

Juab County Planning Commission

January 17, 2024

Welcome/Prayer/Pledge

Vice Chairman Shirl Nichols welcomed those attending the Juab County Planning Commission meeting on Wednesday, January 17, 2024, at 7:00 PM in the Juab County Commission Chambers in Nephi, Utah. Commissioner Bunker said a prayer. Commissioner Memmott lead the Pledge of Allegiance.

Commission Members Present:

Vice Chairman Shirl Nichols, Commissioner Leslie Rice, Commissioner Mike Kramer, Commissioner Steven Bunker, and Commissioner Chris Memmott

Commission Members Absent:

Commissioner Brady Blackett.

Others Present:

Zoning Administrator Colby Park, Secretary Tracy Painter, Juab County Commissioner Marty Palmer, Mike Sperry, Jim McWilliams, Paul McPherson, Merrill Reed, Jan Reed, Scott Winn, Mike Scottorn, Mrs. Scottorn, Gracie Scottorn, and Darren Rosenlund.

Public Hearing Jim McWilliams/Paul McPherson Conditional Use Permits

Vice Chairman Nichols opened the public hearing for the Jim McWilliams/Paul McPherson conditional use permits for solar farms at 7:01 PM. He explained that the hearing will be open for 10 minutes, he asked if there was anyone attending who wanted to comment.

Merrill Reed said he would like to know where the properties are located. Jim McWilliams explained that there would be one west of Levan by the Coal Yard, one on top of the ridge, one out by his house west of Nephi, and one in the south end of Dog Valley.

Commissioner Memmott asked if there were any concerns about reflection off the panels. Jim said that they would have to meet all the conditions when the solar companies came in and applied for permits.

Jan Reed asked how many acres were involved. Jim told her the total of all locations was about 6,000 acres. Darren Rosenlund explained that they were just now doing the studies to figure out which properties were feasible. Jan also asked who they were selling the power to.

Darren explained that Intermountain Power owns the 3.5 lines that they would be connecting to, so they will be the ones they work with to establish the interconnection. Then they will be working with Rocky Mountain Power for the off-load.

Commissioner Palmer asked how many acres there are in the site by the coal yard. Jim said that there was 1,000 acres.

Darren explained that they must pass a lot of inspections, the reflection issue will be addressed, and they have to make sure there are no endangered species, and several other inspections have to be passed.

Merril Reed asked if this will be like the solar projects located by Richfield. Darren explained that they will be similar but the technology for these projects will be more advanced.

Jan Reed asked how are the panels disposed of. Darren explained that there are companies that take care of them.

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

Elect New Chairman and Vice Chairman

Vice Chairman Nichols explained that with Quinton's end of service we need to elect a new chairman and vice chairman. He opened for nominations for chairman.

Commissioner Leslie Rice nominated Shirl Nichols for Chairman. Commissioner Mike Kramer seconded the nomination.

No other nominations were received. Nominations were closed. All voted in favor of Shirl Nichols for Chairman.

Chairman Nichols opened nominations for vice chairman.

Commissioner Steven Bunker nominated Mike Kramer for Vice Chairman. Commissioner Leslie Rice seconded the nomination.

No other nominations were received. Nominations for vice chairman were closed. All voted in favor of Mike Kramer serving as Vice Chairman.

Minutes - November 15, 2023

The Commission reviewed the minutes of the meeting held on November 15, 2023. Mike mentioned that Kramer is only spelt with one "m".

Commissioner Leslie Rice moved to approve the minutes of the November 15, 2023 meeting as presented. Commissioner Chris Memmott seconded the motion. The motion carried, all voted in favor.

Consider Jim McWilliams/Paul McPherson Conditional Use Permits

Chairman Nichols invited those involved with the project to come up and talk to the commission. Shirl asked if application had been made and the fees paid. They have done all that. Commissioner Kramer asked where the projects were. There's 1,000 acres out by the coal yard. There's 500 acres by his house. There's some on top of the ridge on both sides of the highway. There's some in Dog Valley. These permits are just to allow the solar farms, they will have to meet other conditions in the future when they start to build the projects.

Colby explained that part of the conditions will be to meet all the industrial standards and provide a reclamation plan that will cover what will be done with the panels at the end of the project. Shirl asked if there was anything in our ordinance that they would have to meet. Colby explained that our standards are going to be less restrictive than the Federal standards they will have to meet.

Vice Chairman Mike Kramer moved to approve the conditional use permit for the Jim McWilliams/Paul McPherson solar projects as applied for on the condition that they meet local and federal construction and reclamation regulations. Commissioner Steven Bunker seconded the motion. The motion carried, all voted in favor.

Shawn Brunson Zone Change Request

Scott Winn was present representing Shawn Brunson. Colby explained that this property is known as Doc Steele's. Scott explained that Shawn was unable to attend and his knowledge of what he wants to do is minimal. He said that he wants to use the building on the north end of his property to manufacture trailers, on the south end he wants a storage lot for RV's, and wants to do an automotive body shop. Colby explained that was a little more than what Shawn told him. Colby said that the application says he wanted the zone change for utility trailer sales. His property is in the A1 district and would like it changed to Highway Commercial (HC).

Commissioner Palmer asked how big the lot was. The entire parcel is just under 5 acres. They are just wanting to rezone the portion highlighted green in the application which is about 1.55 acres. Colby said that tonight we are just going to call for the public hearing. He is also concerned about a frontage requirement. Scott thinks that its trailer sales and service not manufacturing.

Commissioner Chris Memmott moved to hold a public hearing for the Shawn Brunson zone change request. Commissioner Leslie Rice seconded the motion. The motion carried, all voted in favor. The hearing will be held at the February meeting.

Mike Scottorn - Storage Unit Discussion

Mike Scottorn, owner of S & S Storage located in the fields west of Nephi, told the commission that he was looking over the storage unit facility ordinance and it looked like it was prohibiting shipping containers. He would like them to consider letting him put shipping containers at his facility. He explained that there was a need for the tight seal that the shipping containers provide. It works great to keep the bugs, mice and most of the dust out of furniture or whatever someone wants to store. He showed pictures of the containers that he would get, they are new and painted all the same color. He wants everything to be uniform and to keep the facility looking nice.

The planning commission could see a need to be able to provide that service. They also told him that they didn't see a problem with putting the containers in the facility. He already has an established facility and the ordinance was set up so someone wouldn't try to use containers as their facility. They suggested he get with Colby and check his site plan if it works with what was approved he can go ahead, if not, he needs to amend his site plan and get it approved through the commission and the county commission.

Adjourn

The meeting adjourned at 8:07 PM.