

Juab County Planning Commission February 19, 2025

Welcome/Prayer/Pledge

Chairman Shirl Nichols welcomed those attending the Juab County Planning Commission meeting on Wednesday, February 19, 2025, 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, Vice Chairman Mike Kramer, Commissioner Leslie Rice and Commissioner Chris Memmott.

Commission Members Absent:

Commissioner Steven Bunker

Others Present:

County Commissioner Marty Palmer, Zoning Administrator Colby Park, Seth Wright, Travis Worwood, Joe Walker, Michelle Courtney, Mike Sperry, Jim McWilliams, and Shari Cowan, Nephi City Council.

Young Living Farms Zone Change Request

Michelle Courtney and Joe Walker were present to represent Young Living Farms. Colby explained that Young Living is requesting a zone change from A1 to Highway Commercial. The property is located across the highway from the arena. They are going to move their event parking back across the highway so it's all on the main property. They are planning on putting in an RV park in the zone change area. The area where the main park is located is already zoned highway commercial. The commissioners didn't have any concerns. They called for a public hearing to be held at the March meeting.

Jim McWilliams Zone Change Request

Jim McWilliams and Mike Sperry were present to request a zone change. Colby explained that they would like to change the zoning on two parcels west of Levan from A1 to Industrial (ID). The parcels are located on the west side of the highway by the curve and east of the freeway. The surrounding properties are all zoned Industrial. They called for a public hearing to be held on March 19th.

Jim McWilliams Industrial Park Vicinity Plat

Jim McWilliams and Mike Sperry presented the vicinity plat for the Jim McWilliams Industrial Park. Colby explained that this concept for an industrial park will be located on the two parcels west of Levan they are asking to be rezoned. This map is just a concept plan more specific details will be on any preliminary plats. They just wanted to show different sized lots.

Commissioner Mike Kramer moved to approve the vicinity plat for the Jim McWilliams Industrial Park with the condition that the Industrial zone change is approved. Commissioner Leslie Rice seconded the motion. The motion passed, all voted in favor.

Bar W Subdivision Final Plat

Travis Worwood was present representing Bar W. Colby explained that there are a couple of proposals, all of them will work with the code. The first one represents an easement for a hammerhead on the Tatton private road. Tatton's were against it. The second proposal doesn't require participation for any other property owner but it would butcher lot 1. It shows a temporary turnaround going through lot one. This would be an easement to the county for emergency vehicles and would be abandoned if the road was ever extended to become a through road. The last proposal shows a temporary turnaround at the intersection of the graveled private road and the paved road. Tatton's were okay with this and willing to quick claim any property to them that was needed as long as they had access to the turnaround.

Travis explained that they have completed their wastewater feasibility study. They have purchased some water from Pat Painter that will go into the well. Marty asked if they contacted Nephi City yet about the gas. Travis said they had. He asked if the county could include the Nephi gas department on their DRC. Colby said that they gave them a form to give out to developers who want gas.

Colby said to just deed the property that is in front of the lots to the county. Travis asked what they needed to do before they can record. They need to do the power, well, water and the pledge. They need 1.5 acre feet of water per lot. Commissioner Palmer asked about the soil test requirement we just passed. Colby explained that we are processing this subdivision under the old rules since we received their application before the new rules were adopted.

Commissioner Chris Memmott moved to recommend to the County Commission the final plat for the Bar W Subdivision as per the drawing with the two options of the turnaround. Commissioner Mike Kramer seconded the motion. The motion carried, all voted in favor.

Larry Seth Wright & Owners Zone Change Request

Seth Wright explained that he purchased some property south of Yuba adjacent to the other recreational subdivisions. Colby explained that we have previously discussed this property because he originally started making splits of property under the agricultural exemption. He

cannot do that because they want to use the property for recreation and to qualify for the exemption, you must use the property for agricultural purposes only. This is the property the two ladies came and discussed a while ago. Their parcel is not included in the zone change. Seth is here to get things done right. The property is zoned GMRF, and they want to add the -R overlay so they can do a dry recreational subdivision. There are 7 different owners and they are all on the application for a zone change. He said that they will be putting in roads and have CC & Rs. They called for a public hearing to be held at the meeting on March 19th.

Other Business

Mike asked if we still had to post signs on the property like they used to for a zone change. No, property owners within 1,000 feet of the property changing zones will be notified by a letter.

Mike asked what had been done if anything about the Sevier River Ranches. Most of the building is being done illegally. There are several homes that have received building permits and are legal. The State Fire Marshal had some issues with it several years ago, but nothing came of it. Colby didn't know what we could do but a code enforcement officer would be helpful.

They also discussed the issues at the OSR. Shirl said that he was out there today, and they may have interesting issues come up. There is one person who wants a deed for their property. They are an agricultural co-op, and the co-op owns all the land. They may have to go through the subdivision process. There are also issues with EMS. The state has the code that regulates this co-op. Shirl has someone sending him a list of road names and road locations. They get permits for most of the buildings and they get inspected.

Adjourned

The meeting adjourned at 7:57 PM.