

Juab County Planning Commission

September 20, 2023

Welcome/Prayer/Pledge

Chairman Quinton Kay welcomed those attending the Juab County Planning Commission meeting on Wednesday, September 20, 2023, at 7:00 PM in the Juab County Commission Chambers in Nephi, Utah. Chairman Kay said a prayer. Commissioner Kramer 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 Marissa Croft.

Public Hearing Self-Storage Unit Facility Ordinance

Chairman Kay opened the public hearing for the Self-storage Unit Facility ordinance at 7:03 PM. He asked if there was anyone attending to comment on the ordinance.

Colby reviewed the most recent changes; they changed the minimum number of units to 50 to qualify for a caretaker quarters and that the quarters have a maximum of 1200 square feet in size.

There were no public comments received. Chairman Kay closed the public hearing at 7:11 PM.

Public Hearing Barnard Construction Conditional Use Permit

Chairman Kay opened the public hearing for the Barnard Construction conditional use permit at 7:11 PM.

They are putting in a lay down yard for the construction of the transmission line. It is a temporary yard, but it is going to be there for a while. It is a 20-acre parcel, and they are just using 2.5 acres for the yard. It is located on Elevator Road. The DRC has looked at it. Lynn has commented on it he wants the gate 60' off the road. The deed for the road needs to be 33'. She asked if she needs to draw up the quick claim deed or if the county will do that. She was told it will be her that will have to do it.

Chairman Kay asked if there were any public comments. None were received. He closed the public hearing at 7:19 PM.

Minutes - August 16, 2023

The Commission reviewed the minutes of the meeting held on August 16, 2023.

Commissioner Shirl Nichols moved to approve the minutes of the August 16, 2023 meeting as presented. Commissioner Mike Kramer seconded the motion. The motion carried, all voted in favor.

Consider Barnard construction Conditional Use Permit

Chairman Kay said that he didn't see any issues with the permit. The commission agreed that everything looked in order. The DRC has reviewed the permit and the site plan.

Commissioner Leslie Rice moved to approve the conditional use permit for Barnard Construction and recommend the site plan for the Barnard Construction lay-down yard to the County Commission for final approval. Commissioner Shirl Nichols seconded the motion. The motion carried, all voted in favor.

Self-Storage Facility Ordinance Recommendation

Chairman Kay asked if there were any questions on the proposed ordinance.

Commissioner Mike Krammer moved to send the Self-storage Facility Ordinance and definitions to the County Commission with their recommendation that they give it final approval. Commissioner Leslie Rice seconded the motion. The motion carried, all voted in favor.

Jim Ockey Land Use Code Requirements

Jim Ockey approached the planning commission and asked that they look at changing the frontage requirement for building homes. He has two more children that want lots to build on up Nephi Canyon on their property. If he uses his highway frontage for the building lots, he won't have enough for the campground. He gave the history of the property and the water rights. The

Planning Commission referred him to Colby and Tracy in the Planning Office, they will help him figure out what he can do.

General Plan Recommendation

Quinton asked if everyone had read through the General Plan. He also said that those who put it together did a great job, it is very well written. Shril said that he had some corrections, but he can't find them now. Quinton asked if the zoning map and the transportation map need to be in the General Plan. Colby said that everything that needs to be in the general plan is covered. The transportation master plan is close to being finished. We are going to do a revamp of the land use code and zoning map soon. Mike questioned the data used in the economic stats. Colby told him that they had to use the data from the 2020 census. Mike mentioned that Levan has it's own collection for solid waste.

Commissioner Mike Kramer moved to recommend the General Plan with the noted changes to the County Commission for final approval. Commissioner Leslie Rice seconded the motion. The motion carried, all voted in favor.

Other Business

Quinton said that he is willing to stay through the rest of the year and then he needed to be replaced on the commission. Colby will let Commissioner Palmer know so they can get someone appointed.

Adjourn

The meeting adjourned at 8:50 PM.