody Messersmith to come discuss their permit. Colby explained that they will need to provide all the information required in the Land Use Code. We have the -G overlay done. We will need an accurate site plan, accurate detailed excavation/extraction and reclamation plan, along with the bond. The bond will be based on how many acres they will have open at a time. Wes said that they were at 3 acres now and were going to keep it under 7, so they will need a \$70,000 bond. They will need a business license and any required permits for building or grading. As soon as that is all in, they will be good to go.

Quinton asked if the commission had any questions or comments. Leslie said she remembered from last meeting that everything was good. Shirl reminded them that the ordinance refers to reclamation and standing water that they will have to comply with. Colby also said that the ordinance requires an annual meeting with the county commissioners to make sure they are operating in compliance with the ordinance. The commission wanted to list as a condition on the permit that they must use the new entrance to the south for safety purposes. Wes asked if they could continue using the old entrance to get off the highway. Quinton said that he didn't mind if a pick-up truck used it to get off the road but preferred the big semi-trucks use the south entrance for both getting on and off the highway, he just wants to make sure it's safe. He asked Wes if that would be a problem, Wes said that it would not.

Commissioner Leslie Rice moved to approve the conditional use permit for TNT Land and Holdings with the condition that the semi-trucks use the south truck entrance for both entering and exiting the highway. Commissioner Steven Bunker seconded the motion. The motion carried, all voted in favor.

Colby reminded Wes to bring in the other required items and he could get the conditional use permit done.

### **South Forty (Paul McPherson) Preliminary Plat**

Paul McPherson presented the commission the preliminary plat for the South Forty Subdivision. Colby explained that the subdivision is on 8<sup>th</sup> South, west of Nephi, it is directly east of the Valley View Subdivision that Jim McWilliams is working on. Quinton asked about the Development Review Committee comments. The Recorder's comments are noted on the plat map. He has talked to Lynn about the roads. Paul said that Lynn wants him to go east, but he could pay Jim half of what he already did and still meet the requirements. Lynn told him that he didn't have to go all the way to the corner, just meet the existing asphalt. He will match up to where McWilliams' new road ends. He will dedicate 160 acres per lot. He has talked to the Health Department and has applied for a feasibility review. Colby suggested that Paul talk to Richie in the Health Department because of the Nephi City sewer trunk line runs through the property and he may have to get a letter from the City stating that he cannot hook onto the city sewer system. The fire marshal said that it was ok for plat only and additional information on water, addresses, and access will have to be provided before building permits can be issued. There were no other concerns.

Commissioner Shirl Nichols moved to approve the preliminary plat for the South Forty Subdivision as presented and as all requirements are met. Commissioner Leslie Rice seconded the motion. The motion carried, all voted in favor.

### **Valley View Subdivision (Jim McWilliams) Final Plat**

Denny McWilliams and Paul Sperry presented the final plat for the Valley View Subdivision. Quinton said that this is the final plat, so we need to make sure all the reviews have been done. He asked if the County Recorder had reviewed it. She has. Denny said that the road is in, the power is in, the gas is in, and the well is in and they reached good water. Quinton asked if the DRC signed off. Colby said the road is approved, the Health Department has signed it off, and the land dedication is ready to go. The fire had the same comments that it was ok for plat only and additional information will have to be provided before building permits can be issued. There were no other concerns.

Commissioner Steven Bunker moved to approve the final plat for the Valley View Subdivision and recommend the County Commissioners give it final approval. Commissioner Leslie Rice seconded the motion. The motion carried, all voted in favor.

### **Recommendation of Street Grading and Surfacing Changes to the Subdivision Ordinance**

Quinton asked if there were any concerns or questions from the commission. Leslie said she felt we discussed it thoroughly and we should make a motion.

Commissioner Leslie Rice moved to accept the proposed changes to the Subdivision Ordinance Street Grading and Surfacing requirements and recommend the County Commission make the final approval. Commissioner Steven Bunker seconded the motion. The motion carried, all voted in favor.

## **Other Business**

**Conditional Uses/Industrial Park** - Quinton said that someone approached him with concerns about conditional uses and the industrial park. He asked if each business in the industrial park would have to get conditional use permit. Colby told him that the zoning was changed to Industrial (ID) when ConFab was going in. It is zoned to allow industry. He was worried about who was going to police the businesses and make sure they were operating within their permits, but that will not be a problem if its zoned industrial. In the future any industrial parks need to be zoned industrial.

**Road Corridor Between Mona & Nephi** - Quinton also expressed concerns about the solar farms blocking the route we wanted to preserve for the by-pass road between Nephi and Mona. He thinks that we need to reserve a 66' right-of-way. Shirl said that he tried to talk to one of the commissioners and didn't get anywhere. This road turns off Cow Lane and goes south to the substation north of Nephi. The commission would like Colby to talk to the County Commissioners to see if there is something that can be done to preserve that corridor.

**Community Transportation Plans** - Quinton suggested that we need to pencil in the roads ourselves and take it to the cities and see if they like it, we can't wait for them to get around to giving us something. He suggested that Colby and Tracy make some suggestions and bring it to planning meeting, then the commission can go over it and make any changes, and they can take it to the cities and show them what we've come up with.

**Manufacturer Near Eureka** - Leslie told us about a manufacturing company that is thinking about locating somewhere in between Mammoth and Eureka. She was wondering if there were any restrictions that they should be aware of. They will probably have to do a zone change because it is currently zoned GMRF. They would just have to follow the ordinance for the zone.

**Six County Regional Growth Summit** - Colby handed out an invitation to a Six County Regional Growth Summit on May 10<sup>th</sup> in Richfield. County Commissioner Painter thought that it would be something that would be good for Planning Commission members to attend. If enough people wanted to go, we could probably arrange to take a county vehicle.

**Short Term Rental Ordinance** - Colby also reminded the commission to look over the short-term rental ordinance so we can get that finished. Shirl felt we were at a point where we just need to come up with the amount for the fees. The attorney also needs to look it over.

**Solar Farms in the East Valley** - Quinton asked if there was a need to restrict the solar companies so the whole valley is not covered with them. He asked if there were any more

inquiring about locating. The only other ones that Colby and Tracy know of are the one out in Dog Valley and the one out by IPP. He asked if there was a way to limit them in the east valley. It might be something to have investigated.

## **Adjourn**

The meeting adjourned at 8:15 PM.