

Juab County Planning Commission

March 20, 2024

Welcome/Prayer/Pledge

Chairman Shirl Nichols welcomed those attending the Juab County Planning Commission meeting on Wednesday, March 20, 2024, at 7:00 PM in the Juab County Commission Chambers in Nephi, Utah. Vice Chairman Mike Kramer said a prayer. Commissioner Leslie Rice lead the Pledge of Allegiance.

Commission Members Present:

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

Commission Members Absent:

Commissioner Steven Bunker and Commissioner Brady Blackett.

Others Present:

Juab County Commissioner Marty Palmer, Zoning Administrator Colby Park, Secretary Tracy Painter, Wesley Bryant, Kamisha Bryant, and Sadie Larsen.

Public Hearing Wesley and Kamisha Bryant Conditional Use Permit

Chairman Nichols opened the public hearing for the Bryant conditional use permit for an outdoor RV storage facility 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.

County Commissioner Palmer asked how many units that were planning on starting with. Wesley said that they hadn't decided yet. It would depend on cost and demand. Colby said that right now they are just applying for outdoor RV storage.

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

Minutes - February 21, 2024

The Commission reviewed the minutes of the meeting held on February 21, 2024.

Commissioner Leslie Rice moved to approve the minutes of the February 21, 2024 meeting as presented. Vice Chairman Mike Kramer seconded the motion. The motion carried, all voted in favor.

Consider Bryant Conditional Use Permit

Colby reviewed the concerns of the Development Review Committee. He said that the Debbie Zirbes, County Recorder said that they need to try to fix the underlap and overlap with the neighbors. She recommended that they start with a survey. Wesley said that they have had a survey. The property lines are off considerably. The neighbor wasn't too cooperative about adjusting the boundaries so to be good neighbors, they just put the new fence in the original location.

The Road Department wants them to make sure that the gate is 100' off the asphalt, so a truck hauling a trailer can be completely off the road when at the entrance. The approach on to Old Hwy 91 will need to be built to county specs which includes paving. Colby gave them a copy of the specs.

It was also suggested that they may consider putting in a gate for the property owner that has been accessing his property through theirs. Wesley said that if they fenced it in, they would put in a 16' gate for him.

The asphalted access is just from their property line to the asphalted road. Inside their property line would have to have an all-weather surface.

Vice Chairman Mike Kramer moved to approve the Bryant conditional use permit to allow them to operate an outdoor storage facility based on all the conditions from the DRC and the industrial/commercial performance standards are met. Commissioner Chris Memmott seconded the motion. The motion carried, all voted in favor.

Liang Zone Change Request

Sadie Larsen was present representing the Laing's. They have some property located west and south of Levan. The parcel is just over 66 acres and is currently zoned A1-160, they would like to change it to Industrial. The Industrial zone is all around this parcel, including two other properties they also own. The owners do not have any current plans for the property, they just want to put it on the market and have it all zoned the same.

Commissioner Leslie Rice moved to hold a public hearing for the Liang zone change request at their next meeting, April 17, 2024. Vice Chairman Mike Kramer seconded the motion. The motion carried, all voted in favor.

Other Business

Shirl asked if we were still working with Jones & Demille for the roads, etc. Colby said they are working with Kendall and her team, they were going to start by focusing on the update of the Land Use Code. They will want to come and meet with the commission when they get further along in the update. There is a deadline for the subdivision ordinance update.

Colby informed the commission that the guy who came in and met with them earlier this year about subdividing property for recreational lots went ahead and had a survey done and recorded with

43 lots split. The county attorney has written a deed restriction on the lots and has recorded it. It says that they cannot build on the lots, and they have no access, there are no roads.

Adjourn

The meeting adjourned at 8:04 PM.