

Juab County Planning Commission

November 16, 2022

Welcome

Chairman Quinton Kay got Colby Park, Planning and Zoning Administrator on the phone. He welcomed everyone attending.

Commission Members Present:

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

Commission Members Absent:

Commissioner Steven Bunker

Others Present:

Zoning Administrator Colby Park via phone and Secretary Tracy Painter

Public Hearing – Change to Land Use Code (Outlying District)

Chairman Kay opened the hearing to public for comments at 7:02 PM. There was no public in attendance. The commission reviewed the proposed addition to the conditional use portion of the Outlying zoning district. The proposal is just to add “Industry” or “Renewable energy production facilities – limited to photovoltaic solar and wind” to the list of allowed conditional uses. The commission discussed where the Outlying District was. Colby explained that we were not sure we wanted to open up to every industry where we don’t have a lot services readily available. We were thinking that it was a good location for solar or wind power production. The commission decided that they wanted to go with specifically listing solar or wind production. The hearing was held open for 10 minutes. There was no one from the public attending to make comment. Chairman Kay closed the public hearing for the change to the Outlying District conditional use list at 7:17 PM.

Welcome/Prayer/Pledge

Chairman Kay opened the regular meeting of the Juab County Planning Commission on Wednesday, November 16, 2022, at 7:18 PM in the Juab County Commission Chambers in Nephi, Utah and said the prayer. Commissioner Kramer lead the Pledge of Allegiance.

Minutes – October 19, 2022

The Commission reviewed the minutes of the October 19, 2022 meeting.

Vice Chairman Shirl Nichols moved to approve the minutes of the October 19, 2022 meeting as written. Commissioner Leslie Rice seconded the motion. The motion carried, all voted in favor.

Outlying District Change to Land Use Code Recommendation

Quinton thought they we should scratch off the “industry” option and go with the “renewable energy production facilities – limited to photovoltaic solar and wind” option. He asked if there was any further discussion. Shirl suggested that we keep in mind for the future that there could be some potential industrial development in the Outlying District where there is the railroad sidetrack. He said it’s not something we should do now but if it comes up, we may want to zone that area industrial. The commission agreed, if the need presented itself for industrial zoning out there they can address it at the time.

Vice Chairman Nichols moved to recommend the Juab County Commission approve the addition of “Renewable energy production facilities – limited to photovoltaic solar and wind” to the list of allowed conditional uses in the Outlying District in the Land Use Code. Commissioner Mike Kramer seconded the motion. The motion carried, all vote in favor.

Manager’s Quarters for Storage Units Ordinance

Quinton expressed concerns about leaving a loop hole for someone to put up 10 less-than-ideal units in their backyard and building themselves a pretty nice 1500 square foot home on less than the required residential acreage. A suggestion was made to making the home have to be attached to the building. We need to define what a storage unit is constructed of so people must put some investment in the storage unit part.

The commission discussed operating a business out of the storage units. They thought that there could be a need sometime for industrial type storage units where people could operated a business but this type of storage facility is not the place.

The commission discussed how to define storage units that has to do with construction materials. They discussed metal or masonry walls, and concrete floors. They asked about fencing. Colby said that the industrial ordinance says that it must be fenced. The current ordinance says all weather surface for driving surface requirements. They discussed how to state the type of doors. They came up with secure metal doors. They also asked if we want to require office space in the residence. Colby and Tracy will put something together with the discussed concerns and they’ll go over it again at the next meeting.

They also said that we need to look at RV storage regulations and how to address the number of them we have locating in the county.

Other Business

Quinton asked if we've addressed zoning with the people that we've hired to do the General Plan update. We haven't discussed zoning too in depth with them. But it is something that we need to address. He also asked if we ever ended up getting the inter-local agreements done with the cities. That has not been done.

Mike asked if there was anything that protected a buyer who buys one of the subdivision lots in the future if the well has to be drilled deeper or if it was buyer beware. There is nothing currently in place. We are hoping that the Central Utah Public Health comes up with a water rule to put in place that could have some protections. If current State and County requirements are met then that's all they have to do. The CC & R's are set up to have a home owner's association that is over the well and the maintenance of it.

Adjourn

The meeting adjourned at 7:55 PM.