

Juab County Planning Commission

January 15, 2025

Welcome/Prayer/Pledge

Chairman Shirl Nichols welcomed those attending the Juab County Planning Commission meeting on Wednesday, January 15, 2025, at 7:00 PM in the Juab County Commission Chambers in Nephi, Utah. Chairman Nichols said a prayer. Commissioner Steven Bunker lead the Pledge of Allegiance.

Commission Members Present:

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

Commission Members Absent:

Commissioner Leslie Rice

Others Present:

County Commissioner Marty Palmer, Zoning Administrator Colby Park, Secretary Tracy Painter, Harley Bradbury, and Jeremy Lynn.

Public Hearing – Aamcor, LLC. Zone Change Request

Chairman Nichols opened the public hearing for the Aamcor, LLC. zone change request at 7:05 PM. He invited anyone present who was interested in making a comment to come to the table.

County Commissioner Palmer asked where the property was located. It is north of the junction by the county road shed on the highway going to Tooele.

Chris asked what the current zoning was. It is zoned GMRF (Grazing, Mining, Recreation, Forestry) and they want it changed to ID (Industrial).

Mike asked what a low explosive was. Harley Bradbury representing Aamcor explained that it is a 14S classification. Which is a propellant type and needs a confined space to have any action. It is classified the same as a lot of fireworks. He said that they will have to re-survey. One of the neighbors told him that one of the property lines is way off.

There is some existing industrial zoned property and some highway commercial zoned property in the area.

Chairman Nichols closed the public hearing at 7:16 PM.

Minutes 10/16/2024 and 11/10/2024

The commission reviewed the minutes of the October 16, 2024 and November 20, 2024 meetings. There were no changes mentioned.

Commissioner Mike Kramer moved to approve the minutes of the October 16, 2024 meeting as written. Commissioner Steven Bunker seconded the motion. The motion carried, all voted in favor.

Commissioner Chris Memmott moved to approve the minutes of the November 20, 2024 meeting as written. Commissioner Mike Kramer seconded the motion. The motion carried, all voted in favor.

Aamcor Zone Change Recommendation

Chairman Nichols asked if there was any further discussion on the zone change. The commission felt that all their questions were answered in the public hearing.

Commissioner Mike Kramer moved to favorably recommend the request made by Aamcor, LLC. to change the zoning on parcel #CARD- 0344 from GMRF to Industrial (ID) to the Juab County Commission for their final approval. Commissioner Steven Bunker seconded the motion. The motion carried, all voted in favor.

Bar W Subdivision Vicinity Plat

Jeremy Lynn presented the vicinity plat for the Bar W Subdivision. The subdivision is located on the south side of Tatton Lane west of Nephi. There are 4 one-acre lots. They will have one shared well.

Colby reported the DRC comments. They will be deeding the 33' for their side of the right-of-way to the county. Lynn said that he would like a turn around somewhere. Colby wasn't sure if we could require that. Fire code may require some kind of turnaround or hammerhead. The commission said that we need to ask the county attorney if we can require the turnaround. A hammerhead may be done at the end of the lane if they get the Tatton's involved. As far as vicinity approval is concerned, the subdivision is ok.

County Commissioner Palmer asked if they were going to put in natural gas. He said he met with Nephi City, and they were concerned about not knowing about developments in the county and would like to be notified. They told Jeremy to contact Nephi City if they want gas.

Commissioner Chris Memmott moved to approve the vicinity plat for the Bar W Subdivision, contingent on finding out about the hammerhead/turnaround from the county attorney. Commissioner Mike Kramer seconded the motion. The motion carried, all voted in favor.

Bar W Subdivision Preliminary Plat

All the commission's concerns were addressed in the vicinity plat approval discussion.

Commissioner Chris Memmott moved to approve the preliminary plat for the Bar W Subdivision, contingent on finding out about the hammerhead/turnaround from the county attorney. Commissioner Steven Bunker seconded the motion. The motion carried, all voted in favor.

Other Business

Colby reported that they have started working on Chapter 5 of the Land Use Code. Jones & DeMille is helping us do this.

Commissioner Palmer wanted a better understanding of what the Bar W Subdivision was deeding for the road. Colby said that on their side of the road they will deed the required 33' from the center of the road. In addition to that, they are deeding 30' from the center of the road to the opposite side. They are deeding the extra because their property line goes to the other side of the road. Marty also asked how much acreage they are going to have to pledge. Colby explained they are developing a small subdivision with pledge so they will have to 10 acres per lot, so 40 acres will be pledged and the remaining acres that are not part of a lot will be open space that can't be used for other residential purposes. Marty asked why Riley had to pledge 160 acres per lot. Colby explained that he didn't have enough contiguous acres so he had to do a regular subdivision that requires the same acreage as a single family home.

Mike asked when the new subdivision ordinance will take effect. Any new application will be processed under the new code. We received the Bar W application in November so we processed it under the old code.

Colby told the commission members that if anyone had any conflicts of interest of the county there is a disclosure form that needs to be filled out and filed with the county. It was up to each member to determine if they needed to disclose anything. He didn't think anyone had any conflicts.

Adjourn

The meeting adjourned at 7:55 PM.