

Sanpete County Planning Commission Meeting

September 9, 2015, 6:30 P.M.

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

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

Meeting was called to order by Chair, Joe Nielson.

KARA JENSEN'S REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT TO OPERATE A DAY CARE CENTER IN HER HOME SOUTH EAST OF CENTERFIELD, PARCEL #S-10291.

Kara Jensen was present. Mr. Olson explained Mrs. Jensen's request. Mr. Olsen stated that they plan to have the day care in the basement of their home. They have a large driveway and the house sits 200 yards away from the road. Mrs. Jensen stated that a fence is being built now, Mr. Olsen explained that the State will monitor the fence and other safety concerns. Mr. Jacobson expressed some concerns including safety for the children, and asked if there is an outside exit in the basement. Mr. Jensen stated that there is a basement exit. Mr. Jacobson then asked if there is only one meter or two to the home. Mrs. Jensen stated that there is only one meter. Mr. Nielson asked how many kids would be in their care. Mrs. Jensen stated that there are 2 caregivers so they can have up to 16 kids. She also stated that she is working towards getting State licensed, and that the South Sanpete School District has approved a bus stop on the street in front of the house. No comments from the audience. Motion is made by Curtis Ludvigson to approve the Conditional Use Permit to operate a Day Care Center per State requirements. The motion was seconded by Loren Thompson, and the motion passed.

GARY AND DIANA STRINGER'S REQUEST FOR APPROVAL OF A ZONE CHANGE OF THEIR PROPERTY FROM SENSITIVE LAND TO AGRICULTURAL ZONE. THE PROPERTY IS LOCATED NORTH OF MT. PLEASANT ON PARCELS #S-22096 AND S-22096X5.

Diana Stringer was present. Mr. Olson explained the Stringer's request. Mr. Olsen stated that it was labeled Sensitive Land because it bordered the Sanpitch River, and presented a map of the county and the property. Mrs. Stringer stated that they would like to divide one of the lots and change the lot line. Mr. Olsen explained that they will have to go through the Minor Subdivision process to be able to make this change. Mr. Jacobson asked if they could build on Sensitive Land, and Mr. Day explained that they would have to have 40 acres to be able to build. Mr. Day explained that he has talked with Wade Carter, an adjoining property owner, and he is concerned with making another well, and increased traffic on the road. Mr. Jacobson explained that this request is causing issues that are hard to solve at this time. Mr. Jacobson suggested that they talk to the adjoining property owner about joining part of his property to the zone change. Some discussion ensued.

Motion is made by Gene Jacobson to table this request to give the Stringers time to talk to their neighbor, getting approval to follow the ridge line on his property to be included in the zone change, and any additional information needed concerning road access, possibly getting an agreement from Wade Carter, and having the property surveyed properly, leaving at least 2 acres on the side nearest to the river as Sensitive Land. The motion was seconded by Curtis Ludvigson, and the motion passed.

APPROVAL OF MINUTES

Motion was made by Leon Day to approve the Planning Commission minutes of July 8, 2015. 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 Nathan Palmer. The motion was seconded by Loren Thompson, and the motion passed.

The meeting adjourned at 7:45 P.M.