

Sanpete County Planning Commission

July 8, 2009

6:30 P.M.

Present: Steve Anderson, Chair
Garth Sorenson
Dale Lewis
Thell Stewart
Mary Anderson
Gene Jacobsen

Lee Holmstead, County Zoning Administrator
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.

APPROVAL OF MINUTES APPROVAL OF MINUTES

Motion is made by Garth Sorenson to approve the Planning Commission Minutes of June 10, 2009. Motion seconded by Mary Anderson, the motion passed.

TRENT JORGENSEN'S REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT TO OPERATE A DUDE RANCH ON HIS PROPERTY LOCATED WEST OF MT PLEASANT

Trent Jorgensen is present. Mr. Holmstead reviewed Mr. Jorgensen's request for a conditional use permit. Mr. Jorgensen explained his plans to operate a Dude Ranch. Questions are asked of Mr. Jorgensen regarding what the Dude Ranch would include. Garth Sorenson made a motion to approve the conditional use permit with the following conditions: limit occupants to 16 persons; if food is provided, approval from the Utah Board of Health will be required; provide parking and restrooms for disabled patrons; and follow any State regulations. Dale Lewis seconded the motion. Motion passed.

TIMOTHY & LISA SYME'S REQUEST FOR APPROVAL OF A 1-LOT MINOR SUBDIVISION ON CANAL CANYON ROAD SOUTH-EAST OF SPRING CITY

Timothy & Lisa Syme are present. Mr. Holmstead reviewed Mr. and Mrs. Syme's request for approval of a 1-lot minor subdivision. Mr. Syme presented a mylar of the property and explained their plans. Thell Stewart made a motion to approve the 1-lot minor subdivision. Mary Anderson seconded the motion. Motion passed.

BURNS BROTHER'S R.V. PARK DISCUSSION ON PARK MODEL TRAILERS

Kimball Strickland is present. Mr. Holmstead reviewed discussion at last meeting on June 10, 2009. Mr. Holmstead also referred to memorandum written by Sanpete County Attorney, Ross Blackham, dated June 22, 2009. Gene Jacobsen brings up issues that have been expressed to him by citizens. Judy Zumwalt is present and expresses concern regarding the park becoming a trailer park. There is discussion regarding Mr. Strickland's plans. Steve Anderson reads the memorandum written by the Sanpete County Attorney. Glen Zumwalt expressed his concern regarding changing the conditional use permit stating that the 30 day limitation is currently not being honored. Thell Stewart made a motion to approve the conditional use permit for this issue, with the following conditions: 7 units, 2 weeks limit on stay in the park, 5 day waiting period before they can be re-occupied. There is more discussion on the conditions. Dale Lewis made a motion to approve the conditional use permit with the following conditions: Limit to 7 units and these units are to be moved every 30 days, any privately owned units will have to leave the park for a minimum of 5 days before they can be re-occupied. Thell Stewart seconded the motion. Steve Anderson, Garth Sorenson, Dale Lewis, and Thell Stewart approve the motion. Mary Anderson and Gene Jacobsen oppose. Motion passed.

LEE HOLMSTEAD DISCUSSION OF ADDITION TO THE LAND USE ORDINANCE CONCERNING CONDITIONAL USE PERMITS

Mr. Holmstead reviewed the addition to the conditional use permit ordinance 14.68.100. If the property with a conditional use permit changes ownership, the county must be notified of the following changes. 1. New owner's names 2. Changes of business name. 3. Change of use on the property. 4. Copies of any licenses required from the state or county. Thell Stewart motions to approve the addition to the land use ordinance concerning conditional use permits. Gene Jacobsen seconded it, and the motion passes.

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

The meeting adjourned at 8:40 P.M.