

Juab County Planning Commission

November 20, 2024

Welcome/Prayer/Pledge

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

Commission Members Present:

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

Commission Members Absent:

Commissioner Leslie Rice, Commissioner Steve Bunker and Commissioner Brady Blackett.

Others Present:

County Commissioner Marty Palmer, Zoning Administrator Colby Park, Secretary Tracy Painter, Donald Ball, Kaleb Washburn, Jon Jensen, Logan Jensen, Clint Ashmead, Mike Sperry, Jim McWilliams, and Kendall Welch (attending electronically).

Public Hearing – DCPC Conditional Use Permit

Chairman Nichols opened the public hearing for the DCPC conditional use permit at 7:02 PM. He invited anyone present who was interested in making a comment to come to the table.

Donald Ball asked where the location of the proposed project was. Colby explained that it was north of Mona Reservoir on the boys' home road, just across the railroad tracks.

Jon Jensen and Clint Ashmead, representing DCPC explained that DCPC was Data Center Power Collaboration. Jon said that they would be working with the state to install a Busse wastewater system. They will have an onsite water tank that they will haul water in to fill. They will drill a well that will be used to top off the tank and keep it full.

There were no other public comments made. Chairman Nichols closed the public hearing at 7:12 PM.

Public Hearing –Subdivision Ordinance Update

Chairman Nichols opened the public hearing for the proposed changes to the Land Use Code and the Subdivision Ordinance at 7:12 PM. He invited anyone present who was interested in making a comment to come to the table.

Mike Sperry asked what kind of changes are being proposed.

Colby explained that the changes being made reflect the changes in State law. Our requirements for acreage, roads, etc. remain the same.

Kendall Welch, with Jones & DeMille, explained that in the last couple state legislative sessions, law makers made changes to the way certain types of subdivision applications are processed. They have consolidated and abbreviated the process for some residential subdivisions. There was also some reorganization to streamline our ordinance.

There were no other public comments made. Chairman Nichols closed the public hearing at 7:22 PM.

Minutes 10/16/2024

There were no minutes available for approval. The minutes of the October 16, 2024 meeting will need to be approved in January.

Consider DCPC Conditional Use Permit

Chairman Nichols asked if there was any other discussion. Colby said that the requirements for wastewater and water will be handled at site plan approval. He reviewed the conditions from the DRC. The road department concerns include improving the road from Old Hwy 91 down to the end of their property and straightening out the railroad crossing, preferably with crossing arms. Where possible deed a 33' right-of-way to the county. For the wastewater and water, they will need to work with the State. Also, being in compliance with our code as a condition.

Vice Chairman Kramer moved to approve the DCPC conditional use permit with the following conditions: The road is to be improved and paved, the railroad crossing is to be made safe, must meet all the state requirements for wastewater and water systems, and meet all county, state, and federal codes and requirements. Commissioner Memmott seconded the motion. The motion carried, all voted in favor.

Mona Peaks Subdivision Final Plat

Caleb Washburn presented the final plat for the Mona Peaks Subdivision. All our concerns have been met. They will need to update the legal description once they change the ownership name.

Vice Chairman Mike Kramer moved to forward the final plat for the Mona Peaks Subdivision to the Juab County Commission for their final approval. Commissioner Chris Memmott seconded the motion. The motion carried, all voted in favor.

Aamcor, LLC Zone Change Request

No one was present representing Aamcor. Colby explained that we received a zone change request from Aamcor. The property is located in the Eureka area, west of the county road shed on Hwy 36. They want the property changed to industrial. They manufacture low explosives, similar to fireworks. Tonight we need to call for a public hearing. They decided to hold the hearing on January 15, 2025.

Levan Ridge Industrial Park Vicinity Plat

Mike Sperry and Jim McWilliams presented the vicinity plat for the Levan Ridge Industrial Park. The site is located on the ridge by the Insurance Auto Auction. The project is located on property Jim and partners own east and west of Hwy 28. Jim said that he has people asking him to sell property for commercial or industrial purposes and he has all this property but he needs to have a plan with roads, etc. so he doesn't end up with land locked property. Mike said that this was like a master plan, they will develop in phases as needed. They want approval on the whole thing as a concept and then they will develop in phases. They will have to go to UDOT for approval for encroachments. Each lot owner will have to drill their own well and have their own septic system. They will have to have a loop, the county will not let them do a cul-de-sac. The county will not accept the roads, they will have to be private roads built to county specs.

Colby said that if they want to do a full concept approval, all the property on the east side of the highway is not zoned industrial, so it would have to be changed before they could approve the concept. They also have a conditional use permit on all the property for a solar farm. Does that need to be pulled out before?

Questions were asked if the state would issue that many wells in the area. The developers figured that several lots would go in together on one well. Some businesses may not require water, they may just want a place to park equipment. Colby said that the 10 lot park we approved west of Mona was developed dry, so far, only one lot has drilled a well. But, he was concerned that with this number of lots and that far out from a city if there would be fire suppression issues.

Jim and Mike decided to remove the property east of the highway from the concept so they won't have to go through the zone change first.

Vice Chairman Mike Kramer moved to approve the Levan Ridge Industrial Park vicinity plat minus the property east of the highway and with the stipulation that the road will loop around for emergency purposes. Commissioner Chris Memmott seconded the motion. The motion carried, all voted in favor.

Subdivision Ordinance Update Recommendation

Kendall went through some of the more important changes. She reviewed the table that showed all the basic types of applications for subdivisions and how and who approves the subdivisions. She said that there was a lot of reorganization. She also mentioned that in the next phase of the project, they will be doing a lot of reorganizing of the zoning ordinance. She said that they added some language detailing coordinating with municipalities when applications are received in areas close to cities. They also did some clean up of exemptions to platting requirements, like the agricultural exemption. She asked the commission their opinion, she said that state code allows for a county to let certain small subdivisions (up to 10 lots) to develop without a plat. She said that they must meet certain criteria to qualify, one item being there is no dedication for roads or road rights-of-way. Some counties that have allowed this have found people abusing the exemption and developing several small subdivisions together, so, you can restrict how close together they can be. She wanted to know how the commission felt. They felt like 4 should be the maximum and the 1,000-foot separation is ok. They also added that approved private roads are ok. The new dry recreation subdivision has been added. Language has been added to address title report requirements, geotechnical reports, and if needed a traffic study. In the final check there could be grammar corrections, spelling corrections and typos fixed.

Commissioner Chris Memmott moved to recommend the subdivision ordinance update for final approval to the County Commission with any minor corrections and comments from the county attorney. Vice Chairman Mike Kramer seconded the motion. The motion carried, all voted in favor.

Other Business

The next meeting will be on January 15, 2025. Shirl asked if we could get on the zoning as soon as possible. He encouraged everyone to think about areas that we can zone and plan for future industrial and commercial areas. Chris mentioned he hoped that we wanted industrial on the Levan ridge because with the proposed industrial park that is what we are saying we want there.

Commissioner Palmer expressed concerns about the number of employees that the data center people said they were going to have. It would make them the biggest employer in the county. One thousand people will have a huge impact on infrastructure. They will have to develop wastewater and water systems to support that large number of people. Not to mention the impact on the road with that number of people driving on it daily.

Adjourn

The meeting adjourned at 8:50 PM.