

## **Sanpete County Planning Commission Meeting**

August 13, 2014, 6:30 P.M.

Sanpete County Courthouse, 160 North Main, Room 101, Manti, Utah

Present are: Planning Commission Chair Leon Day, Gene Jacobson, Joe Nielsen, Paul Rasmussen, Curtis Ludvigson, Loren Thompson, Sanpete County Zoning Administrator, Scott Olsen and Sanpete County Deputy Clerk, Selma Jorgensen. (Gene Jacobson, Nathan Palmer and Loren Thompson were excused.)

Meeting was called to order by Chair Leon Day.

**STEWARDSHIP RANCHES LLC REQUEST FOR APPROVAL TO ADD 480 ACRES TO THE AGRICULTURAL PROTECTION AREA LOCATED 4 MILES EAST OF MT. PLEASANT LOCATED IN THE SENSITIVE LAND ZONE. PARCEL #26928x1.**

Mr. Olsen reported that Sanpete County Attorney, Brody Keisel, requested that this item be addressed again for legal purposes.

Motion was made by Curt Ludvigson to approve the request to add 480 acres to the Agricultural Protection Area located 4 miles east of Mt. Pleasant located in the Sensitive Land Zone, Parcel #26928x1. The motion was seconded by Joe Nielson, and the motion passed.

**STEWARDSHIP RANCHES LLC REQUEST FOR APPROVAL TO ADD 80 ACRES TO THE AGRICULTURAL PROTECTION AREA LOCATED 2 MILES EAST OF MT. PLEASANT LOCATED IN THE SENSITIVE LAND ZONE. PARCEL 26932.**

Mr. Olsen reported that Sanpete County Attorney, Brody Keisel, requested that this item be addressed again for legal purposes.

Motion was made by Curt Ludvigson to approve the request to add 80 acres to the Agricultural Protection Area located 2 miles east of Mt. Pleasant located in the Sensitive Land Zone, Parcel #26932. The motion was seconded by Joe Nielson, and the motion passed.

**LONI AND JULIE HAMMOND'S REQUEST FOR APPROVAL OF A ONE-LOT MINOR SUBDIVISION LOCATED WEST OF GUNNISON IN THE A ZONE. PARCEL #S-10750.**

Mrs. Hammond was present. Mr. Day reviewed her request. Mr. Olsen explained that the Hammonds have submitted all required documents and a mylar of the property. No comments from the audience.

Motion was made by Joe Nielson to approve the a 1-lot minor subdivision on parcel S-10750, located west of Gunnison in the A Zone. The motion was seconded by Curt Ludvigson, and the motion passed.

**JARON AND JAMIE WITHER’S REQUEST FOR APPROVAL OF A ONE-LOT MINOR SUBDIVISION LOCATED NORTHWEST OF MT. PLEASANT IN THE A ZONE. PARCEL #S-22223x2.**

Mr. and Mrs. Withers were present. Mr. Day reviewed the request. Mr. Olsen explained the request stating that there is a problem with the road. A deed gap, which is an unclaimed piece of property, came up as a conflict in the survey provided. Kevin Jensen, member of the audience expressed his concerns and stated that his property is near this deed gap and has never had anyone point it out before or had any problem with this piece. Mr. Olsen explained that it would take a court action to get this type of property recorded in the property owner’s name. Mr. Wither’s stated that he has already developed a road through the his own property. More discussion ensued concerning the survey. Mr. Olsen stated that this request can be passed as long as County Planning Commission is willing to accept responsibility, based upon the new county subdivision road frontage ordinance not yet finalized by the Sanpete County Commissioners. Mr. Day expressed his concerns stating that “the property has been owned or used by someone for more than 20 years”. Mr. Day recommended that Mr. and Mrs. Withers get the property re-surveyed after one year with a surveyor that would include this property with their existing property, then have it recorded again. Mr. Withers submitted required documents and a mylar of the property.

Motion was made by Joe Nielson to approve the a 1-lot minor subdivision on parcel S-22223x2 located northwest of Mt. Pleasant in the A Zone based upon approval of the new county subdivision road frontage ordinance by the Sanpete County Commissioners. The motion was seconded by Curt Ludvigson, and the motion passed.

**SKYLINE OPERATING COMPANY’S REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT FOR AN EXPLORATORY OIL AND GAS WELL LOCATED ½ MILE EAST OF MORONI IN THE A ZONE ON 5 ACRES WITHIN PARCELS #25355 AND 25356.**

Mr. Roy Moore was present. Mr. Day reviewed the request. Mr. Olsen explained the request. Mr. Moore submitted required documents, and presented a map showing their plans for the roads they plan to use, etc. Mr. Moore explained that David and Dixie Harvey of Pleasant Grove own the property. Kevin Jensen, from the audience, asked about what roads that would be used. Mr. Moore stated that they will upgrade the existing private road and install new fencing. Mr. Olsen reported that they have posted a \$150,000 bond to repair any damage to county roadways, etc. Mr. Moore reported that the company would also like to amend the application to add Whiting Oil and Gas Corporation.

Mr. Moore further explained that they have leased a rig from the Moab area and that they will have fifty semi loads from Grand County coming to the site over three days, and that they have encouraged them to drive up to Mt. Pleasant then west to the site. Mr. Ludvigson asked if there is any way they could request the rigs come on a weekend. Mr. Moore explained that once they contract with the rigs, he does not have any control over when they transport the equipment.

Mr. Rasmussen asked how long they would drill. Mr. Moore explained that the norm is around 90 days for drilling.

Questions were asked about noise of the generators and lighting. Mr. Moore explained the type of generators being used are very good at minimizing noise, etc. He also explained that lights will be used but will be tilted inward towards the rig to avoid disturbing neighbors, but also pointed out that the nearest residence is quite a distance away from the site.

Mr. Day asked about housing for employees, sewage, etc. Mr. Moore explained that there will be 7 trailers “man-camp” for up to 35 personnel that need to be on site, one Data Trailer will also be located on the site with 2 to 3 “tuff-sheds” for material storage. Potable water tanks, trash containers, and portable toilets will be located and serviced regularly. No permanent structures will be constructed under this permit.

Mr. Moore further explained that fencing and locked gates, with a security guard, will be installed to provide safety. He also explained that personnel are trained to minimize noise and pollution as much as possible. He also stated that he will coordinate with North Sanpete School District and residential homes concerning safety issues, etc.

Motion was made by Curt Ludvigson to approve the Conditional Use Permit to install an exploratory oil and gas well located east of Moroni in the A Zone with the following conditions:

1. Continuance of a Road Bond (\$150,000), to be reviewed after one year.
2. Coordinate with Moroni City and the North Sanpete School District concerning safety precautions and issues concerning transportation and mobilization of rig to the site and demobilization upon completion.
3. Amend the application to add Whiting Oil and Gas Corporation.

The motion was seconded by Paul Rasmussen, and the motion passed.

#### APPROVAL OF MINUTES

Leon Day requested that approval the Planning Commission minutes of July 9, 2014 be postponed until next month because of uncertainty of them being sent to members.

Mr. Day requested that a Work Meeting be scheduled in September to discuss Fairview City Industrial Zone.

With no further business before the Planning Commission, motion to adjourn was made by Joe Nielson. The motion was seconded by Curt Ludvigson, and the motion passed.

The meeting adjourned at 7:30 P.M.