

Juab County Planning Commission

January 18, 2023

Welcome/Prayer/Pledge

Chairman Quinton Kay opened the regular meeting of the Juab County Planning Commission on Wednesday, January 18, 2023, at 6:58 PM in the Juab County Commission Chambers in Nephi, Utah. He welcomed those attending and thanked them for coming. Vice Chairman Shirl Nichols said a prayer. Commissioner Leslie Rice lead the Pledge of Allegiance.

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, Secretary Tracy Painter, and Clayton Sperry

Minutes – November 16, 2022

The Commission reviewed the minutes of the November 16, 2022 meeting.

Vice Chairman Shirl Nichols moved to approve the minutes of the November 16, 2022 meeting as written. Commissioner Leslie Rice seconded the motion. The motion carried, all voted in favor.

Clayton Sperry Storage Units Conditional Use Permit

Clayton Sperry presented his application for a conditional use permit to allow him to build storage units. His property is located west of Levan on Crooked Lane. The driveway comes off Crooked Lane and he wants to build the storage units behind the irrigation company well property. The commission asked if there was enough room on the west side of the well property for two cars to pass side by side. He told them there was. Tracy told him that the Road Department requires the gate to be back far enough off the road that a truck hauling a trailer could be completely off the county road. Clayton thought that was a good idea. He is planning to only put in one building, starting off with 10 units. He is going to have it so you can drive all the way around the building. The next meeting will be on February 15th, we could have the public hearing then.

Commissioner Mike Kramer moved to hold a public hearing for the Clayton Sperry Storage Units conditional use permit application on February 15, 2023. Commissioner Leslie Rice seconded the motion. The motion carried, all voted in favor.

Quinton told him to come prepared to answer any questions. The commission told him that he may want to have his site plan in for next meeting, it will save him a month. Quinton told him he needs to show the layout and where the hard surface is going to be, the type of fencing, where its going to be and what it's going to be made out of. They told him he had to have a hard surface from the road all the way in. Colby will email him a copy of the site plan requirements and the industrial performance standards. They told him the site plan will need to be submitted 10 days before the meeting so the Development Review Committee can review it.

Storage Units Ordinance

The commission reviewed the latest draft of the Self-Storage Unit Facility ordinance and definition. On #4 they want to add “With the exception of an office for conducting the business of renting units and other business relating to the operation of the storage unit facility”. They want to give the owner the option if they want an office in the storage unit building or in the caretaker facility. The commission would like to allow self-storage unit facilities with zoning and do away with the conditional use permits. They may have to identify a new zone for light industrial. They feel like the demand will be on the north end of the county with all the high-density housing they are building in Santaquin. They also talked about having a determined distance between facilities to avoid an area being over saturated with them.

Vice Chairman Shirl Nichols moved to hold a public hearing at their next meeting, February 15, 2023, to receive public comments on the proposed self-storage unit facility ordinance and definition. Commissioner Leslie Rice seconded the motion. The motion carried, all voted in favor.

Other Business

Colby informed the commission that JDI, the company that applied for the -G overlay zoning to put in a gravel pit east of Mona has requested to be on the agenda and to have their public hearing for the February meeting.

Commissioner Mike Kramer moved to call for a public hearing on the JDI zone change request at the February meeting. Commissioner Leslie Rice seconded the motion. The motion carried, all voted in favor.

Adjourn

The meeting adjourned at 8:03 PM.