

Sanpete County Planning Commission Meeting

April 8, 2015, 6:30 P.M.

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

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

Meeting was called to order by Chair Joe Nielsen.

JASON MAXFIELD'S REQUEST FOR A CONDITIONAL USE PERMIT FOR A BED AND BREAKFAST IN HIS HOME IN THE INDIAN RIDGE LODGE LOCATED AT THE EAST ENTRANCE OF THE INDIAN RIDGE SUBDIVISION ON PARCEL #54744X.

Jason Maxfield and his wife were present. Mr. Nielsen reviewed Mr. Maxfield's request. Mr. Scott Olsen explained the Maxfield's property is located two miles east of the fire station in Indianola. The building used to be a part of the subdivision, but it is not now. Gene Jacobson questioned Mr. Maxfield about fire preparations in case of a fire such as one that occurred a few years ago. Mr. Maxfield explained that there are hydrants, and plenty of water on the property. Mr. Olsen further explained that the building department has inspected the re-model that was done on the building and they have met all requirements. Mr. Ludvigson asked if they had met with the District Engineer concerning water. Mr. Olsen explained that because it is a bed and breakfast they are not required to meet with the Water Department. No comments from the audience. Motion was made by Gene Jacobson to approve the conditional use permit to operate a bed and breakfast in their home. The motion was seconded by Loren Thompson, and the motion passed.

THOMAS AND NORMA CRISP'S REQUEST TO VACATE LOT 6 OF THE HORSESHOE MOUNTAIN RANCH ESTATES SUBDIVISION LOCATED SOUTHEAST OF SPRING CITY ON PARCEL #61056.

Mr. and Mrs. Crisp were not present. Mr. Nielsen reviewed their request. Mr. Olsen explained that the Crisps could not attend the meeting. Mr. Olsen explained their plan to vacate lot 6 of their subdivision, presenting the plat map showing an old irrigation pond that once belonged to the irrigation company. They plan to sell the property back to the irrigation company. The property will be assigned a county lot number. Mr. Olsen stated that he has 10 to 12 letters from subdivision property owners that do not oppose this issue. No comments from the audience. Motion was made by Curt Ludvigson to approve the plat amendment. The motion was seconded by Gene Jacobson, and the motion passed.

VERNON DILLENBECK’S REQUEST FOR A LOT LINE ADJUSTMENT BETWEEN LOTS 8 & 9 OF THE NORTH RIDGE SUBDIVISION LOCATED NORTHEAST OF MT. PLEASANT ON PARCELS #60070 AND #60071.

Vernon and Beth Dillenbeck were present. Mr. Nielsen reviewed Mr. Dillenbeck’s request. Mr. Olsen explained that they own both pieces of property. Mr. Dillenbeck explained that a previous property owner had installed a septic system. Mr. Dillenbeck bought the property from him, and explained that this lot line adjustment does not change the acreage of the original lots, therefore a new plat map does not need to be recorded. No comment from the audience. Motion is made by Nate Palmer to approve lot line adjustment between lots 8 and 9. The motion was seconded by Loren Thompson, and the motion passed.

DANIEL STUTZ’S REQUEST FOR A CONDITIONAL USE PERMIT TO BUILD A SINGLE FAMILY HOME ON PROPERTY LOCATED IN THE INDIANOLA VALLEY, WEST OF THE FIRE STATION ON PARCEL #20186X2.

Mr. Stutz was present. Mr. Nielsen reviewed Mr. Stutz’ request. Mr. Olsen explained Mr. Stutz’ plans to build a home on property zoned as Business/Commercial. Mr. Olsen explained that Mr. Stutz needs a conditional use permit to be able to build a home in Business/Commercial Zone. No comments from the audience. Motion is made by Leon Day to approve the conditional use permit. The motion was seconded by Curt Ludvigson, and the motion passed.

MARSHALL SORENSON AND KATHLEEN CHRISTENSEN’S REQUEST FOR A PLAT AMENDMENT OF THE SORENSON PROPERTY SUBDIVISION LOCATED EAST OF HIGHWAY 89 ON PARCEL #61227.

Mr. Sorenson and Ms. Christensen were present. Mr. Nielson reviewed their request. Mr. Olsen presented a plat map of the property. Mr. Sorenson explained why he wants to make these changes. No comments from the audience. Motion is made by Gene Jacobson to approve the plat amendment. The motion was seconded by Rex Brown, and the motion passed.

JAMES DRAPER’S REQUEST FOR A ZONE CHANGE ON HIS PROPERTY FROM AGRICULTURAL TO BUSINESS COMMERCIAL. PROPERTY IS LOCATED SOUTHEAST OF FAIRVIEW ON PARCEL #S-22009X.

Mr. Draper was present. Mr. Nielsen reviewed Mr. Draper’s request. Mr. Olsen stated that Mr. Draper would like to build storage sheds on the property. Mr. Jacobson expressed concern about “spot zoning” stating that they will have to consider this issue seriously. Mr. Day asked about public access and the road. Mr. Thompson explained his concern with the road access because it is not a county road that is not groomed, nor plowed during winter months. Mr. Draper stated that he would have to take care of the road. No comments from the audience. Motion is made by Curt Ludvigson to recommend to the Commissioners to approve the zone change from agricultural to business commercial subject to submitting a letter that would state that the zoning will be changed based upon construction of a building within 5 years or as things happen. The motion was seconded by Leon Day, and the motion passed.

DISCUSSION OF AXTELL RA-2 ZONE AS COMPARED TO AXTELL RR1 ZONE AND THE PRESENT AXTELL SERVICE DISTRICT AREA.

Mr. Scott Olsen reported that there has been a question concerning the zoning around Axtell because of a conversation he had with someone in that area. Mr. Olsen showed a map of the area that has been color-coded. (Please see attached.) Danny Boore, an adjacent property owner, explained his observations. Mr. Olsen suggested that the Planning Commission make a consideration for a Zone Change with a Public Hearing in the future.

APPROVAL OF MINUTES

Motion was made by Gene Jacobson to approve the Planning Commission minutes of March 11, 2015 with minor corrections. The motion was seconded by Curt Ludvigson, and the motion passed.

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

The meeting adjourned at 8:00 P.M.