

**Juab County Planning Commission**  
**May 17, 2023**

**Welcome/Prayer/Pledge**

Chairman Quinton Kay opened the regular meeting of the Juab County Planning Commission on Wednesday, May 17, 2023, at 7:00 PM in the Juab County Commission Chambers in Nephi, Utah. He welcomed those attending, thanked them for coming and 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:

County Commissioner Marty Palmer, Secretary Tracy Painter, Mike Sperry, and Ryan Matthews.

**Minutes – March 15, 2023 and April 19, 2023**

The Commission reviewed the minutes of the meeting held on March 15, 2023.

Vice Chairman Shirl Nichols moved to approve the minutes of the March 15, 2023 meeting as presented. Commissioner Mike Kramer seconded the motion. The motion carried, all voted in favor.

The Commission reviewed the minutes of the April 19, 2023 meeting.

Vice Chairman Shirl Nichols moved to approved the minutes of the April 19, 2023 meeting as written. Commissioner Leslie Rice seconded the motion. The motion carried, all voted in favor.

## **Juab County General Plan Recommendation**

Tracy reported that this was the final draft, it is ready to go to the County Commission if the Planning Commission is ready to recommend it. The public hearing was held last month, the comments received from that are in the minutes of the meeting. Shirl asked if she knew if Colby had talked to Mike Hansen about the changes he had. She told him she made one correction and will go in and make the other. Quinton asked if they made many changes to our existing plan. Tracy said that they had to make changes for water information because the state legislature passed some laws about how it had to be written. Quinton asked if we wanted to table making a recommendation until June so they can have time to read it.

Commissioner Mike Kramer moved to table the Juab County General Plan 2023 recommendation until the June 21, 2023 meeting. Commissioner Leslie Rice seconded the motion. The motion carried, all voted in favor.

## **Black Water Site Plan**

There was no one present representing Black Water. Quinton asked for a reminder about what this business was. Tracy reported that they were the people who purchased the property across the road from Kylie Shepherd's house. They are the ones doing the framing and the lumber. They met with the people and have a plan, but we haven't been able to get their site plan approved. The commission wanted to look at the site plan. Quinton asked if the Development Review Committee had a chance to review it. Tracy said that Colby sent it out and she wasn't sure if he had received any comments back or not. Quinton wanted to get the DRC's comments before they made any decisions. They have done the paperwork with the state to open the Juab Lumber Company so they can sell lumber. They want to revisit this in June after the DRC has looked at it.

## **Summit Group Site Plan**

Ryan Matthews and Mike Sperry representing Summit Group presented a site plan for the Richie Brothers Auction site. Ryan said that it is right next to the site of the Insurance Auto Auction he is developing. Richie Brothers has recently acquired Insurance Auto Auction so now they are one big company. Richie Brothers has a site in Tooele County and their lease is up, they want to co-facilitate with IAA where it makes sense to and this in one of the places it makes sense. He said that they don't know if they are going to build buildings or bring in trailers, he has buildings shown on the site plan. Their auctions only take place 5 times a year. They auction off a lot of other things other than heavy equipment. Their stuff is all new. They will have a chain link fence all the way around it and cameras like the Auto Auction. People will come to town to look at the equipment so hopefully they will stay in motel rooms and buy food and gas. The site is 46 acres. County Commissioner Marty Palmer asked if there was going to be sales tax collected in the county. Mike said that they tried to get that information but they haven't been able to find anything out. Shirl asked if this was happening or just being proposed. Ryan said he

was told it was a 70 to 80% chance it was happening. They wanted to know that there were no problems here before they pulled out of a Tooele renewal.

Shirl said that he personally thought this was a great deal in an ideal location. Quinton said that it needs to be fenced and it has to have year-round surface on the ground. Ryan told him that it will be fenced and will have stone surface, he has all the geo-tech info done on it. He likes to do quality work and does not cut corners. Commissioner Palmer asked how many full-time jobs there would be. Ryan thought 10 to 15. He also said that they auction 7 times a year nationally, so the lot will set empty for many months. Shirl and Quinton expressed the importance of the point of sale be out of Juab County. Quinton said he thought this would be a great business but he would like to get the answers about sales tax. He would also like to have the DRC review it and come back in June for approval after they get the comments from the DRC. He wants the DRC to know that the planning commission has looked it over and doesn't have any problems with it. Ryan also asked that they keep this confidential.

### **Mike Sperry Storage Units Conditional Use Permit**

Mike Sperry presented his application for a conditional use permit for a storage unit facility located ¼ mile north of the Levan City limits. They will be developed in phases, starting with one or two buildings and build more as needed. They are coming off the road 50'. There are 25' in between the buildings. There are 8 buildings, 70,000 square feet, planned for the site.

Tracy said that they will have the DRC comments back for the June meeting. There will have to be a public hearing. Quinton asked if they had a name yet.

Vice-Chairman Shirl Nichols moved to hold a public hearing for the Mike Sperry conditional use permit for storage units at the June 21, 2023 meeting. Commissioner Leslie Rice seconded the motion. The motion carried, all voted in favor.

### **Other Business**

The commission discussed having a moratorium put in place for storage unit facilities. They wanted to get the ordinance in place and have established zones that allow them in specific areas before they get out of control. They asked Tracy to find out if the moratorium is for 6 months or 3 months.

Commissioner Mike Kramer moved to recommend the County Commissioners put a temporary land use ordinance prohibiting the development of indoor and outdoor storage unit facilities in the county. Vice Chairman Shirl Nichols seconded the motion. The motion carried, Commissioners Mike Kramer, Shirl Nichols, and Quinton Kay voted in favor, Commissioner Leslie Rice voted against.

Quinton asked if there has been any work done on the transportation plan. Tracy said the office has been crazy busy lately and nothing further has been done. He also asked about zoning. Tracy said the people that did the general plan gave Colby a bid to re-vamp/update the land use code. She showed them the list that Mike Hansen left with the changes the state legislature made to the land use laws this year, there were 93 laws. Everyone wanted a copy emailed to them.

Mike wanted to know if Tracy would look up some other land use codes for them to look at.

Shirl said that he can see the need for storage units to be as close as possible to people's homes. Mike brought up the point that the coming to Juab because of the need in Utah county, so they aren't necessarily close to home. Leslie said that she had to go to Salt Lake to find available storage space because Juab and Utah counties were full. The commission is not against storage units, they just want to be organized.

Shirl asked if we could have a work meeting with the county commissioners. No decisions can be made in a work session, it would just be a discussion about zoning and roads. Commissioner Palmer will talk to the other commissioners and see when they will be able to meet in the evening sometime. It may not hurt to invite someone from the attorney's office.

## **Adjourn**

The meeting adjourned at 8:17 PM.