

Sanpete County Planning Commission Meeting

June 10, 2015, 6:30 P.M.

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

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

Meeting was called to order by Co-Chair Loren Thompson.

TODD AND AMY ANDERSON/ALTA TERRA RANCH REQUEST FOR A 3 LOT CLUSTER SUBDIVISION AND A PHASE DEVELOPMENT AGREEMENT FOR FUTURE LOTS ON PROPERTY LOCATED 1 ½ MILES NORTHWEST OF FAIRVIEW PARCELS #S-20948 AND S-20946 AND S20902X.

Matter was tabled to next Planning Commission Meeting.

COLLEEN LUSK'S REQUEST FOR A TEMPORARY USE PERMIT TO OPERATE A FLEA MARKET ON PROPERTY 1/4 MILE SOUTH OF MT. PLEASANT ON PARCEL #26272.

Colleen Lusk was not present. Mr. Thompson reviewed Ms. Lusk's request. Mr. Olsen explained that Mrs. Lusk has already purchased a business license, and has designed the area to make this work. She has approval from UDOT. She will have to follow the rules in regards to placing signs. Mr. Jacobson addressed the issue of trash that may be present. Mr. Olson explained that the Temporary Use Permit does state the conditions concerning taking care of trash, etc. Motion is made by Nathan Palmer to approve the Temporary Use Permit to operate a flea market based on Mrs. Lusk's description on documents submitted. The motion was seconded by Leon Day, and the motion passed.

GARY ARNOLDSON, DAVID ALLPHIN, AND PAUL BECKSTEAD'S REQUEST FOR A ZONE CHANGE ON PROPERTY LOCATED NORTHEAST OF MT. PLEASANT FROM SENSITIVE LAND ZONE TO AGRICULTURAL ZONE. PARCEL #'S 22502, 22502X, 22502X1, AND 22500X7.

Mr. Arnoldson, was present. Doug Garritson, member of the audience, stated that he and others were present to object this zone change. He explained that this is the 3rd owner - two previous were turned down. Mr. Olsen explained that the present owner has contacted his office and is going through the process to get the zone change, and he has not heard of any other owner that has made an attempt to make the change. Mr. Jacobson explained the history of Sensitive Land Zones. What was the purpose of Sensitive Land? The key objective is to make sure that zone changes are made for larger areas, not spot zoning. Mr. Olson read from the Land Use Ordinance Book the description of "Sensitive Land". Todd Mumford, member of the audience, explained that he is concerned because of the "grease woods", with elk and deer wintering on this small corridor. He would like to see that protecting the wildlife is handled properly. He has cattle grazing on his property east of this zone.

Mr. Jacobson explained that there will be an impact on the roads in the area as well. Mr. Olson told the Garritson's that he will answer any question they would like to ask about this zone change, but he would like to know if they would like to be a part of this change.

Mr. Jacobson explained that he lives in an area that Mr. Mumford was talking about with deer and elk, etc. He said that there are times that they destroy parts of his property, etc. He stated that even though there are deer on someone's property, does not mean that the property owner can not do what they want with their land.

After some discussion, Doug and Sherry Garritson decided to join in on the request and change the zoning of their property to Agricultural as well.

Motion is made by Gene Jacobson to approve changing zone from Sensitive Land to Agricultural that includes the Garritson's Property. The motion was seconded by Curtis Ludvigson, and the motion passed.

APPROVAL OF MINUTES

Motion was made by Paul Rasmussen to approve the Planning Commission minutes of May 13, 2015 with minor corrections. The motion was seconded by Gene Jacobson, and the motion passed.

With no further business before the Planning Commission, motion to adjourn was made by Curtis Ludvigson. The motion was seconded by Nathan Palmer and the motion passed.

The meeting adjourned at 7:15 P.M.