

Juab County Planning Commission

August 17, 2022

Welcome/Prayer/Pledge

Chairman Quinton Kay called the meeting of the Juab County Planning Commission to order on Wednesday, August 17, 2022, at 7:00 PM in the Juab County Commission Chambers in Nephi, Utah. Vice Chairman Nichols said the prayer. Commissioner Kramer lead the Pledge of Allegiance.

Commission Members Present:

Chairman Quinton Kay, Vice Chairman Shirl Nichols, and Commissioner Mike Kramer.

Commission Members Absent:

Commissioner Leslie Rice, and Commissioner Steven Bunker

Others Present:

Zoning Administrator Colby Park, Secretary Tracy Painter, Mike Sperry, Jim McWilliams, Blake Aagard, Bre Aagard, Scott Fulkerson, and Ryan Matthews.

Minutes

The Commission reviewed the minutes of the June 15, 2022 meeting. A couple of typos were found and need to be corrected. One error was in the Wright Direction Zone Change Request Recommendation paragraph second sentence, there's a "were" that needs deleted. Also, in the motion to approve the Cliff View Subdivision preliminary plat, "sifting" needs to be changed to "shifting".

Commissioner Mike Kramer moved to approve the minutes of the June 15, 2022 meeting with the noted corrections. Vice Chairman Nichols seconded the motion. The motion carried, all voted in favor.

Cliff View Subdivision Final Plat

Mike Sperry and Jim McWilliams presented the final plat for the Cliff View Subdivision. Jim said that they did shift the access to the back property to the east side as requested by the road department. Quinton asked if the Development Review Committee had given final approval. They reviewed the notes from the road department. Lynn said that the 24' of asphalt

will need to be laid in the center of the 66' right-of-way according to the county standard cross section and the full 66' right-of-way needs to be deeded from the fence on the property across the road into their property, the measurements indicated on the plat are short of 66'. Debbie, the county recorder noted that the property is still in Jim's name. Waste water was approved by the Health Department. Fire Marshal says everything is ok for the plat, additional information will be needed for building permits. The change application for the water has been applied for, but still waiting on the State for approval. Quinton asked if there were any questions from the commission. There were no other questions.

Commissioner Mike Kramer moved to accept the final plat for Cliff View Subdivision and recommend the County Commission give final approval with the conditions that there is a 66' deeded right-of-way and the change application is approved by the State. Vice Chairman Shirl Nichols seconded the motion. The motion carried, all voted in favor.

South Forty Subdivision Final Plat

Mike Sperry was representing Paul McPherson and presented the final plat for the South Forty Subdivision to the planning commission. Mike reported that the road was done it was paved yesterday. The water change application has been submitted but has not been approved yet, there would have to be a stipulation on the approval for the water. The recorder needed the parcel numbers referenced in the description. There needs to be a 100' protection area around the well on the plat. The health department has given wastewater feasibility approval. The fire marshal says it's ok for plat purposes, more information will need to be provided when building permits are issued.

Commissioner Mike Kramer moved to accept the final plat for the South Forty Subdivision and recommend it to the County Commission for final approval with the conditions that the water change application is approved by the State, the 100' source protection around the well is drawn on the plat and the parcel numbers are put in the description. The motion was seconded by Vice Chairman Shirl Nichols. The motion carried, all voted in favor.

Colby asked Mike if they had all the pledge property lined up. Mike said that they did.

Summit Group Holdings Site Plan

Ryan Matthews and Scott Fulkerson were present representing Summit Group Holdings. They handed out some information booklets to the commission members. They explained that their project is along Hwy 28 to Levan and the road that goes to Moroni Feed. They are purchasing 122 acres from Jimmie McWilliams. The layout of the property is diagramed on page 3. They will lease 80 acres to their client who will initially have no more than a 50-acre development, it may be only a 30-to-35-acre development. But the layout will still be the same, the north end of the property will shift accordingly. Ryan explained that the cars will be parked in the yellow areas and the "6-packs" will have cars parked six deep at an angle. The white areas are the drive aisles. Drive aisles are 21' wide and will all be paved, and the parking areas are all

gravel. He showed pictures of other facilities in different states. There will be a panel fence around so you can't see in. The building is a standard metal, slab-on-grade building.

Ryan explained that their tenant is Insurance Auto Auctions, Inc. They are a publicly traded company. They have over 200 facilities in the US and Canada and have recently purchased a facility in the UK. He explained that they do not own the cars, the insurance companies own the cars, they are an auction house, so they don't make any money until they sell. The cars are sold as is, they are not parted out or dismantled or scrapped. Most of the cars are total loss vehicles. They don't get the cars until 3 to 10 days after an accident. The insurance companies will come out and do their adjustments and once the title work is returned to the insurance companies, they will be auctioned and sold. Typically, a vehicle will be on the lot for no more than 90 days. Sometimes if there is a fatality or some kind of an investigation they will stay longer. There will be an increase in inventory during the winter. The auctions are held virtually one day a week, buyers have two days to come pick up their purchases or they are charged storage fees. There is a facility in Ogden. They do not cross state lines with the vehicles so the cars will only come from Utah. They are very security conscious, they don't install site lighting, they install high-tech infrared motion sensitive cameras. Business hours are Monday – Friday, 8:00 to 5:00. They will have 10 to 12 employees, hired locally. A manager or assistant manager may be brought in. They are environmentally aware; they have an environmental engineering company that comes in and trains and audits the facilities. They try to support the local communities by donating cars to fire departments for training, to schools for activities, they let law enforcement agency use the facility for canine training. They are national partners with the American Heart and Kidney Associations and Alex's Lemonade Stand which is childhood cancer charity.

Ryan said they are not a junk yard. They do not dismantle, scrap or part-out vehicles. Quinton said that he was concerned about how the public will view it. The fence around the project will not be see through. It is an "r" panel metal fence which is 8' tall. They don't stack or rack car, everything is single level. You may be able to see the top of a semi-truck or an RV.

Quinton asked if there was going to be any haz-mat issues, oil, or gas leaks. Ryan told him that often if the vehicle is going to leak, it will be at the accident scene, the tow yard, the body shop, or somewhere else in the 3 to 10 days before it gets to them. On the occasion there is a leak they have spill kits, and it is disposed of by that 3rd party environment engineering company. All the field employees are trained in best practices designed by the engineering firm. Quinton asked if it was regulated at all. He was told that the EPA does not label them as an impact. They self-impose their own environmental audit. They will have an on-site storm water collection pond that will accommodate the entire project.

Shirl commented that it is going to take awhile before we have a lot of development out there, especially any residential development. There is industry down the road and feels like it is a good area for industry. He's been to an auto auction before, they are very clean. They are in business to move cars; they are not there to store vehicles. He doesn't feel like there will be any more leaks than what you get from the big trucks. He also stated that if it looks like the facilities in the pictures, he welcomes it.

Ryan and Scott told the commission that Insurance Auto Auctions is one of two companies that does this country wide. They are a Fortune 500 company. It is a state-of-the-art facility. They will own the property and will lease to Insurance Auto Auctions for 20 years. They have them have the best-practice management policies in place to protect their asset. They will construct the facilities.

Shirl asked if they hired someone to come in and do the construction and dirt work. He was told that they try to use as much local as they can. They will probably do most of the dirt work themselves, Scott has a general contractor business. Shirl asked if there will be concrete under the entire building. They told him yes; the entire building is slab-on-grade. Shirl said that from what he can see it looks good, it will give people employment and will contribute to the tax base. He didn't see a lot of negatives regarding the project. They told him that most of the supplies would be purchased locally, including the rock.

Mike said that it's zoned industrial and if they meet all the requirements, he doesn't see any problem with it.

Quinton said that as long as we meet all the environment impacts and not getting unsightly, those are the things the public will have issues with. Shirl asked if they put down a barrier under the gravel to prevent weeds. Ryan said that they stabilize the dirt with cement which help with the weeds. Over time they will break through. They require the lessee to maintain the site and they also inspect annually. They will be dark at night except for what code requires for safety around the building. Quinton asked if the fire marshal will have any concerns. The DRC has looked the site plan over. The fire marshal did have some questions that need to be addressed. Scott said that they were going to try to meet with him tomorrow. Shirl asked if when all the questions are answered is it just a matter of issuing a permit. Colby said that we would have to get detailed construction plans and the industrial performance standards will need to be addressed. He said that they have met most of them already. They will have to get the civil drawings to the state for their approval on the environmental issues and the storm water. Quinton asked who will be inspecting this when its all done. Colby said that AJ Smith will be the inspector. They also have an independent inspector, so the lessee knows they are building what they are supposed to.

Vice-Chairman Shirl Nichols moved to approve the site plan for the Summit Group Holdings contingent upon the industrial zone requirements and the industrial performance standards are met and the Development Review Committee has been completely satisfied. Commissioner Mike Kramer seconded the motion. The motion carried, all voted in favor.

Other Business

Quinton asked if the Aagard's were here for an agenda item. They said that they were here for a land use permit application for GD Electric. Colby told them they have not turned in an application. They called and were told to apply for a conditional use permit and were also told the deadlines to get everything in.

Quinton said that he was interested in being replaced on the commission. He said that he would stay until the first of the year.

Mike said that Kiley Shepherd sold the property across the road from his house and has now sold his house. He was wondering who kept track of the property that was pledged to the building permit for his house. He was told that we keep track of pledged property in the office and pledges are also recorded in the Recorder's office. Someone asked him what they were doing on the property across the road. Colby was looking into it. When the lady initially called, she talked about doing an arena. He also told them that they needed to get building permits.

Colby asked if they had thought any more about the caretaker housing for storage units. Quinton said that he looked through the sample ordinances and he liked Tooele County's the best. Mike said that we needed to require a big enough investment in the storage unit facility so someone doesn't try to bypass the acreage requirements for a house. Quinton said that one of the ordinances he read let them have so many homes depending on the size of the storage unit facility. He would like to see just one home and limit the size of the facility. We also need to have zoning where they will be allowed so we don't randomly have them all over with conditional use permits. Shirl asked if Tooele's ordinance addressed outside storage for RV's, and boats. They are just as susceptible to break ins. Quinton thought that they did. Quinton also wanted to address the problem of businesses locating in a storage unit. We need to come up with a draft and designate some zones. Look at areas adjacent to the cities.

Quinton asked what are we going to do about the boarding house north of Mona, we don't have any ordinances that address this problem. He says that he is receiving a lot of complaints. They may have to get the State involved. He is charging so much a month for a room then he tacks on other fees if you have a tv, a heater, lamp, etc. He said that the people that are living out there don't have money so they are getting their expenses paid by the State. Shirl said that county attorney needs to look into it. Quinton said that we don't want to be liable for something we are letting happen. Shirl asked if the State had something saying you can't do this. Colby said that our ordinance has a definition of a boarding house but that is it.

Colby reported that we have met with Jones & Demille and they are ready to get started on the Transportation Master Plan. We are going to hold a public open house on Wednesday, September 14, 2022 from 6:00 PM to 7:00 PM to get input from the public.

Adjourn

Meeting adjourned at 8:33 PM.