

# Juab County Planning Commission

## May 15, 2024

### **Welcome/Prayer/Pledge**

Chairman Shirl Nichols welcomed those attending the Juab County Planning Commission meeting on Wednesday, May 15, 2024, at 7:00 PM in the Juab County Commission Chambers in Nephi, Utah. Commissioner Chris Memmott 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:

Zoning Administrator Colby Park, Secretary Tracy Painter, Scott Carlson, Carl Richey, Shari Cowan, and Mike Peters, attending electronically.

### **Minutes - April 17, 2024**

The Commission reviewed the minutes of the meeting held on April 17, 2024. No corrections or changes were mentioned.

Vice Chairman Mike Kramer moved to approve the minutes of the April 17, 2024 meeting as written. Commissioner Chris Memmott seconded the motion. The motion carried, all voted in favor.

### **Mike Peters Site Plan Review & Recommendation**

There were problems getting Mike on electronically, so Colby explained the site plan. The business will be located in the Currant Creek Industrial Park west of Mona. They are relocating from Salt Lake. They build custom shipping containers for government entities. There will be two buildings on the site. There is a shop, where the manufacturing facility, warehouse, and office will be located. The other 40' X 80" building is where another office and 24-hour security quarters will be. With the classified things they deal with, they have to have on-site, 24-hour security. The security quarters will not be a permanent full-time residence for anyone.

When they first get up and running it will probably be him and his wife. It is currently zoned industrial. Mike asked if the setbacks were good. Chris asked if we knew what surfacing they were going to use and had a drainage plan. Colby said that they would have to contain their runoff and have an all-weather surface. Mike said that he was planning on graveling some of the parcel. Colby asked Mike if he had a drainage plan. He said that he didn't have that yet. Colby said that could be taken care of during the building permit process.

Commissioner Leslie Rice moved to recommend the County Commission approve the site plan for the Mike Peters industrial project. Vice Chairman Mike Kramer seconded the motion. The motion carried, all voted in favor.

### **Carl Richey/Scott Carlson – Dry Recreational Subdivision Discussion**

Carl Richey explained what he did with the recreation property that he came in and discussed at the November meeting. He cleaned it up and removed the mobile homes and abandoned vehicles. He had a survey done and it was recorded. While they had equipment out there, they cut some roads. When he found out that it was an illegal subdivision, he pulled the listing and stopped work.

There are no roads on the BLM. Shirl wanted it spelled out to anyone wanting to buy a lot that only a small storage shed could be built on the property. He would also like to see deed restrictions on that notifies buyers of shed size, number of days can occupy, and the lots cannot be subdivided again.

Scott Carlson laid out some ideas for some amendments to our existing recreational subdivision code. They suggested that we add dry camps to the recreational camp and resorts definition. Add dry recreational subdivisions to allowed uses in the GMRF. In code 12-2-501 #4 add lots in dry recreational subdivisions be at least 5 acres. #6 add dry recreational subdivisions without an available drinking water source have deed restriction prohibiting permanent dwelling units. In the GMRF district add how a dry recreation can exist in the district. Including stay limits, structures that can be on a lot, limits on size, color, and number of structures. They have to have CC&Rs outlining subdivision rules and a lot owners association to cover road maintenance, etc. Road rights-of-way will be surveyed and recorded easements. They will be private roads.

Mike asked what liability the county had in emergency situations. Colby explained that one county had a requirement that the official subdivision plat has to have notification that emergency services would be limited/delayed due to the remote location.

Any changes to the code must have a public hearing that has to be advertised for 10 days. We will get a draft out for review and try to get something together to have a public hearing at the June meeting and make a recommendation for the County Commission. Carl said that they are not going to continue working on roads until the process is complete. They don't want to sell any lots until the ordinance is changed, it would help if they can put the listing back up.

## **Other Business**

Chairman Nichols asked Nephi Council Woman Shari Cowan if she had any business. She did not she is just the liaison for the Nephi City Council on county planning. She's just here to listen.

Colby asked if any of the commissioners had anything they want addressed for the dry recreational subdivision. Mike is concerned about safety and county liability. Colby brought up that people are doing this anyway and this is a way to have some control. Mike was also concerned about the lots being in greenbelt, so they don't have to pay taxes. We don't want these recreational lots to be in greenbelt. If the Assessor goes in and removes the greenbelt classification on all the lots, they will have to come back in and apply. Mike also asked if they could put a septic tank on their lots. That would have to go through the Health Department.

## **Adjourn**

The meeting adjourned at 8:42 PM.