

Juab County Planning Commission

June 15, 2022

Welcome/Prayer/Pledge

Chairman Quinton Kay called the meeting of the Juab County Planning Commission to order on Wednesday, June 15, 2022, at 7:00 PM in the Juab County Commission Chambers in Nephi, Utah. Chairman Kay said the prayer. Vice Chairman Nichols lead the Pledge of Allegiance.

Commission Members Present:

Chairman Quinton Kay, Vice Chairman Shirl Nichols, Commissioner Leslie Rice, Commissioner Mike Kramer, and Commissioner Steven Bunker.

Others Present:

Zoning Administrator Colby Park, Secretary Tracy Painter, County Commissioner Richard Hansen, Travis Worwood, Jeremy Lynn, Mike Sperry, Jim McWilliams, Laura Decker, and Sue Cattoor. Vern Tharp and Michael Fernandez attended via phone.

Public Hearing – The Wright Direction Zone Change Request

Chairman Kay called the public hearing for the zone change request received by The Wright Direction at 7:04 PM. He instructed the audience to sign up if they wanted to comment during the public hearing. Laura Decker and Sue Cattoor signed up, but they were here for a later agenda item. There was no one else signed up to comment.

Chairman invited Travis Worwood and Jeremy Lynn representing The Wright Direction to come up and explain their request to the commission members that were not at the last meeting. Travis explained that they own the property west of the sheriff's office between the freeway and the railroad tracks. There are several billboards located on the property. They have been talking to Regan Outdoor Advertising, the company that owns the signs, about fixing them up, there are several that are dilapidated. They told them that UDOT will not let them repair signs on agricultural zoned property unless they fall over from an act of God. UDOT requires industrial or commercial zoning if they want to update or repair the signs. He said this is the main reason they are requesting the zone change but sometime in the future they may look at some industrial type projects to put on the property. They were encouraged to consider annexing into Nephi. Travis explained that this would be quite costly on the sign property because Rocky Mountain Power is servicing the signs and would have to be bought out to annex.

They purchased the property all the way to Airport Road, but all the property west of the freeway will remain agriculture. The request is only for the property east of the freeway. They will not be adding any additional signs, they are only going to upgrade the existing ones. There are not many possibilities for other projects on the property since its not great for either septic or sewer. May be some storage units in the future. The parcel with the signs is 16 acres and the little parcel by Owens-Corning is 6.5 acres.

Quinton asked if there were any questions from the commission. Steve wanted to confirm that it was located on the south end of Nephi. It is.

Chairman Kay asked if there were any other comments. There were none. He closed the hearing at 7:12 PM.

Minutes

The commission reviewed the minutes of the May 18, 2022 meeting. A typo was found in the Wright Direction Zone Change Request paragraph. In the fourth sentence there is an “and” that should be “an”.

Vice Chairman Nichols moved to approve the minutes of the May 18, 2022 meeting with the mentioned correction. Commissioner Leslie Rice seconded the motion. The motion passed, all voted in favor.

The Wright Direction Zone Change Request Recommendation

Chairman Kay asked if there were any other comments or discussion on the zone change request. Quinton said that his only concerns was if it's in Nephi's growth area, are they going to have any problems with them recommending the zone change. Tracy said that she spoke with Seth from Nephi City and he said that he and Shauna were going to attend, but they are not here. Shirl said that he thought that it would be an improvement for those coming into town. Tracy didn't think that the zone change would make a difference, it would be different if they were going to be putting in a building. The city has industry out in the area already. Colby said that the only issue is the power and to annex Rocky Mountain Power would have to be bought out.

Commissioner Mike Kramer moved to recommend the County Commissioners approve the request made by The Wright Direction to change the zoning of their property from A1 to Industrial (ID). Commissioner Leslie Rice seconded the motion. The motion carried, all voted in favor.

Horse Heaven Final Plat

Jim McWilliams and Mike Sperry presented the final plat of the Horse Heaven Subdivision to the commission. Quinton asked if the boundaries were all good. Mike said that Jim owned all the surrounding property so there are no issues. Quinton asked if the DRC was good to approve. Tracy said that the health department had an issue, they had not received all the soil samples and paperwork, but they ended up getting that in, and Richard with the Central Utah Health Department said that he would approve it in the morning. Tracy asked if they got their approval from UDOT. Mike said that they sent all their information in, and they have addressed all their issues. Quinton asked if UDOT had an issue with the bend in the highway. Mike said that they didn't, it was a gradual bend and there is nothing blocking sight. The fire marshal said that he would have his comments back by meeting time but has not emailed anything yet. His comments on all the other plats and this preliminary plat are concerns to be addressed at building permit stage. Quinton said that he didn't see any issues with the subdivision.

Commissioner Leslie Rice moved to recommend the County Commission approve the final plat of the Horse Heaven Estates Subdivision. Commissioner Mike Kramer seconded the motion. The motion carried, all voted in favor.

Cliff View Subdivision Preliminary Plat (Formerly Wildflower)

Mike Sperry and Jim McWilliams presented the preliminary plat for the Cliff View Subdivision. Mike said that he changed the name from Wildflower to Cliff View because he had too many people give him a bad time over Wildflower.

Quinton asked about the DRC comments. Tracy asked if the property adjacent was going to be owned by Mike. He said that it was, then the plat should show his name instead of Jim McWilliams. Quinton asked about the water. Mike said that he had the change order into the state and was just waiting on them. There is plenty of frontage and acreage to dedicate. Road superintendent, Lynn Ingram's DRC comments are: 1) he suggested the access to the back property be moved to the east side of the lots instead of the west side right next to the highway entrance. 2) there is a wash on the property to the south that is for flood control, we can't lose that so the 66' right-of-way needs to be all on their property (from the fence of the property to the south, north for the full 66'). 3) he said Crooked Lane is a road they just piled up the native materials and called it the road, it will have to be completely constructed to county standards.

Mike said that they will consider shifting the lots and putting the access to the back property on the east side of the lots instead of the west side.

Commissioner Mike Kramer moved to accept the preliminary plat for the Cliff View Subdivision with the condition that they consider shifting the lots and moving the access. Commissioner Steven Bunker seconded the motion. The motion carried, all voted in favor.

Laura & Rick Decker – Caretaker Housing for Storage Unit Facility

Laura Decker and Sue Cattoor told the Planning Commission that they have purchased the storage unit facility that Jeremy Thomas started. They said that they need to have a caretaker residence on site for security, safety, and management purposes. The current Land Use Code does not allow for worker housing for storage units. They asked if the commission would consider changing the ordinance to allow for on-site manager's housing. They presented several sample ordinances from different counties and cities. The commission told them they would be willing to look at changing the ordinance to address caretaker housing for storage unit facilities. County Commissioner Hansen suggested that there be a stipulation that the house cannot be sold separate from the storage units.

Vern Tharp – Silver City Property

Quinton asked if the property was in old Silver City. They looked at the survey and it is. Michael Fernandez called in to listen to this portion of the meeting. Vern Tharp called in to discuss his proposal with the commission.

He said that he has three basic items. 1) He understands that the parcels in Silver City are zoned Grazing, Mining, Recreation, Forestry (GMRF). He asked if that was the commission's understanding. Quinton said that he thought that it was. 2) Right now, the county owns over half of the small parcels. He understands that in the past the county was worried that someone would try to build a house on them if they were owned by other people. He would like to take and combine 6 or 8 of these small lots and turn them into recreational properties. He said that there is not any water out there so it would be for dry camping. He and the other major landowners would like to begin the process to see if they could approach the County Commissioners about purchasing those parcels that are around the parcels they already own. He suggested that these purchased parcels have a deed restriction that says they can only be used for recreational purposes and not tiny homes or things like that. He would like to somehow start that process and feels that the planning commission is the best place to start.

Quinton said that they would have to do some research and see if what he is proposing meets the ordinance. We would also have to get input from the county commissioners because the planning commission cannot start the process of selling county property.

Vern said that he would like to share what his plans are with the planning commission and come up with a plan together that they could take to the county commission.

Quinton said that all they could do was explore it and find out what the commissioners wanted to do.

Shirl asked if there were other landowners involved in this plan. Vern said that there were about 4 major owners that actually go out there and use the property.

Quinton asked if he has approached the other landowners with his idea. Vern said that he has and each of them has their own ideas of what they want to do but it all involves recreation. There was one owner that wanted them to come up with another idea. He said water was too hard to come by and dry camping/recreation was the best value.

Vern said that one of the confusing issues out there for decades was the existing plat of the city in the Recorder's office. The monuments that it was tied to have disappeared over time and there was a question of where property boundaries were. He paid an engineering company to research the area and do a survey that is now recorded, and we know where these property lines are. This survey matches up very closely with the location of the old roads. He would like to find a way, starting with the planning commissioners, to have the survey looked at and have it recognized by the county commissioners so that the property owners can access their property from roads that are recognized by the county commissioners.

Quinton said that they can explore the idea, but they can't speak for the county commissioners. Steven told Vern that they would want to see a plan with more details of which parcels would be involved. Leslie told Vern that she understood the need for places for people to camp and recreate on their own property and not just wherever they want. Quinton told Vern that they could approach the county commission about what they want to do and if they want to move forward, they can get something going but if they don't, then they won't be able to do anything. He thanked Vern for calling in and ended the call.

Commissioner Hansen said that they would have to declare it surplus property and would have to put it up for bid to everyone not just Vern. They discussed the current ordinance that requires water for recreational lots. They also had concerns about wastewater. Quinton said that the only thing that he could do is a recreational subdivision. He suggested Colby get a hold of Vern and tell him to put together a proposal and then we can look at it.

Other Business

Quinton asked if the Circle C hog farms that are closing in Beaver County will impact the area we looked at a couple years ago. Colby told him that they never proposed a specific project, they just applied for the agricultural protection zone, and they are mostly into cattle.

Quinton said the transportation map that he looked at looked like it had everything covered except for the side roads off Old Highway 91. The commission looked at the transportation map. They felt it was important to get a right-of-way before the solar farm went in and blocked any possibility of having a road between Nephi and Mona. The commission suggested that a county representative go to the landowners and see if they could get a right-of-way. He also said that we need to get something to the cities to look at.

Colby told the commission that Dan Woodland has an opportunity to locate a commercial bakery on his property south of Mona. It would qualify for a conditional use. He was hoping that we could call for the public hearing today to be held in August, where we don't meet in July. We would go ahead and advertise for it when we receive their application. They would also like to

get site plan approval that night if they are able to get everything put together. They were told they would have to get everything in 10 days before the meeting so Development Review could look at everything. The commission felt that it would be ok as long as DRC reviews it.

Adjourn

The meeting adjourned at 8:47 PM.