

Sanpete County Planning Commission

April 8, 2009

6:30 P.M.

Present: Steve Anderson, Chair
Garth Sorenson
Dale Lewis
Joseph Scholes
Thell Stewart
Mary Anderson

Commissioner Steven Frishknecht
Commissioner Spencer Cox
Lee Holmstead, County Zoning Administrator
Scott Olsen
Kristine Oxman, Deputy Clerk

Meeting called to order by Steve Anderson.

ZONING ADMINISTRATOR LEE HOLMSTEAD REVIEW OF AGENDA

Zoning Administrator Lee Holmstead is present and reviews the agenda items.

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Motion is made by Joseph Scholes to approve the Planning Commission Minutes of March 11, 2009. Motion seconded by Thell Stewart, the motion passed.

HAROLD SMITH'S REQUEST FOR APPROVAL OF A 1-LOT MINOR SUBDIVISION LOCATED NORTH WEST OF MOUNT PLEASANT

Harold Smith is present. Lee Holmstead reviewed Mr. Smith's request for approval of a 1-lot minor subdivision. Mr. Holmstead reported that all required documents have been completed and submitted. Mr. Smith provided a mylar of the property. Discussion ensued concerning his plans for the property. Dale Lewis made a motion to approve a 1-lot minor subdivision. Mary Anderson seconded the motion. Motion passed.

PETER MUDROW OF EDELWEISS INVESTMENT, LLP REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT TO OPERATE AN AUTO SALES BUSINESS ON PROPERTY LOCATED NORTH EAST OF MOUNT PLEASANT

Peter Mudrow is present. Mr. Holmstead reviewed Mr. Mudrow's request for a conditional use permit to operate an auto sales business on property located north east of Mount Pleasant. The lot is in the "A" (agricultural) zone. Mr. Mudrow explained the auto/truck sales and services he

will provide. There is a concern regarding how many vehicles will be on the lot. Dale Lewis made a motion to approve the conditional use permit with conditions: Mr. Mudrow can store no more than three vehicles on the lot; there will be no salvaging on the lot, and be limited to the minimum signing required by the state. Thell Stewart seconded the motion with conditions. Motion passed.

DENNIS AND DEBRA WARD'S REQUEST FOR APPROVAL OF A 4-LOT MINOR SUBDIVISION LOCATED ON THE SHORE OF YUBA RESERVOIR

Dennis and Debra Ward are present. Mr. Holmstead explained that Mr. and Mrs. Ward has had this location re-zoned from SL (Sensitive Land) zone to A(Agricultural) zone last year so each lot only needed to be 5 acres or more. They have 1 well on the property with 1 acre ft. of water allocated; therefore, each lot is allocated ¼ acre ft. of water from that well. Each residence on each lot may only occupy it 181 days a year or less with only ¼ ft. of water. If they stay on the property longer it would require 1 acre ft. of water per residence.

Mr. Holmstead reported that Sandy Neill, Sanpete County Clerk, received an email from Nancy DeMille of BLM which reads:

Nancy DeMille with the BLM called about the subdivision approval for Dennis and Debra Ward. She wants to make sure that the record of the meeting will show that if infrastructure (water lines, power lines, etc.) needs to cross the right of way that was granted to the Wards, they will need to get written permission from BLM for that. (The right of way is only for travelling.)

Discussion ensued concerning this email and requirements needed. It was decided that there will be no need to cross BLM land for infrastructure. Thell Stewart made a motion to approve the 4-lot subdivision, Garth Sorenson seconded the motion. Motion passed

LEE HOLMSTEAD, DISCUSSION OF THE WILDLANDS URBAN INTERFACE MAP

Mr. Holmstead reported that there has been some discussion concerning the map of the Wildlands Urban Interface. Mr. Holmstead provided a map and stated that they would like to change the boundaries. There is discussion on how they came up with these boundaries. Matter is tabled for further discussion.

With no further business before the Planning Commission, motion to adjourn is made by Garth Sorenson. Motion seconded by Mary Anderson. Motion passed.

The meeting adjourned at 8:10 P.M.