Attendees: Planning Commission Chair Gene Jacobson, Board Members: Claudia Jarrett, Cody Harmer and Justin Atkinson are present. Sanpete County Zoning Administrator Steven Jenson. Sanpete County Clerk Linda Christiansen and Deputy Clerk Heather Pyper are also present. County Commissioner Reed Hatch and Jo-Anne Riley have joined via ZOOM, Curtis Ludvigson is excused.

Meeting is called to order by Chair Gene Jacobson.

1. Approve The Agenda

Motion is made by Claudia Jarrett to approve the agenda, noting the deletion of the approval of minutes and tabling that for tonight. The motion is seconded by Justin Atkinson and the motion passes. All in favor, none opposed.

1. Acknowledge and thank Rex Brown for his past service on Planning Commission Board. Discuss possible replacement names

Gene Jacobson acknowledges and thanks Rex Brown for serving on the board. Mr. Jacobson states that Mr. Brown he was a good stabilizing force and the Board will miss him. The time is turned over to Steven Jenson for discussion of possible replacement names. There are two spots available on the Planning Commission Board; Mr. Brown’s position and an alternate. Curtis Ludvigson talked to Commissioner Hatch and Andy Peterson’s name was mentioned, he is a teacher at Manti High School. Another option is to put an ad in the paper for the public to respond to if interested. Submission of the application to the County Commissioners will be required for approval.

1. Public hearing to consider and potentially recommend for approval, a zone change for Coby Christensen for his property located off of Hwy 89 South of Ephraim City. The requested change would be from Agriculture to Business Commercial. The property totals 12.79 acres. Parcel # S-6314

Steven Jenson presents the agenda item. The Christensen’s went to Ephraim City regarding the annexation. The Christensen’s also met with the FAA and got a report signing off on the proposal of storage units going in the area. The property is not adjacent to the area that was switched over from public facility to business commercial zone. The agenda request is more of a spot zoning request if the Planning Commission decides to recommend that for approval. Cody Harmer states the ordinance does not allow spot zoning. Until the proposal made is for continuous property rezoning it is unlikely something the Board can consider. Gene Jacobson reads from the Zoning Ordinance; “The business commercial zone has been established to provide land within Sanpete County that may be uniquely located to accommodate business, including, home base businesses, mix used type businesses, commercial uses. Generally, Sanpete County prefers that such uses are located within established municipalities where infrastructure and required services are available.” Coby Christensen states that when he spoke with Ephraim City it was the perfect spot and didn’t want us to annex in because it was far enough out of city limits. The FAA really liked the spot for what The Christensen’s are proposing because there was a gentleman that got approved even closer to the airport and isn’t allowed to build there now because it’s too close to the flight path. Gene Jacobson states that the Board has discussed the fly over zone a lot. Gene Jacobson states that in the past, the Board would have the applicant contact the property owners around them to see if they wanted to join in on the zone change. Mr. Jacobson gives an example of the mechanic shop in Chester. Mr. Jacobson suggests to Mr. Christensen to try reaching out to the people around him regarding the zone change. Mr. Christensen states that he is on a federal highway and it would not impact or go near the resident’s homes. Mr. Christensen also states that there is not much that the property can be used for except a business. Mr. Jacobson opens the meeting for public comment. Ty Blackburn asks what it takes to rezone property. Mr. Jacobson responds that it is detailed in the ordinance. The zoning map is displayed on the screen. Discussion ensues regarding the zoning map. Rob Anderson property owner near Mr. Christensen’s, states that he is against it. Mr. Jacobson states that once there is a zone change it doesn’t matter what they put there as long as it falls under the matrix. Reed Barlow states that he believes the ordinance says that it doesn’t explicitly preclude a zoning such as this. Mr. Barlow states, generally the county prefers that it needs to be around a city. Sarah Wood reads a statement against the proposal from her phone. Mr. Christensen states that he has been really respectful of this property and his first option was to sell it to a developer from Vegas. The developer would have turned the property into a subdivision but Mr. Christensen turned him down following conversations with neighbors and Rob Anderson.

Gene Jacobson calls for a motion to move out of the public hearing. Motion is made by Claudia Jarrett to move out of the public hearing. The motion is seconded by Justin Atkinson and the motion passes. All in favor, none opposed.

Motion is made by Cody Harmer to deny a zone change based on our current policies for Coby Christensen and his property located off of Hwy 89 South of Ephraim City, Parcel # S-6314 The motion is seconded by Jo-Anne Riley. All in favor, none opposed. Motion carries.

1. James Funk applied for a 4 lot small subdivision (Mount Pleasant Acres) west of Mt. Pleasant located in the Agriculture –Zone. The 4 lots would be 5.50 acres, 5.50 acres, 1.89 acres, 1.89 acres. Parcel # S-27418

James Funk is present. Steven Jenson presents the agenda item. Received application from James. The Mylar has been reviewed and approved by the Recorder’s office and is recommended for approval. The property is located within the RA1 zone. The County Road supervisor has signed off on the access from the county road. Claudia Jarrett verifies that the lots are buildable and that there are no problems with fence line agreements or property lines. Gene Jacobson inquires about a flag lot on one of the proposed lots. Mr. Funk replies that Steven Jenson suggested that he do it for road access. Commissioner Hatch questions the frontage on lot 3, Mr. Funk points out that it meets the easement requirements of 66 feet. Cody Harmer states it needs to be 100’ for frontage. Gene Jacobson explains that in the ordinance there are certain things that need to be complied with and one of the things is frontage. Discussion ensues regarding frontage. Mr. Jacobson states that the plat needs to show the 33’ road easement from the property line. The owner affidavit and police, ambulance and fire waiver have been notarized and signed. The water approvals have been submitted; irrigation shares for outside use and domestic shares for culinary use. The Funk’s do have the .45 acre feet for each of the 4 lots that will come out of the well. A letter was submitted by Twin Creek Irrigation Company, indicating there is irrigation shares that will be used that need to be recorded with the county for each lot so they cannot be sold off from the property. Mr. Funk states that he has 4 drill cards, 4 different water rights and 4 different well locations for the property. Mr. Jacobson asks that Mr. Funk separate his stock certificate in order for the acre feet of water to be allocated to each lot and recorded. Discussion ensues regarding irrigation and domestic water rights. Septic tank permit has been obtained. Mount Pleasant City will provide power to the property. No issues were found on the title search. Taxes and application fees have been paid and are up to date. It is the Zoning Departments recommendation that with the alterations to the Mylar and water stock certificates that this be approved.

Motion is made by Cody Harmer to table the James Funk application for a 4 lot small subdivision (Mount Pleasant Acres) west of Mount Pleasant. Parcel # S-27418, to be corrected with the frontage on lot 3, splitting of the stock certificates, having the water tied to the properties and the 33’ easement shown on lot 1 and 2. The motion is seconded by Claudia Jarrett. All in favor, none opposed and the motion carries.

1. Sterling Monk & Hallie Monk have applied for a 1 lot small (Monk Family) Subdivision Northeast of Mt. Pleasant located in the Agriculture –Zone. The parcel is 9.22 acres. Parcel # S22164X15

Steven Jenson presents the item. The Mylar has been reviewed and approved by the Recorder’s office. The County Road supervisor approved the access off of the county road. There is a 33’ easement, the Mylar shows a 43’ easement. The police, fire and ambulance disclaimer has been signed and notarized. The owner affidavit has been signed and notarized. The permit for the septic system has been obtained from the Health Department. One-acre foot of water has been approved by the Utah Division of Water Rights. Power has been approved by Mount Pleasant City. The title search has been approved. Application fees and taxes are paid and up to date. The zoning office recommends this application for approval. Claudia Jarrett questions the address on a form in the packet. The address was written by the applicant and he was estimating his address; the addresses on the Mylar should have been verified by the Building Department. Gene Jacobson inquires about a fence line agreement. Gene Jacobson also verifies that this application does not need the 300 count.

Motion is made by Cody Harmer to approve the Sterling and Hallie Monk 1 lot small subdivision Northeast of Mount Pleasant. Parcel # S22164X15. The motion is seconded by Jo-Anne Riley via Zoom. All in favor, none opposed and the motion passes.

1. CBR Mgmt. Group LLC (Reed Barlow) has applied for a 4 small lot (Manti Valley Ranch) subdivision North of the Manti located in the Agriculture-Zone. The lots would 5.76 acres, 5.82 acres, 5.84 acres and 5.80 acres. Parcel # S-5796

Steven Jenson presents the agenda item. Reed Barlow is present. The Mylar has been reviewed and approved by the Recorder’s office. The police, fire and ambulance disclaimer has been signed and notarized. The owner affidavit has been submitted. Septic permit has been obtained through the Central Utah Health Department. Four acre feet of water has been approved through the Utah Division of Water Rights. Power will be provided by Manti City. The County Road supervisor has signed off on the access from the county road. The title search has been submitted. Application fees and taxes have been paid. The zoning office recommends this application for approval. Gene Jacobson addresses concerns regarding the water table certain times of year due to conversations with farmers in the area. Mr. Jacobson explains that subdivision requirements have 2 aspects; the technical end of the subdivision and buildability of the lots. Mr. Jacobson recommends that Mr. Barlow have a Geo Tech Engineer complete a report on the property. Mr. Barlow states that the houses will not have basements. Claudia Jarrett questions at what point is the letter needed. Mr. Jacobson states that in the past, they needed the letter before they would approve the plat. Mr. Jacobson verifies the location of the property and raises concern regarding vehicle passage on the narrow road. Mr. Jacobson talks about incremental development. Mr. Barlow states that the long term plan is for a major subdivision but these 4 lots are a stand-alone project that meets all the ordinances and requirements. Claudia Jarrett points out that the title policy was not signed and asks if it’s a requirement. No shared well agreement was submitted. Discussion ensues regarding the 66’ road easement because Mr. Barlow’s property line goes South 33’ from the center of the road. Based on the current ordinances, Mr. Barlow needs to move his cul-de-sac south to meet the 600’ from the access requirement. Mr. Barlow reads from the septic and soils report in hopes to avoid the geo technical report requirement.

Motion is made by Claudia Jarrett to approve the CBR Mgmt. Group LLC (Reed Barlow) 4 lot small subdivision (Manti Valley Ranch) North of Manti. Parcel # S-5796 pending submission of signed Title policy, shared well agreement, Geo Tech letter and Red lining of the cul-de-sac. The motion is seconded by Cody Harmer. All in favor, none opposed and the motion passes.

1. Bar 13 Ranch LLC (Reed Barlow) has applied for a 4 lot small (RIF Ranch Estates) subdivision west of Chester located in the Agriculture-Zone. The 4 lots would 6.60 acres, 6.07 acres. 6.025 acres an 8.352 acres. Parcel # S-25969

Steven Jenson presents the agenda item. Reed Barlow is present. The Mylar has been reviewed and approved by the Recorder’s office and is recommended for approval. The police, fire and ambulance disclaimer affidavit has been signed and notarized. The owner affidavit has been submitted. The septic permit has been obtained through the Central Utah Health Department. The County Road supervisor has signed off on the access from the county road. A letter of Feasibility has been submitted indicating that there are 4 lots proposed with perk tests that have been completed and approved. The water approval from the Utah Division of Water Rights only shows 3 acre feet of water. A letter from Chester Irrigation Company has been submitted indicating that they have shares to make up the other 1-acre foot for outdoor use. It is recommended that the water shares be attached and recorded to the lots with the remainder of what needs to be done so that there are enough water shares to satisfy the ordinance which requires 1acre foot for each lot. Rocky Mountain Power has submitted a letter of feasibility stating they will provide power to each lot. The title search has been submitted. Application fees and taxes have been paid and are up to date. The zoning office recommends this application for approval if the water shares are recorded to each lot. Mr. Barlow asks whether or not the water share could be tied to the subdivision not each lot. Discussion ensues about the water shares. Cody Harmer verifies the requirement of a cul-de-sac because of the length of the road. Discussion ensues about a cul-de-sac. Commissioner Hatch states concern regarding the share of irrigation water to make up the acre foot. Mr. Barlow states that the share is tied to the lots but the ownership will be in the Property Owner Association.

Motion is made by Cody Harmer to approve the BAR 13 Ranch LLC (Reed Barlow) 4 lot small subdivision (RIF Ranch Estates) west of Chester, with the redline correction regarding the cul-de-sac. Parcel # S-25969. The motion is seconded by Claudia Jarrett. All in favor, none opposed and the motion passes.

1. Adjournment

With no further business before the Planning Commission, a motion to adjourn is made by Justin Atkinson. The motion is seconded by Cody Harmer. All in favor, none opposed and the motion passes. The meeting is adjourned at 8:55 P.M.