

Juab County Planning Commission

November 15, 2023

Welcome/Prayer/Pledge

Chairman Quinton Kay welcomed those attending the Juab County Planning Commission meeting on Wednesday, November 15, 2023, at 7:05 PM in the Juab County Commission Chambers in Nephi, Utah. Vice Chairman Nichols said a prayer. Alternate Commissioner Memmott lead the Pledge of Allegiance.

Commission Members Present:

Chairman Quinton Kay, Vice Chairman Shirl Nichols, Commissioner Leslie Rice, Commissioner Steven Bunker, Alternate Commissioner Brady Blackett, and Alternate Commissioner Chris Memmott

Commission Members Absent:

Commissioner Mike Kramer.

Others Present:

Zoning Administrator Colby Park (via phone), Secretary Tracy Painter, Jim McWilliams, Paul McPherson, Ryan Matthews, Darmen Rosenlund, Scott Fulkerson, Travis Worwood, Carl Richey, and Craig Richey.

Minutes - September 20, 2023

The Commission reviewed the minutes of the meeting held on September 20, 2023.

Commissioner Leslie Rice moved to approve the minutes of the September 20, 2023 meeting as presented. Vice Chairman Shirl Nichols seconded the motion. The motion carried, all voted in favor.

Nephi RV Storage Site Plan

Travis Worwood presented the site plan for the Nephi RV Storage. Travis reminded the commission that this is located on the property along the freeway that they rezoned several months ago. He said that they are wanting to get the billboards updated and UDOT says that they have to show a use, not just zoning. They are planning outdoor RV and boat storage.

Quinton asked if the DRC had seen the site plan. Colby reported that they have and the only concern was from Lynn Ingram, Road Superintendent. He was afraid that drainage from the culvert would go onto other property. They are not going to put any drainage from their property into the culvert. There is a spring bed running through the property and to level the property they are putting in the culvert to allow that water to continue through. Lynn also wanted to make sure the gate was set back far enough off the road to allow for a truck and trailer to be completely off the road. Colby said that they are going to have that set back 100'. Travis showed them on the plan that the gate was going to be set back from the road 100'. He also said that the State says that the entrance must be 250' from the railroad.

Quinton asked how they were going to contain the drainage. Travis said that it was going to go into a swell or a French drain. If necessary, they are going to put in a pond. Brett Ludlow, engineer, said that the swell with the gravel should be enough to handle the runoff from the asphalt. Quinton asked if there were any questions from the Commission. Travis said that it would be fenced and have security cameras. Brady asked if they needed to have them show the pond on updated plans. Colby said to have them get updated plans showing the pond if needed as a condition of approval.

Commissioner Steven Bunker moved to recommend the County Commission give the Nephi RV Storage site plan final approval on the condition that they submit updated plans showing the collection pond if needed. Commissioner Leslie Rice seconded the motion. The motion carried, all voted in favor.

Jim McWilliams – Solar Projects

Jim McWilliams said that he and Paul McPherson are looking to get conditional use permits for property they own. They have several people looking at their property for solar farms and they are asking if it would be allowed. He said that they understand that after the permits are issued there will be conditions they will have to meet. They are looking to get these properties permitted for solar farm projects.

Colby explained that the properties are all in the A-1 zone, solar falls under industry and industry is allowed by conditional use permits in the A-1 zone. They need to apply.

Jim said they have 900 acres by the coal yard, 900 acres on top of the ridge by the auto auction, there's property by his house that was previously permitted, and the South end of Dog Valley property was also previously permitted. Those permits were several years ago and have expired. They want the conditional use permits so when people come to them asking, they can tell them they are permitted. They know that after that there will be many things they have to do to move forward.

They need to apply, provide maps, and pay the fee before the commission can move forward. The public hearing can be held in January. They can present their project and answer questions at the meeting.

Carl Richey – Recreational Property

Carl Richey explained that over a year ago he bought some recreational land on Maple Bench, just North of the Sand Dunes. It is about 400 acres. He bought it to have a place for his family and friends to have a place to recreate. There is more property there than they need. He met with Colby and discussed dividing it into recreational lots and selling what they don't want to keep for themselves. Colby suggested that he come and get direction from the Planning Commission because there are not ordinances that address dry, raw land recreational subdivisions.

Colby said that he gets calls from people wanting to similar projects all the time and we don't have anything in the code that regulates this type of subdivision. He was wondering if the Commission wanted to look at writing an ordinance for dry, no build recreational subdivisions. The Commission was willing to look at it, but they want to make sure they have the backing of the County Commission before they invest any time on it. Colby will see how the County Commission feels about it.

Other Business

Quinton asked if the General Plan had been presented to the County Commission and approved. Colby said they were going to consider both the General Plan and the Transportation Master Plan at their meeting on Monday.

Quinton asked how the zoning map they worked on with the County Commissioners was coming along. Colby said that has kind of been put on pause. He has an arrangement to work with Rural Community Consultants, the company that did the General Plan, to completely overhaul the Land Use Code and the zoning map.

Colby reported that the State has mandated new subdivision rules that we have to adopt by the end of 2024. These rules will be adopted by every city and county in the State. It calls for a fast approval process.

Colby explained that he and Tracy get several calls a week about the Sevier River Ranches. The subdivision was an approved residential subdivision in 1983. The lots are 10 and 5 acres. No one is certain how the subdivision got approved or what the rules were back then but there are no services and the roads on the plat are not all existing on the ground. There is one main county road that goes up through the middle of the subdivision. We have been issuing building permits to those that own an original lot, have the required water, and an approved wastewater system. The problem is, one lot owner has subdivided some of the 10 acre lots into 7 to 10 new lots, recorded them, and sold them. Now people are calling wanting to build on them and are mad when we tell them they can only recreate on them. He wanted to know how the commission thinks we should handle these basically illegal lots. The subdivision is a mess, there are several buildings out there that are unpermitted and the State Fire Marshall has had some concerns about it. They are illegally subdivided and have not gone through any subdivision process. It has become an issue and he and Tracy do not know how to handle. He has taken the

stance that they can come and go in and out with a camp trailers for the weekend, and they can put a temporary small shed for storage. The commission felt that he was handling it the only way we can.

Colby thanked Quinton for all his years of service.

Adjourn

The meeting adjourned at 8:32 PM.