

Juab County Planning Commission

August 21, 2024

Welcome/Prayer/Pledge

Chairman Shirl Nichols welcomed those attending the Juab County Planning Commission meeting on Wednesday, August 21, 2024, at 7:00 PM in the Juab County Commission Chambers in Nephi, Utah. Commissioner Chris Memmott said a prayer. Commissioner Lelsie 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 Steve Bunker and Commissioner Brady Blackett.

Others Present:

County Commissioner Marty Palmer, Zoning Administrator Colby Park, Secretary Tracy Painter, Shari Cowan, Scott Carlson, Carl Richey, Riley Park, Kaleb Washburn and Kaden Cole.

Public Hearing – Full Tilt Holdings, LLC Zone Change Request

Chairman Nichols opened the public hearing for the Full Tilt Holdings zone change request at 7:02 PM. He invited anyone present who was interested in making a comment to come to the table. There were no public comments made. Chairman Nichols closed the public hearing at 7:11 PM.

Public Hearing – Changes to the Land Use Code and Subdivision Ordinance

Chairman Nichols opened the public hearing for the proposed changes to the Land Use Code and the Subdivision Ordinance at 7:11 PM. He invited anyone present who was interested in making a comment to come to the table. There were no public comments made. Chairman Nichols closed the public hearing at 7:20 PM.

Minutes - June 19, 2024

The Commission reviewed the minutes of the meeting held on June 19, 2024. No corrections or changes were mentioned.

Commissioner Leslie Rice moved to approve the minutes of the June 19, 2024 meeting as written. Commissioner Chris Memmott seconded the motion. The motion carried, all voted in favor.

Full Tilt Holdings Zone Change Recommendation

Colby explained that they were requesting the -R overlay so they can apply for a dry recreational subdivision after the ordinance is approved. There was no other discussion.

Commissioner Leslie Rice moved to recommend the Juab County Commission approve the zone change request made by Full Tilt Holdings LLC. Vice Chairman Mike Kramer seconded the motion. The motion carried, all voted in favor.

Stuart Fields Subdivision Vicinity Plat

Riley Park presented the vicinity plat for the Stuart Fields Subdivision to the commission. Colby explained that it is located west of Nephi on 200 South. They will be pledging 160 acres per lot. The pledge property is in the A1-160 zone. There are 7 lots. Lots 1-6 will be on a paved cul-de-sac with curb. Chris asked if the road and the access met county code. It does, they have the 66" right-of-way and the paved surface will be 22' and the cul-de-sac will have a 65' radius. Riley said that they are asking for vicinity and preliminary approval tonight. They are going to double check the paved width the 22' might be too narrow. Riley said that they are going to have the road be a private road maintained by the subdivision HOA. There will be 2 wells to service the subdivision. Colby said that the Health Department hasn't got back to him. He knows that they will want to show the well protection area on the plat.

Vice Chairman Mike Kramer moved to approve the vicinity plat for the Stuart Fields Subdivision based on all the requirements are met. Commissioner Leslie Rice seconded the motion. The motion carried, all voted in favor.

Stuart Fields Subdivision Preliminary Plat

There was no further discussion on the preliminary plat.

Commissioner Chris Memmott moved to approve the preliminary plat for the Stuart Fields Subdivision based on all the requirements in the county code are met. Vice Chairman Mike Kramer seconded the motion. The motion carried, all voted in favor.

Kaleb Washburn Subdivision Preliminary Plat

Kaleb Washburn presented the vicinity plat for a proposed subdivision. He told the commission it is on Goshen Canyon Road. The parcel is on the corner of Goshen Canyon Rd and Cow Lane (the road up to the tomato plant). The parcel is owned by Sharon Micheal. There are 7 five-acre lots.

Colby said that Lynn, the county road superintendent, said that there needs to be 500' in between driveways off Goshen Canyon Rd. Colby said that we needed to research what code the house was built under and what acreage was required to build it. The home may need to be included on a lot. Kaleb is here tonight for vicinity approval. Vicinity approved means that it is ok to proceed with the subdivision, it is possible to meet all the requirements of the ordinance in this location.

Mike was wondering if he needs to drop a lot and have a lot with the house. Right now there is one parcel and he is going to divide it into eight lots. The commission discussed possible ways that he could do it.

Commissioner Leslie Rice moved to approve the vicinity plat for Kaleb Washburn's proposed subdivision. Commissioner Chris Memmott seconded the motion. The motion carried, all voted in favor.

Land Use Code and Subdivision Ordinance Changes Recommendation

Chairman Nichols asked if anyone had any questions or thoughts. Colby said that one thing that was added allowed one storage container per five acres. The short-term rental was taken out because the purpose of the ordinance was to have a place that a family could recreate, not to make money on. Under "L", where it says "Access Roads" the "access" needs taken out and let just "roads". Also, under "L", the last sentence need to be reworded.

Commissioner Chris Memmott move to recommend that the Juab County Commission approve the proposed changes to the Land Use Code and the Subdivision Ordinance with the noted changes talked about in the discussion. Commissioner Mike Kramer seconded the motion. The motion carried, all voted in favor.

Other Business

Colby reported that He and Kendall with Jones & DeMille have been working on the State mandated changes to the subdivision ordinance. These changes must be made by the end of the year. We will get that draft sent out. We will discuss it at the September meeting and hold the public hearing in October.

Colby told the commission that Jim McWilliams has approached the County Commission about a reimbursement agreement so if someone develops along the improved road that they will

have to make a reimbursement to the original developer that made the improvements. He just wanted to let them know that was in the works.

Adjourn

The meeting adjourned at 8:40 PM.