

# Juab County Planning Commission

## October 19, 2022

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

Vice Chairman Shirl Nichols called the meeting of the Juab County Planning Commission to order on Wednesday, October 19, 2022, at 7:00 PM in the Juab County Commission Chambers in Nephi, Utah. Commissioner Leslie Rice said the prayer. Commissioner Kramer lead the Pledge of Allegiance.

### Commission Members Present:

Vice Chairman Shirl Nichols, Commissioner Leslie Rice, and Commissioner Mike Kramer.

### Commission Members Absent:

Chairman Quinton Kay and Commissioner Steven Bunker

### Others Present:

Zoning Administrator Colby Park, Secretary Tracy Painter, and Mike Hansen

### **Minutes**

The Commission reviewed the minutes of the August 17, 2022 meeting. A couple of changes were needed. Both changes were in the first paragraph of the South Forty Subdivision Final Plat paragraph. In the third sentence, “water” needed to be added before “change application”. Also, in the last sentence “marshal” needed to be added after “The fire”.

Commissioner Mike Kramer moved to approve the minutes of the August 17, 2022 meeting with the noted corrections. Commissioner Leslie Rice seconded the motion. The motion carried, all voted in favor.

### **General Plan Update Discussion**

Mike Hansen with Rural Community Consultants handed out a draft copy of the Juab County General Plan 2022. He asked each member to review the document and edit it. He reminded the commission that the general plan is statutorily required and once adopted, it's an advisory document. Rural Community Consultants has done general plans for several counties

and cities in the state. The required stuff is in there. They have put in things that they have come across as best practices.

The transportation chapter is not included in this draft. It is on hold right now. Jones and DeMille, their parent company is working on the transportation element. UDOT who is funding the plans requires the transportation master plan be done. We need to wait for that to be done before we can move forward with the general plan.

He asked that we do not comment on formatting, that will all be taken care of. The mapping they found on our website and the State's website, he would like to know if anything is inaccurate.

There is also another section of the general plan called the Resource Management Plan. This section deals with public lands issues. There is a deadline to have mandated changes done to those plans. He asked that we review those parts first, see if there is something that we absolutely can't live with and get comments back fast.

This is a google doc so you can log in and edit it and you can see the changes they make. This will be a little different than our current general plan, that plan is in the old format that the state required at the time. They have to use the census numbers so if you disagree with the numbers they are from the census and they have to be used. He asked to please consider the economic development chapter. Housing numbers are also census numbers, so they went to Zillow for more current data. He also asked for help with the zoning map. He asked if we wanted to continue to use the "Outlying District" Colby told Mike where to find the outlying district in the zoning ordinance.

He talked about how to get public comment on the plan. Leslie said that they did door to door surveys in Eureka and got a good response. Mike said that he could work with the cities. Colby thought that social media push and online push would work the best. We could also have a computer location in the building where someone could come in and fill out a survey. Mike Kramer asked if they had sample questions. They do have questions but if any of the members have questions, they would love to know them.

Mike asked about roads and annexation. The commissioners told him that they have tried to get all that information out of the cities. He will spend time with the municipalities getting that information. He said that he felt that growth is going to be the main issue for the county. Both Mike and the commission felt it was important to communicate with the cities.

Mike asked if the county has a trails master plan. Shirl told him that there were many trails out west and hiking trails up on Nebo. Mike said that the State is pouring money into OHV trail development. He will talk to the Tourism Director and get information from her.

He said that the transportation engineers were telling him it would be January before they would be done. In order to finish they will have to hold a public hearing and make a recommendation to the county commission.

## **Manager's Quarters for Storage Units Ordinance**

The commission members reviewed the draft ordinance for storage units and housing for storage units.

#1 Mike said that he didn't want people to be able to build a couple units and be able to have housing. He didn't want people using storage units to skirt around the acreage requirement for housing.

#3 Leslie said that she knew lots of places where businesses were in storage units. Colby said that would go against all kinds of zoning requirements.

#4a take out necessary. Run this past the county attorney to see if we can get in trouble.

#1 should read "There shall be at least ten storage units with a minimum of 2,000 square feet in each storage unit project..."

We need to call it self-storage and define self-storage.

We need to add parking space requirement for customers as well as residence parking. There needs to be an office for business operations.

The frontage requirement needs to be complete frontage of the parcel.

They want to go over it again when the others are here before they call for the public hearing. They don't want to rush it through.

## **Other Business**

Mike asked what the people are doing north of Kylie Shepherd's house. Colby has been in contact with the owner of the property. They are supposed to bring in plans and permits and quit construction. Mike asked if they had been served a cease-and-desist letter. We have not gone that far yet. Colby is on top of the situation.

Colby said that we had a call from someone wanting to put in a solar farm in the Outlying District, but it is not listed as a conditional use or an allowed use in the district. He asked if the commission wanted to go through the process of changing that in the ordinance. They decided that they wanted to hold the public hearing. They felt that was a better location for solar farms than the A1 District.

Mike asked if the people that approached the Aagard's for a solar farm ever got anything submitted. They emailed Colby asking about some zoning information and that was all we've heard from them.

## **Adjourn**

The meeting adjourned at 8:58 PM.