

## **Sanpete County Planning Commission Meeting**

November 12, 2014, 6:30 P.M.

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

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

Meeting was called to order by Chair Leon Day.

### **WHITING OIL AND GAS CORPORATION'S REQUEST FOR A CONDITIONAL USE PERMIT FOR AN EXPLORATORY OIL AND GAS WELL ON DOUGLAS A. OLSEN TRUST PROPERTY LOCATED 4 MILES NORTH EAST OF MORONI, PARCEL #S-22287**

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. Olsen explained that an agreement has been reached with Steve Keller, Road Department Supervisor, and the property owner. Mr. Moore explained that a power line is preventing widening of the road, therefore turnouts will be put in place to accommodate access to the site. Question was asked about where the county road runs along and parallel to an irrigation ditch if widening of the road would affect the ditch. Mr. Moore explained that the widening of the road would be on the opposite side and would not affect the irrigation ditch.

Comment made by member of audience, Norman Scow, asked about what road would be affected. Map was provided to show him the exact road. Mr. Moore asked Mr. Scow for his address so that he can keep them apprised of what is happening and how it will affect them.

Snow removal will be taken by care of by the County because it is a County Road, however, they may clear the road on their own before the County has it cleared.

Motion was made by Gene Jacobson 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 neighboring property owners concerning safety precautions and issues concerning transportation and mobilization of rig to the site and de-mobilization upon completion.

The motion was seconded by Nathan Palmer, and the motion passed.

**SPORTS HAVEN INTERNATIONAL DBA SKYLINE MOUNTAIN RESORT'S REQUEST FOR CONCEPT AND PRELIMINARY APPROVAL OF A MAJOR SUBDIVISION LOCATED NORTH EAST OF MT. PLEASANT**

Mr. Max Henrie, Lee Holmstead, Joseph Hanks, Everett Taylor and Layne Lundstrom were present representing the Skyline Mountain Resort Board of Administration. Mr. Day reviewed their request. Mr. Olsen provided a plat map.

It was explained that the hearing is both or Concept and Preliminary approval, then they will meet with the County Commissioners next week. A final decision will be made next month at a Special Planning Commission Meeting.

Mr. Henrie explained that the subdivision was approved a number of years ago, and referred to Minutes of the Commission Meeting held on July 7, 2003. At this meeting the Master Water Plan was approved. A few minor changes have been made to the subdivision throughout the years.

Mr. Jacobson asked if they have completed all of the requirements asked of them when the approval was made. Mr. Henrie stated that they have met all requirements.

Mr. Olsen explained that he, Max Henrie, and Joseph Hanks were on the County Commissioner's Meeting Agenda held on October 21, 2014. The deeding process was discussed, as well as quiet titles, and how to locate each owner. The commissioners agreed that because this issue has been in progress for so many years that it needs to be finalized.

Gene Jacobson addressed some issues that he was concerned about in regards to his observation of the subdivision. He stated that he noticed some lots that were too small (sq footage) for current code that may be grand-fathered, or accepted as is because of time that has passed. Entrances of some properties are a concern because of their locations, being too close to curves. Mr. Jacobson felt this was a hazard. Also, some homes have a pavilion where trailers can be brought in, the home owners association may have to deal with this. He also observed that there are out buildings on lots without homes. Mr. Jacobson also asked about the RV Park parking, how many stalls are acceptable, etc.

Mr. Olsen explained that he took Steve Keller, Road Department Supervisor, on a tour of the subdivision today, and Mr. Keller was very pleased with the condition of the roads. Mr. Olsen also pointed out the access roads into and out of the subdivision. Question was raised concerning fire exits. Layne Lundstrom explained, showing on the map, the exit easements on Forest Service Property and private property owners land. Leon Day stated that the County would need a copy of the agreement for fire exits from Forest Service and private property owners where they have easements.

Mr. Rasmussen asked about any lighting on the roads. Mr. Henrie answered stating that there are lights around the club house, etc., but not on the roads.

Question was asked about power access. Mr. Henrie stated that all structures have power, most are overhead in the lower part of the subdivision. The upper part has all underground lines. Any new structures will be provided power.

Audience members were asked for opinions or comments.

Layne Lundstrom made comment. Another member, Deborah Ipsen made comment.

Mr. Olsen read a list of necessary requirements for this Major Subdivision. Mr. Day stated that a surveyor needs to survey all easements, and any apparent easements. Mr. Day also asked about easements shown on current plat. He recommends that they show where they want easements - not burden all lots with so many perimeter easements, etc.

Mr. Day asked about changing the 30 foot easement to a wider width for utility and public easement. After some discussion it was determined that they already have 45 foot easement now, so this point is moot.

Mr. Jacobson explained that all 940 members will not understand the easement issue-thinking that we are trying to take property away from them. He suggests leaving the easements as they are at this time.

Mr. Olsen continued reading the requirement list.

One requirement addressed size of trees on lots. Mr. Day asked for a motion to pass over this requirement because of the location of the subdivision in the mountains where trees are already established. Paul Rasmussen motioned that this requirement be eliminated because of the location of the subdivision. Loren Thompson seconded the motion. Motion passed.

Mr. Day stated that the size of the plat map is too small - and may cause problems in the future for potential lot owners. After some discussion, it was determined that the size of the plat will be accepted as it is at this time.

Mr. Olsen then went over list of Supporting Documents: Vicinity Map, Geological Map, Environmental Impact Assessment. Loren Thompson made a motion to accept the new water system environmental report for the Environmental Impact Assessment requirement. Gene Jacobson seconded the motion. Motion passed.

Covenants, Codes and Regulations list was provided to Mr. Olsen by Mr. Henrie.

Mr. Day stated that a special Planning Commission meeting will have to be held on December 10, 2014 for final approval and asked for motion. Loren Thompson made a motion to hold a special Planning Commission on December 10, 2014 for final approval of the subdivision. Nathan Palmer seconded the motion. Motion passed.

Motion was made by Gene Jacobson to approve the request of Concept and Preliminary Approval of a Major Subdivision with the following requirements to be submitted by the Skyline Mountain Resort Board 10 days before the Public Hearing on December 10, 2014:

Letter from Health Department  
Copy of Access Easements for Fire Exit  
Boundary Survey of adjoining property owners  
Vicinity Plan Map  
Geologist Report

Mr. Jacobson included in the motion a statement. "The Planning Commission has shown due diligence in reviewing the current ordinances and compliance to these ordinances as close as they could relative to what is already there, including prior operating requirements."

The motion was seconded by Loren Thompson, and the motion passed.

**APPROVAL OF MINUTES**

Motion was made by Nathan Palmer to approve the Planning Commission minutes of September 10, 2014. The motion was seconded by Paul Rasmussen, and the motion passed.

With no further business before the Planning Commission, motion to adjourn was made by Paul Rasmussen. The motion was seconded by Loren Thompson and the motion passed.

The meeting adjourned at 8:45 P.M.