

Juab County Planning Commission

February 21, 2024

Welcome/Prayer/Pledge

Chairman Shirl Nichols welcomed those attending the Juab County Planning Commission meeting on Wednesday, February 21, 2024, at 7:00 PM in the Juab County Commission Chambers in Nephi, Utah. Commissioner Leslie Rice said a prayer. Commissioner Memmott lead the Pledge of Allegiance.

Commission Members Present:

Chairman Shirl Nichols, Vice Chairman Mike Kramer, Commissioner Leslie Rice
Commissioner Steven Bunker, Commissioner Brady Blackett, and Commissioner Chris Memmott
(Alternate)

Others Present:

Zoning Administrator Colby Park, Secretary Tracy Painter, Wesley Bryant, Kamisha Bryant, Stryker Bryant, and Shawn Brunson.

Public Hearing Shawn Brunson Zone Change Request

Vice Chairman Nichols opened the public hearing for the Shawn Brunson zone change request at 7:02 PM. He explained that the hearing will be open for 10 minutes, he asked if there was anyone attending who wanted to comment.

Wes Bryant asked about the zone change and the process. Shirl explained the zone change process and how it's advertised.

Commissioner Memmott asked for clarification on the application. He is only applying for trailer sales. They will do a little assembly because the trailers are shipped without the tires on them, they will have to put them on.

Vice Chairman Nichols closed the public hearing at 7:13 PM.

Minutes - January 17, 2024

The Commission reviewed the minutes of the meeting held on January 17, 2024.

Vice Chairman Mike Kramer moved to approve the minutes of the January 17, 2024 meeting as presented. Commissioner Steven Bunker seconded the motion. The motion carried, all voted in favor.

Shawn Brunson Zone Change Recommendation

Shirl asked if anyone had any questions regarding the change. Mike asked if it fit in with the General Plan we just adopted. Colby and Tracy said everything was in order.

Commissioner Leslie Rice moved to send their favorable recommendation of the Shawn Brunson zone change to the County Commission for final approval. Commissioner Steven Bunker seconded the motion. The motion carried, all voted in favor.

Colby told Shawn that the County Commission will meet on Monday, March 4th at 10:00 AM, it would be good for him to be there to answer any questions.

Bryant Conditional Use Permit

Wesley and Kamisha Bryant presented their application for a conditional use permit to operate an outdoor RV storage facility on the west end of their property. Their house is on the east end of the parcel. They want to start with outdoor RV storage and eventually have some indoor storage. In the future, they would like to have some covered RV storage. They like the idea of non-permanent structures. They would like to line up storage containers and have them painted all the same color. That way if something didn't work out, they could be easily removed.

Shirl asked how big the property was. It is just over 8 acres if you count the house. Colby estimated that the area they want to use is about 3.7 acres. Shirl asked if there were any comments. Wesley showed the commission where there was a random triangular parcel by the one end of this parcel. He asked if he would have to fence around that piece. The County Recorder will look at the parcel as part of the development review. Shirl confirmed with the Bryant's that wanted to proceed with the outdoor storage. Colby told them that they need to submit a more detailed site plan, showing where the fence will go, where the gate is located, and where they are planning to put gravel down before March 11th. If they get that information to Colby before then, they will hold a public hearing at the March meeting.

Other Business

Colby explained that an electronic version of our land use code is available on the Juab County website. Mike would like Quinton's book.

Mike asked when the value of the property that received the conditional use permit last month would go up because of the solar farm improvements. Zoning does not affect the value of the property. When they start to build, then the property values will be reevaluated.

Adjourn

The meeting adjourned at 7:47 PM.