

Juab County Planning Commission

March 19, 2025

Welcome/Prayer/Pledge

Chairman Shirl Nichols welcomed those attending the Juab County Planning Commission meeting on Wednesday, March 19, 2025, at 7:00 PM in the Juab County Commission Chambers in Nephi, Utah. Colby Park said a prayer. Commissioner Chris Memmott led 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, County Commissioner Marv Kenison, Zoning Administrator Colby Park, Secretary Tracy Painter, Michelle Courtney, John Allison, Seth Wright, Mike Sperry, Jim McWilliams, Jordan Durfey, Natalie Memmott, Jed Memmott, Wayne Monroe, Barry Monroe, Celia Monroe, and Matt Sherwood.

Public Hearing - Young Living Farms Zone Change Request

Chairman Nichols open the public hearing for the Young Living Farms zone change request at 7:03 PM. He asked if there was anyone who would like to address the commission. Colby explained that this was out at the Young Living Farms, the actual zone change request is for property located on the east side of Old Highway 91, east of the arena. They are interested in developing an RV Park.

There were no other comments made regarding the zone change request.

Chairman Nichols closed the public hearing for the Young Living Farms zone change request at 7:13 PM.

Public Hearing – Jim McWilliams Zone Change Request

Chairman Nichols opened the public hearing for the Jim McWilliams zone change request at 7:13 PM. He asked if there was anyone who would like to comment.

Matt Sherwood said that he had quite a bit of ground out in the area. He asked how the cost for getting the utilities out to an area is shared between property owners. Colby explained that there is usually a reimbursement agreement made with the developer and the utility company for a certain number of years. If someone else develops in the area the original developer is reimbursed some of their cost.

Colby brought up the map and explained the location of the property. It is located west of the highway. We changed some property in the area for another property owner last year. If this change is made, all the property located between the highway and the railroad tracks will be zoned industrial.

There were no other comments received.

Chairman Nichols closed the public hearing at 7:20 PM.

Public Hearing – Larry Seth Wright & Owners Zone Change Request

Chairman Nichols open the public hearing for the Larry Seth Wright zone change request at 7:20 PM. He asked if there was anyone present who wanted to comment.

Wayne Monroe said that he owns land adjacent to the proposed development. There have been a lot of changes in the Yuba area with all the development taking place. They have been running cattle out there for years. This change will bring in more people recreating. He just wants the planning commission to be aware of a few things. They want to be good neighbors. How will you be able to differentiate between properties? There are two property owners that run cattle on both sides, east and west of the development. This is also an open range grazing area. They are suggesting fencing and barriers to keep the cows out of the development and the ATV's out of the grazing areas. They would also like the commission to consider what they will be doing for RV dumping. They would like the commission to consider ways to keep the 4-wheelers on the roads and how to keep them off private property.

Jed Memmott owns property to the south of the development. They also run cattle. He would also like to see fencing on the private property and a cattle guard at the top and bottom of the development where it enters on the highway.

There were no other comments received.

Chairman Nichols closed the public hearing at 7:30 PM.

Minutes 1/15/2025 and 2/19/2025

The commissioner reviewed the minutes of the January 15, 2025 and the February 19, 2025 meetings. No corrections were made.

Commissioner Chris Memmott moved to approve the minutes of the January 15, 2025 meeting as written. Commissioner Mike Kramer seconded the motion. The motion carried, all voted in favor.

Commissioner Leslie Rice moved to approve the minutes of the February 19, 2025 meeting as written. Commissioner Mike Kramer seconded the motion. The motion carried, all voted in favor.

Young Living Farms Zone Change Request Recommendation

Mike wanted to confirm his understanding that the RV park was going to go in on the east side of the highway and they were going to move the overflow parking onto the west side of the highway, so people didn't have to walk across Old Highway 91. Michelle Courtney representing Young Living confirmed that was their plan. There was no further discussion.

Commissioner Mike Kramer moved to forward the Young Living Farms zone change request to the Juab County Commission with the recommendation that they approve the change. Commissioner Leslie Rice seconded the motion. The motion carried, all voted in favor.

Jim McWilliams Zone Change Request Recommendation

Chairman Nichols reminded everyone this request is for property located west of Levan, in the area of the coal yard. All the property around it is already zoned Industrial. There was no further discussion or questions regarding the zone change request.

Commissioner Chris Memmott moved to forward the Jim McWilliams zone change request to the Juab County Commission with the recommendation that they approve the change. Commissioner Mike Kramer seconded the motion. The motion carried, all voted in favor.

Larry Seth Wright & Owners Zone Change Request Recommendation

Chairman Nichols reminded the commission that they talked about fencing, waste disposal, and traffic earlier in the public hearing. It is currently zoned GMRF, they are requesting the -R overlay. They will be able to proceed with a recreational subdivision. They will have to fence the outside perimeter. Colby suggested that they put in the CC & R's, people who are riding atv's must stay on designated trails and roads, we don't want to have a problem with people trespassing onto the rancher's properties and tearing things up. Seth asked if they could put a cattleguard on each entrance to the Yuba Dam Rd. If they fence the west and south sides with no gates there should not be anyone getting on other property. They asked if they could put

in a community septic tank and clean out. Colby said they could do that through the health department.

Commissioner Mike Kramer moved to forward the Larry Seth Wright and owners zone change request to the Juab County Commission with the recommendation that they approve the -R overlay addition. Commissioner Leslie Rice seconded the motion. The motion carried, all voted in favor.

Larry Seth Wright & Owners Vicinity Plat

Seth Wright presented the vicinity plat for his dry recreational subdivision. They reviewed the access roads. There is a road in the wrong place, they will change that on next plat. The area is designated open range for cattle. Marty asked if they have a gate, will they provide a NOX box for EMS. Seth said that he preferred to put in cattle guards not gates. If he chooses to put in a gate he will have to provide a NOX box for EMS. This vicinity plat is conditional on the zone change approval. Today's vicinity approval just says that this development can meet the requirements, and they can proceed further in the process.

Commissioner Leslie Rice moved to approve the vicinity plat for the Larry Seth Wright and owners dry recreational subdivision contingent upon the approval of the zone change by the County Commissioners. Commissioner Chris Memmott seconded the motion. The motion carried, all voted in favor.

Seth said that the biggest issue with a fence is that the water trough will be inside the fence. He said that he can't use the trough because he doesn't have any water rights in it. He would be willing to work with the ranchers if they were willing to work with him. He said that maybe they could require in the CC &R's each property owner has to fence in around their property. There is a class D road that is a public access road. They will have to put in cattle guards or get a permit for a gate. It will be up to the county commission if they can re-route the road.

Other Business

Colby explained that Sunroc, the company that owns the gravel pit on the Utah/Juab County line wants to expand their pit. If you look at the zoning map, some of their property is not showing any zoning. Colby asked the commission what their thoughts were on what the zoning for that property should be. They thought it would be zoned Industrial. That is what he was thinking also. He just wanted their thoughts before he directed Sunroc what they needed to do.

Adjourn

The meeting adjourned at 8:17 PM.