

Juab County Planning Commission

September 18, 2024

Welcome/Prayer/Pledge

Chairman Shirl Nichols welcomed those attending the Juab County Planning Commission meeting on Wednesday, September 18, 2024, at 7:00 PM in the Juab County Commission Chambers in Nephi, Utah. Commissioner Leslie Rice said a prayer. Commissioner Chris Memmott lead the Pledge of Allegiance.

Commission Members Present:

Chairman Shirl Nichols, Commissioner Leslie Rice and Commissioner Chris Memmott.

Commission Members Absent:

Vice Chairman Mike Kramer, Commissioner Steve Bunker and Commissioner Brady Blackett.

Others Present:

County Commissioner Marty Palmer, Zoning Administrator Colby Park, Secretary Tracy Painter, Shari Cowan – Nephi City Council, Scott Carlson, Carl Richey, Wendy Durrant, and Janie Ridd.

Minutes - August 21, 2024

The Commission reviewed the minutes of the meeting held on August 21, 2024. No corrections or changes were mentioned.

Commissioner Chris Memmott moved to approve the minutes of the August 21, 2024 meeting as written. Commissioner Leslie Rice seconded the motion. The motion carried, all voted in favor.

Sahara Sunrise Subdivision Plat Approvals – Full Tilt Holdings

Carl Richey and Scott Carlson were present to present the vicinity, preliminary, and final plats for the Sahara Sunrise Recreational Subdivision. This subdivision is being developed under the new dry recreational subdivision ordinance.

The commission reviewed the plats. Everyone was aware of the location from previous meetings. The commission asked about the road plans. They are putting 2” of gravel on top of 6”

road base. Carl said that they have made several places along the roads that someone can easily turn around with their trailer if they miss a turn or head in the wrong direction. Shirl asked if the lots had a lot of trees on them or sage brush. They told him that each lot was 100% wooded with Cedars and Juniper trees. Lot owners will have to clear camping sites on their lots. Chris asked if each lot was marked with a stake or a t-post. Carl said that each corner was marked. He also asked if each lot owner could fence in their lot. Carl and Scott both said that they restricted that in the CC & R's so fencing would not be allowed. Commissioner Palmer asked if someone had horses out there, they couldn't build a fence. They've allowed for small corral type fences on the lot but not fences around the perimeter of the lot.

Commissioner Chris Memmott moved to approve the vicinity plat of the Sahara Sunrise Recreational Subdivision. Commissioner Leslie Rice seconded the motion. The motion carried, all voted in favor.

Commissioner Leslie Rice moved to approve the preliminary plat for the Sahara Sunrise Recreational Subdivision. Commissioner Chris Memmott seconded the motion. The motion carried, all voted in favor.

Commissioner Leslie Rice moved to recommend the County Commission approve the final plat for the Sahara Sunrise Recreational Subdivision in accordance with the Dry Recreational Subdivision Ordinance. Commissioner Chris Memmott seconded the motion. The motion carried, all voted in favor.

Wendy Durrant & Janie Ridd – Small Farm/Property Purchase Issue

Wendy Durrant and Janie Ridd approached the commission and explained their issue with a parcel of property they recently purchased. The property is located in the Yuba area, it is south of the recreational development. The property is being sold off in 5 and 10 acre lots. Colby said that the owner of the property is splitting off these parcels as agricultural which you can do if it's for agricultural purposes. Wendy said that they met with the owner on the property. The property met exactly what they want to do, which is to have a small farm to raise the food that their family needs to be self-sufficient. The owner said that it is agricultural land, they could bring their trailer down and leave it on property, and build a shop. The title company told them that there may be some issues so they went into the planning office and spoke with Tracy. Things seemed to be ok so they went and signed and bought the property. Then they were told that they could not get a building permit because the property was illegally split. They do not want the property to be a part of a recreational subdivision because they will not be able to do what they want to and they have work for several years to make this happen.

They presented the commission with a sample ordinance for an agriculture 5 zone. They asked the commission if they would be willing to adopt a similar ordinance. They just want to find a way that they can make this their farm.

They said that the owner is still selling lots as agricultural. Colby explained that there is no problem if people just want to use the property for agriculture. The problem comes in where

people want to build a single-family dwelling or live on the property. There is a problem with access also.

The commission said that there was not a problem with them leaving their 5th wheeler trailer on the property. They will not be able to live there, they will have to leave. They asked what size of building they can build. Colby said that if the building is 100% for agriculture they don't need a permit for it, it is exempt from the building permit process. However, if they use it for any other purpose they will have to get a permit. If they put power in the building, they need to get a permit and get it inspected.

Subdivision Ordinance Update

Colby said that he has been working with Kendall from Jones and DeMille to get the subdivision ordinance updated to meet the new State laws. She wanted to meet with us and go through the draft but couldn't make it tonight. We need to be in compliance with the new updates by the end of the year. Colby explained that the new regulations are basically speeding up the subdivision process for small and simple developments. Our water requirements, frontage requirements, and road paving requirements still need to be met. He emailed out the draft and asked them to review it and we'll go over it next meeting in more detail.

Colby asked what the opinion of the commission is regarding requiring a soils test as part of the development process. They thought that it would be a good idea for everyone building a house to get a soils test. Colby said that we also want to look at allowing private roads inside subdivisions. The road department does not get enough money to maintain these new roads.

Other Business

There was no other business discussed.

Adjourn

The meeting adjourned at 8:37 PM.