

Juab County Planning Commission June 21, 2023

Welcome/Prayer/Pledge

Vice Chairman Shirl Nichols opened the regular meeting of the Juab County Planning Commission on Wednesday, June 21, 2023, at 7:00 PM in the Juab County Commission Chambers in Nephi, Utah. He welcomed those attending, thanked them for coming. Commissioner Kramer said a prayer. Vice Chairman Nichols lead the Pledge of Allegiance.

Commission Members Present:

Vice Chairman Shirl Nichols, and Commissioner Mike Kramer. Chairman Quinton Kay was present via phone.

Commission Members Absent:

Commissioner Leslie Rice, and Commissioner Steven Bunker.

Others Present:

County Commissioner Marty Palmer, Zoning Administrator Colby Park – via phone, Secretary Tracy Painter, Ryan Matthews, and Jim McWilliams.

Public Hearing Mike Sperry/Jim McWilliams Storage Units Conditional Use Permit

Vice Chairman Nichols opened the public hearing for the Mike Sperry/Jim McWilliams Storage Units conditional use permit at 7:01 PM. He asked if there were any public comments.

County Commissioner Marty Palmer asked how many units he was going to have. Jim said they were starting with 20 units. They are going to start with the buildings closest to the highway and move back as needed.

Shirl asked if they were only going to have 25' in between the buildings. His personal opinion is, 25' is tight for maneuvering a truck and a trailer. His comment has nothing to do with requirements in the ordinance. Jim said they had plenty of ground to make adjustments, he will consider the suggestion.

County Commissioner Palmer said he has had people tell him that there are a few facilities that they won't rent from because they are too hard to get around in.

Mike said some that he has built up north, they require it to be asphalt which would be more expensive if he increased the distance in between, but these can be graveled.

Quinton suggested that Jim go drive around and turn his truck and see how much room it takes, just so he can get an idea of how much room would accommodate his renters. He also asked about the approach and if it was going to be safe. Tracy said that they will have to work with UDOT on the encroachment. Colby emailed instructions he got from UDOT to Mike Sperry.

Vice Chairman Nichols closed the public hearing at 7:11 PM.

Minutes - May 17, 2023 and Work Session June 7, 2023

Minutes were not available for approval.

Consider Mike Sperry/Jim McWilliams Storage Units Conditional Use Permit

Vice Chairman Nichols asked if there was any discussion regarding the conditional use permit. Quinton asked if the DRC looked at it. Tracy said they had, they will have to work with UDOT on the access and the fire marshal had a few things that they needed to do, mostly site plan related. Quinton didn't have any concerns about the conditional use permit.

Commissioner Mike Kramer moved to approve the Mike Sperry/Jim McWilliams Storage Units conditional use permit. Chairman Quinton Kay seconded the motion. The motion carried, all voted in favor.

Mike Sperry/Jim McWilliams Site Plan

Jim McWilliams presented the site plan for their storage unit facility north of the Levan Town limits.

Shirl read the comments from the fire marshal. Most of the comments will be addressed with the building permit. Quinton suggested that they recommend it to the county commission with the stipulation that DRC concerns need to be addressed. Tracy said that the road is a state highway so they will have to get approvals from UDOT. Debbie, county recorder had concerns about the property lines extending into the highway right-of-way.

Commissioner Mike Kramer moved to accept the Jim McWilliams/Mike Sperry site plan with the change that there be at least 26' in between the buildings and all the other fire codes and state codes be met and recommend the County Commissioners approve the site plan. Chairman Quinton Kay seconded the motion. The motion carried, all voted in favor.

Juab County General Plan Recommendation

Quinton said that he hasn't read the whole thing yet, but he likes what he's read so far. He wanted to know if the General Plan was going to have any of the specific roads that we talked about in the work session. Colby said that the General plan had everything covered it is supposed to and the specific roads will be covered in the Transportation Master Plan. County Commissioner Palmer thought it would be a good idea to put off making a recommendation and give everyone a chance to read it and know what it's about. The commission decided to table making a recommendation until next month.

Summit Group Site Plan

Ryan Matthews representing Summit Group said that the fire marshal gave him the same comments on his site plan. He also said the same things on the Insurance Auto Auction site plan, but when they got the building permit, things got more refined to the specific project and not the generic comments. Tracy said that the road department's comments were to make sure the encroachment is big enough and the approach to the county road will have to be built to county standard. Ryan said the entrances will be at least 30'. The equipment and the customer entrances will be the same. Quinton said that his only concerns are security fencing, dust control and the fire marshal requirements. Ryan said the site will be fenced with chain link, they will probably do cameras like the auto auction, and the whole site will be graveled. He also said that they only auction 5 times a year so the lot will be empty 7 months a year.

Commissioner Mike Kramer moved to recommend the county commission give final approval to the site plan for Summit Group for the Richie Brothers site with the stipulations that they meet the county's industrial performance standards and fire marshal requirements. Chairman Quinton Kay seconded the motion. The motion carried, all voted in favor.

Other Business

There was no other business.

Adjourn

The meeting adjourned at 7:43 PM.