

Juab County Planning Commission

February 15, 2023

Welcome/Prayer/Pledge

Vice Chairman Shirl Nichols opened the regular meeting of the Juab County Planning Commission on Wednesday, February 15, 2023, at 7:02 PM in the Juab County Commission Chambers in Nephi, Utah. He welcomed those attending and thanked them for coming. Commissioner Steve Bunker said a prayer. Commissioner Mike Kramer lead the Pledge of Allegiance.

Commission Members Present:

Vice Chairman Shirl Nichols, Commissioner Mike Kramer, and Commissioner Steve Bunker.

Commission Members Absent:

Chairman Quinton Kay and Commissioner Leslie Rice

Others Present:

County Commissioner Marty Palmer, Zoning Administrator Colby Park, Secretary Tracy Painter, Clayton Sperry, Josh Moffat, Paul McPherson, Mike Sperry, Mike Hansen, Bob Bown, and Travis Pyne

Public Hearing – Clayton Sperry Storage Units Conditional Use Permit

Vice Chairman Nichols opened the public hearing for the Clayton Sperry conditional use permit for storage units. He explained that the hearing will be open for 10 minutes and asked if there was anyone who wanted to address the commission. County Commissioner Palmer asked how many units he was planning on building. Shirl told him 10 to start with. Commissioner Palmer asked if he would have to come back in the future if he wanted to build more. Colby explained that this is for the conditional use permit that will allow him to build storage units on the listed parcel. He will have to come back to the planning commission for a site plan review and approval but not for another conditional use permit.

There were no other comments received. Vice Chairman Nichols closed the public hearing at 7:13 PM.

Public Hearing – JD I, LLC Zone Change Request

Vice Chairman Nichols opened the public hearing for the JD I LLC zone change request at 7:13 PM. He asked if there were any comments regarding the zone change request. Mike Sperry asked what the zone change was for. Josh Moffat was there to represent JD I. Shirl asked if he would like to come and explain what they wanted to do. He explained that they have applied for the -G overlay zone so they can do a gravel pit out by the Kilgore pit east and north of Mona. He is representing the owner who could not attend. The main company is in Lehi. He explained that TM Crushing would be operating the pit. County Commissioner Palmer asked if they were planning on putting an office and a secretary at the pit that would do the billing locally. Josh said they would probably move a trailer in for an office and the billing would probably be done out of the home office in Lehi, he wasn't sure how it would be done.

There were no other comments received. Vice Chairman Nichols closed the public hearing at 7:21 PM

Public Hearing – Self-Storage Unit Facility Ordinance & Definition Addition to the Juab County Land Use Code

Vice Chairman Nichols opened the public hearing for the self- storage unit facility ordinance and definition addition to the Land Use Code at 7:21 PM. He asked if there was anyone interested in commenting. He explained that we are changing to allow a storage unit facility to have a caretaker dwelling.

Mike Sperry asked if they still have to have water. He was told yes if they have a caretaker dwelling, they must meet all the codes for a single-family residence except the acreage requirement. The total living quarters can only be 1500 square feet. There is a minimum of ten storage units with a minimum of 2,000 square feet.

Paul McPherson said that he felt that it was a good idea to allow a caretaker dwelling because the storage units by his feed yard has been broke into several times.

Commissioner Palmer asked if they still had to meet the frontage requirement. They told him that there was a frontage requirement for the storage unit facility that was similar to the residential frontage requirement, and it has to be on a hard surfaced road. The dwelling unit also has to be necessary for security reasons and not just to get approval for a rental unit. There is also a requirement that says a certificate of occupancy for the dwelling can not be issued until a certificate of occupancy for the storage units has been issued.

Shirl said the commission sees a demand in the north end of the county because of the high-density housing being built in south Utah County and we are trying to be proactive with this ordinance. He closed the public hearing at 7:29 PM.

General Plan Update

Mike Hansen, representing Rural Community Consultants, the consultants that are working on the General Plan, presented the commission with the latest draft. He said that there hasn't been a whole lot of change. He explained that there are three real big parts of the General Plan, there's the General Plan, the Transportation element, and the County Resource Management Plan. The General Plan has not changed much from the previous version, there are few things like housing and infrastructure that need changed but otherwise, it's pretty much in line with the State requirements.

Their parent company, Jones and Demille is working on the transportation element. It is going well but not done yet. He understands that what is hanging it up is the creation of a new interchange on I-15 three miles south of the south Nephi interchange. They want to do more modeling. Those are the kinds of things you want to have on the map for the future. Shirl asked about the over passes in the north end of the county. Mike said that they have looked at them but he has not seen the report yet to know. He has told them to keep looking at them.

The resource management plan element has to cover every issue that could happen on public lands. The legislature has added some additional issues they want covered in those plans.

He has reached out to the communities and has received good response from Nephi but not from the others. His company did the plans for Rocky Ridge and Mona so he has a good idea where they are at. They are still following up with them. He hopes to get it done by next meeting so they can call for a public hearing so they can get it approved and put in place.

Minutes – January 18, 2023

The Commission reviewed the minutes of the January 18, 2023 meeting.

Commissioner Mike Kramer moved to approve the minutes of the January 18, 2023 meeting as written. Commissioner Steven Bunker seconded the motion. The motion carried, all voted in favor.

Consider Clayton Sperry Storage Units Conditional Use Permit

Colby reported that the county road superintendent said that the encroachment will have to be hard surfaced to the existing asphalt like the other projects have had to do and the entrance gate needs to be back off the county road far enough that a truck hauling a trailer can be completely off the road. The county does have a standard for the encroachment.

Clayton asked if the 60' of frontage was going to be enough? He was told to check with the fire marshal to make sure a fire truck could make the turn inside. It may be a good idea to moved to the east further. Colby said the ordinance said at least 60'. Clayton asked if this meeting was just for the conditional use permit. Colby confirmed that and told him that the next

step would be site plan approval, that was when he would have to know how he wanted everything to look.

Colby went over the comments from the fire marshal. He wanted information regarding the type of building and square footage, fire truck turning envelope, access within 100' of all portions of the building, snow removal locations, 20' fire department access, fire turn around, water supply for fire suppression, and future development. Colby felt most of these questions will be answered with the site plan. No comments from the Health or Recorder.

Commissioner Mike Kramer moved to approve the Clayton Sperry storage units conditional use permit. Commissioner Steven Bunker seconded the motion. The motion carried, all voted in favor.

Consider JD I, LLC Zone Change Recommendation

Shirl asked if there was any discussion from the commission or Colby or Tracy. He told Josh, that for years he has watched gravel leave the county and all the sales tax money collected out of the county and he does not want to continue doing that. He, personally, is not opposed to recommending the change but wants to see something worked out so the county doesn't continue to bare all the impact on the roads and get nothing in return. He doesn't know who can make those agreements. Mike and Colby recalled the last person who came to the past meeting said they have some kind of an agreement with Tooele County. Josh had no knowledge of the agreement, but his boss would. Colby said we get a lot of push back from the residents about the east side getting torn up and looking terrible and the roads getting destroyed and not receiving any sales tax or anything to off set the impact to the tax payers. Josh agreed that tabling the issue until something can be discussed was a good way to handle it. They want to revisit the recommendation next month. Shirl asked if possible, if they could bring the agreement with Tooele County with them. He also explained to Josh that this commission makes a recommendation to the County Commission, and they make the final decision.

Commissioner Mike Kramer moved to table making a decision regarding the JD I, LLC zone change recommendation until the meeting next month. Commissioner Steven Bunker seconded the motion. The motion carried, all voted in favor.

Consider Self-Storage Unit Facility Ordinance & Definition Addition to the Juab County Land Use Code

Vice Chairman Nichols asked if there was any discussion. Colby asked them to review it again and make sure we didn't forget anything. Everyone thought it looked good and covered everything.

Commissioner Steven Bunker moved to recommend the County Commission approve and adopt the self-storage unit facility ordinance & definition. Commissioner Mike Kramer seconded the motion. The motion carried, all voted in favor.

Deep Creek Land & Livestock Farm Worker Housing Conditional Use Permit

Bob Bown, representing Deep Creek Land & Livestock, explained that it was difficult to find workers unless he had housing for them and if he does, they will stay with him for a long time. Shirl asked how many workers will be living in this proposed housing. Bob said probably about six. He also said that there was 3 mobile homes on the site that will be removed before the permit is issue. He will make it nice. There will be two CO Building buildings with six rooms in each one. He showed them the plans. Shirl asked if each building would have two apartments. Colby told them they have to be one unit and can't be multiple units. That's why there's the open access between the two sides. Bob said they have drilled a well.

Colby explained that there was a misunderstanding back when this first started. At first he wanted to replace the mobile homes with two new homes, which was fine. He also got a couple building permits for a couple of metal shops. It came out that he wanted to do the housing inside the metal buildings. The next step is getting a conditional use permit for farm worker housing, so we need to call for a public hearing. Mike asked if he had the acreage to meet the code. Colby said the code calls for 40 acres per farm worker housing and he has plenty.

Commissioner Mike Kramer moved to hold a public hearing for the Deep Creek Land & Livestock farm worker housing conditional use permit at the next meeting. Commissioner Steven Bunker seconded the motion. The motion carried, all voted in favor.

They told him that the public hearing will be held on March 15, 2023. Colby told him to do a site plan with the measurements of the buildings and how far off the road the buildings were located.

Rally Trailer MFG Site Plan

Travis Pyne representing Rally Trailer MFG presented his site plan for his trailer manufacturing business. He owns lot 1 in the Currant Creek Industrial Park west of Mona on Cow Lane. His company manufactures industrial utility trailers. There are two buildings, one 80' X 120' and one 50' X 70'.

Colby reviewed the DRC comments. The Road Department said that they cannot access from Cow Lane and they need to maintain the 66' right-of-way. Shirl said that they did try to encourage the developers to build bigger roads but didn't think they took the advice. Shirl also suggested that they could move the buildings and put in a second entrance/exit. Colby said the Recorder said the dimensions on the site plan do not match the dimensions on the recorded plat. The plat will have to be amended if it is off. Colby asked if they would have outdoor storage. He told him that they may have to screen outdoor storage, they are going to have to check into the definition of outdoor storage and what the industrial park requirements say. Colby told Travis they will go over the performance standards and make sure they are all met. They will just be manufacturing trailers, no retail sales. They currently have 6 employees. Colby asked if he had

water shares and was going to put in a well. Travis said that they will have a water storage tank to start with and eventually drill a well or he has talked to the tomato plant about hooking into their water line. The Fire Marshal wants to know more about the building like dimensions, what it is made of, etc. The encroachment will have to be asphalted. They will have to put in a culvert to maintain the water drainage. They are graveling for now but will probably end up asphaltting eventually. The only other thing we need would be the architectural design for the fire marshal and to figure out if there needs to be screening.

Commissioner Mike Kramer moved to recommend the County Commission approve the site plan for the Rally Trailer MFG with the conditions that all the site plan review requirements are met and the measurements on the plat are figured out. Commissioner Steven Bunker seconded the motion. The motion carried, all voted in favor.

Travis asked if he had to come back next month. Colby told him they would go to the County Commission for final approval. He said that he would get the site plan changes made and be ready for commission meeting.

Paul McPherson Zone Change Discussion

Paul McPherson and Mike Sperry presented the commission with the maps of the parcels Paul is proposing changing the zoning on. There are six parcels in the Spring Canyon/Dog Valley area. They are currently zoned GMRF-160 and they want the zoning changed to A1-160. They said it is ground that has been plowed and farmed in the past and felt that the A1-160 was a better fit to the ordinance. Shirl asked what the advantage to him was to change the zoning. Paul said that some of the property is in the CRP and has been plowed and fits better in the A1-160. Shirl asked approximately how many acres it is. It is about 1200 acres. Shirl asked if the change makes it so he can pledge these acres for building lots. Paul told him yes but the A1 was a better fit. The property adjacent to the south of all the parcels is zoned A1-160. Shirl asked what disadvantages there would be to not making the change. Mike said that it doesn't match what it is currently being used as and has been used historically. Shirl said that he doesn't have any objections to pursuing the zone change. Mike also said that he didn't see any problem. They will get their application and pay the fee tomorrow. The Planning Commission will hold a public hearing at the March meeting if they get their application in and fee paid in the required time frame.

Other Business

Shirl asked Colby if he would follow up with Mike Hansen about the two over passes north of Mona being added to the plan. Colby told them there was meeting with Jones and Demille on Tuesday at 2:00 PM for the transportation master plan everyone was welcome to attend.

Adjourn

The meeting adjourned at 9:01 PM.