

# Juab County Planning Commission

## May 18, 2022

### **Welcome/Prayer/Pledge**

Vice Chairman Shirl Nichols called the meeting of the Juab County Planning Commission to order on Wednesday, April 20, 2022, at 7:05 PM in the Juab County Commission Chambers in Nephi, Utah. Commissioner Leslie Rice said the prayer. Vice Chairman Nichols lead the Pledge of Allegiance.

Commission Members Present:

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

Commission Members Absent:

Chairman Quinton Kay and Commissioner Steven Bunker

Others Present:

Travis Worwood, Jeremy Lynn, and Mike Sperry

### **Minutes**

The commission reviewed the minutes of April 20, 2022.

Commissioner Leslie Rice moved to approve the minutes of the April 20, 2022 meeting as written. Commissioner Mike Kramer seconded the motion. The motion carried, all voted in favor.

### **Horse Heaven Subdivision Update**

Mike Sperry was present representing the developer of the Horse Heaven Subdivision located west of Levan. He reported that UDOT will not give them access along the highway where it turns to go south so, they are going to cut the three lots that are along that frontage and will only be developing 4 lots for now. UDOT told him that it was a 2-year process to buy that access from them, so they may at sometime in the future do a plat B and do the other 3 lots.

## **Wildflower Subdivision Vicinity Plat**

Mike Sperry presented his vicinity plat for the Wildflower Subdivision. It is also west of Levan, south of the Horse Heaven Subdivision. The property has frontage on the highway, but the lots will front on Crooked Lane. Mike said that he is aware that he will have to pave that road. The electricity is close by. He purchased and recorded the water yesterday and will submit the change application to the State tomorrow. They will take 6 to 8 months to decide if they will give him the change. They reviewed how many acres he will need. There is plenty of acres to cover the required 70 for his subdivision and 40 for the Horse Heaven Subdivision. The lots will be 5 acres. Colby said that one of his concerns is the Health Department and the water where they are so close together. Mike said that he understood, but this was going to all be in his name, the water is in his name, and he is going to buy the 70 acres from Jimmie. The wells will be almost a mile apart. Shirl didn't see any problems, preliminarily, if all the county regulations are followed, it should be ok. Leslie and Mike had no issues with the vicinity plat.

Commissioner Mike Kramer moved to approve the vicinity plat for Wildflower Subdivision. Commissioner Leslie Rice seconded the motion. The motion carried, all voted in favor.

## **The Wright Direction Zone Change Request**

Travis Worwood and Jeremy Lynn were present representing The Wright Direction. Travis explained that they purchased the two parcels in March. Both parcels are cut into two pieces by the freeway. They did an agriculture split on both parcels and want to continue using the parcels on the west side of the freeway for agriculture. They are requesting the zoning be changed from A1 to Industrial (ID) for the remaining pieces of both parcels that are on the east side of the freeway. These pieces have some existing billboards on them. When they contacted Reagan Outdoor Advertising to see what they could do fix them up, they told them that UDOT wants all billboards off ag ground so they cannot change anything unless they are zoned highway commercial or industrial. Rocky Mountain Power provides the power to the billboards so annexing to the city would not be possible without buying out Rocky Mountain Power's interest in the service, which would be very expensive with the commercial power service. Looking closer at the south parcel it is split into 3 pieces by the freeway and the railroad. Tracy suggested splitting off the skinny middle piece with the billboard on it and adding it to the other long skinny piece with the other billboards. Then they could annex the other little piece into the city. They will hold a public hearing for the zone change request at their June 15<sup>th</sup> meeting.

## **Proposed Roads Discussion**

The commission looked at the current transportation plan map. Tracy said that she thought the proposed city roads were designated by the cities last time they did the transportation plan. They looked over the map. Shirl asked which roads we are worried about preserving. The road south of Houweling's that goes through the solar farm is the one that Quinton is worried about. We need to add the roads we determined along Old Highway 91.

## **Short Term Rental Ordinance/Application**

Colby asked if anyone went through the Short-Term Rental Ordinance draft and had any changes that needed to be made, if not, he felt that it was ready to go to the attorney for review. Tracy said that she went to a training in Richfield last week and everyone attending was talking about being overwhelmed with them, we may want to look at how many rentals can be in a defined area. It seems like there was a section in the Summit County, Colorado sample that addressed density that we didn't think would be a problem for us. Shirl said that he felt like most of the short-term rentals would be in the cities and didn't think that many would be in the unincorporated areas. We need to look at density limits again.

The County Commission will set the fees and add them to the county fee schedule. They will want suggestions for the fee amounts. The commission discussed amounts for the fees. They came up with application fee (non-refundable, one time) - \$250, permit fee (one time, prorated) - \$125, renewal fee (annually after first year) - \$150, violation fee – no amount determined.

Colby asked if permits were good for one from date purchased or if all permits will expire on December 31<sup>st</sup> of the year purchased. If all permits expire at the end of the year, we will have to prorate the permit fee depending on when it is purchased. They decided that prorating the permit fee will be the easiest way to keep track of everything.

## **Other Business**

There was no other business.

## **Adjourn**

The meeting adjourned at 8:37 PM.