

# Juab County Planning Commission

## June 19, 2024

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

Chairman Shirl Nichols welcomed those attending the Juab County Planning Commission meeting on Wednesday, June 19, 2024, at 7:00 PM in the Juab County Commission Chambers in Nephi, Utah. Chairman Nichols said a prayer. Commissioner Steve Bunker lead the Pledge of Allegiance.

Commission Members Present:

Chairman Shirl Nichols, Commissioner Leslie Rice, Commissioner Steve Bunker, Commissioner Brady Blackett, and Commissioner Chris Memmott.

Commission Members Absent:

Vice Chairman Mike Kramer.

Others Present:

County Commissioner Marty Palmer, Zoning Administrator Colby Park (electronically), Secretary Tracy Painter, Scott Carlson, Carl Richey, Savannah Richey, and Shari Cowan.

### **Public Hearing – Full Tilt Holdings, LLC Zone Change Request**

Chairman Nichols opened the public hearing for the Full Tilt Holdings zone change request at 7:01 PM. The comment period will remain open for 10 minutes. He asked if there was anyone present who wanted to comment on the zone change.

County Commissioner Palmer asked where it was located. It is in the general area of Cherry Creek Reservoir.

There were no other comments. Chairman Nichols closed the public hearing at 7:11 PM.

### **Minutes - May 15, 2024**

The Commission reviewed the minutes of the meeting held on May 15, 2024. No corrections or changes were mentioned.

Commissioner Leslie Rice moved to approve the minutes of the May 15, 2024 meeting as written. Commissioner Steven Bunker seconded the motion. The motion carried, all voted in favor.

## **Full Tilt Holdings Zone Change Recommendation**

Tracy explained that Full Tilt Holdings has several acres in the GMRF-160 and these 40 acres are attached to it but is located in the Outlying District. They are requesting that the 40 acres be changed to GMRF-160.

Commissioner Steven Bunker moved to recommend the County Commission approve the request made by Full Tilt Holdings to re zone the following parcels: XF00-6324-201, XF00-6324-202, XF00-6324-203, XF00-6324-204, XF00-6324-205, XF00-6324-206, and XF00-6324-207 from Outlying to GMRF-160. Commissioner Brady Blackett seconded the motion. The motion carried, all voted in favor.

## **Dry Recreational Subdivision Discussion**

Colby reviewed the draft of the proposed changes to the Land Use Code. As part of the updating of the Land Use Code with Kendall from Jones and DeMille, the first part is establishing the districts. It is basically what we currently have, just converting everything into tables and trying to make things simple and easy to understand. We are keeping the R overlay zone. A developer will have to apply for the zone change if they want to do a recreational subdivision or a dry recreational subdivision. They reviewed the draft and Colby made the changes that they discussed.

## **Other Business**

Chairman Nichols said the Wash Canyon freeway under pass is a full two car underpass. It could easily be turned into an interchange. The ground west of “the boy’s home” in that area is fairly flat and has railroad. He would like to see it zoned for heavy or light industry or commercial. He would like to see some action happen to get this done, we have talked about it but, need to get something going.

Colby added that it is something that we have talked about and definitely want to get that done but, we are waiting to get the code updated so we can get those zones more defined and add the zones we need. Currently, our code only has industrial and highway commercial. He said that Kendall from Jones and DeMille, is currently revamping those sections in the code. We need to think about the zones that we want so we can get that updated.

Shirl asked how we go about rezoning property, can we just do it without the landowner’s permission? Colby thought that we could do it as a complete zoning map redo by notifying affected property owners and having a public hearing. He will check for sure.

Chris said that he works for UDOT and there would have to be big changes before the state would spend the money for an interchange, they are very expensive. He does think that it is important to plan and preserve a corridor for industrial and commercial.

## **Adjourn**

The meeting adjourned at 8:50 PM.