

# Sanpete County Planning Commission

February 11, 2009

6:30 P.M.

Present: Dale Lewis, Chair  
Steve Anderson  
Joseph Scholes  
Garth Sorenson  
Thell Stewart  
Bart Nelson  
Mary Anderson  
Gene Jacobsen is excused

Lee Holmstead, County Zoning Administrator  
Selma Jorgensen, Deputy Clerk

Meeting called to order by Dale Lewis.

## **ZONING ADMINISTRATOR LEE HOLMSTEAD REVIEW OF AGENDA**

Zoning Administrator Lee Holmstead is present and reported what occurred at the Sanpete County Commissioners Meeting held on January 20, 2009, explaining that the commissioners changed the amendment to the ordinance for youth homes, etc., that the Planning Commission had approved. Some discussion ensued.

## **APPROVAL OF MINUTES APPROVAL OF MINUTES APPROVAL OF MINUTES APPROVAL OF MINUTES**

Motion is made by Steve Anderson to approve the Planning Commission Minutes of January 14, 2009. Motion seconded by Garth Sorenson, the motion passed.

## **PETRO-HUNT'S REQUEST FOR CONDITIONAL USE PERMIT TO CONDUCT SEISMIC STUDIES IN SANPETE COUNTY**

Dennis Ludington is present. Mr. Holmstead reviewed Petro-Hunt's request to plan, survey, stake, and perform additional operations necessary for a seismic study of the Company's interests in and around the county for a period of one year from February 12, 2009 through February 11, 2010. Mr. Ludington explained the projects Petro-Hunt is working on now. They will provide a list of the property owners to Mr. Holmstead before they begin a new project. Steve Anderson made a motion to approve the conditional use permit with the condition that they notify Mr. Holmstead and provide a list of property owners that need to be contacted before a

new project is started, as well as conditions previously expected with this type of permit. Mary Anderson seconded motion. Motion passed.

**MICHAEL AND JANE MALCOM'S REQUEST FOR APPROVAL OF A PLAT AMENDMENT TO MERRILL COX MINOR SUBDIVISION LOCATED NORTH OF MANTI**

Michael and Jane Malcom are present. Mr. Holmstead reviewed their request for a plat amendment on property in the Merrill Cox Minor Subdivision located north of Manti. The Malcoms want to change it from a 1-lot to a 3-lot minor subdivision. They also want to change the name to The Tracks Minor Subdivision Plat "A". Maps were presented and Mr. Holmstead explained that this is an amendment, not a new subdivision. Discussion ensued. Thell Stewart made a motion to approve the 3-lot subdivision amendment. Bart Nelson seconded the motion. Motion granted.

**SCOTT HASLAM'S REQUEST FOR APPROVAL OF A 4-LOT MINOR SUBDIVISION LOCATED SOUTHEAST OF CHESTER**

Scott Haslam is present. Mr. Holmstead reviewed Mr. Haslam's request for a 4-lot minor subdivision located south east of Chester in the A-Zone. Mr. Holmstead explained that Mr. Haslam has submitted all required documents. Garth Sorenson made a motion to approve the 4-lot minor subdivision. Joseph Scholes seconded the motion. Motion passed

**BENJAMIN PEHRSON & JIM ERICKSEN'S REQUEST FOR APPROVAL OF A 3-LOT MINOR SUBDIVISION LOCATED EAST OF FAIRVIEW**

Mr. Ericksen is present. Mr. Holmstead reviewed their request for approval of a 3-lot minor subdivision located east of Fairview. The property is in the RR-1 zone. Mr. Holmstead explained that Fairview City will provide all services for these lots, and that they have submitted all required documents. Mr. Ericksen presented maps and explained plans for the property. Mary Anderson made a motion to approve the 3-lot minor subdivision. Joseph Scholes seconded the motion. Motion passed

**SANPETE COUNTY'S REQUEST FOR APPROVAL OF A 1-LOT MINOR SUBDIVISION AT THE ENTRANCE OF HIDEAWAY VALLEY SUBDIVISION ON HIGHWAY 89 TO BE USED FOR CONSTRUCTION OF A FIRE STATION**

Kent Higgins is present. Mr. Holmstead reviewed Sanpete County's request for this 1-lot minor subdivision explaining that construction of a new fire station is planned for the Indianola Valley Fire Department. Mr. Holmstead reported that the property was donated to the county, and all required documents have been submitted. Steve Anderson made a motion to approve 1-lot minor subdivision. Thell Steward seconded the motion. Motion passed.

**SANPETE COUNTY'S REQUEST FOR APPROVAL OF A ZONE CHANGE ON 1-LOT MINOR SUBDIVISION AT THE ENTRANCE OF HIDEAWAY VALLEY SUBDIVISION ON HIGHWAY 89**

Kent Higgins is present. Mr. Holmstead explained that in order for Sanpete County to construct a new fire station on this proposed 1-lot minor subdivision, the zone needs to be changed from "A", agricultural, to "PF", public facilities zone. Steve Anderson made a motion to approve the zone change from "A" to "PF". Garth Sorenson seconded the motion. Motion passed.

**UTAH PREPARATORY ACADEMY, DIANA ROBBIN'S, REQUEST FOR APPROVAL TO RE-LOCATE CURRENT YOUTH HOME FACILITY IN SPRING CITY TO A NEW LOCATION ON THE CANAL CANYON ROAD NEAR SPRING CITY**

Diana Robbins and Aaron Nicolaidis are present. Mr. Holmstead explained that this facility is currently located at 15620 N 8500 S, just north of Spring City. They want to close this facility and re-open at 10600 N 8750 E. Because of this move to a new location a new conditional use permit needs to be issued. The facility will house 16 occupants. Mary Anderson questioned why they want to move to a new location. Mr. Nicolaidis explained that there would be more room, and it would be further away from home owners. Questions were asked about square footage needed for each occupant, etc. Neil Sorenson, member of the audience, related an incident of a fire that was in this home a few years ago explaining that he is the fire chief in Spring City and the previous owners were very upset with their response time because the fire truck got stuck on the road leading to this property. Mr. Sorenson asked Mr. Nicolaidis about fire protection that the state will provide if any. Mr. Nicolaidis explained. Dale Lewis read a letter received from Pam Anderson of Spring City that stated her objection to this request. *Joseph Scholes made a motion to deny their request because of fire protection concerns. Thell Stewart seconded the motion.* Bart Nelson asked if we could table this request until more information can be obtained. Dale Lewis voiced his concern with water availability at this location. Mary Anderson asked about security. *Motion passed by Joseph Scholes, Thell Stewart, Dale Lewis, and Garth Sorenson of the commission voting for denial. Steve Anderson, Mary Anderson and Bart Nelson voted against the denial.*

**PLANNING COMMISSION'S PROPOSAL TO ELECT NEW CHAIRPERSON**

Garth Sorenson stated that he appreciates the way that Steve Anderson has handled issues when Dale Lewis has not been present. Dale Lewis made a motion to elect Steve Anderson as the new chair. Mary Anderson seconded the motion. Motion passed. Steve Anderson requested that Garth Sorenson be elected as Vice-Chair when he cannot be available.

Dale Lewis made a motion to discuss cities that do not have buffer zones at next month's meeting. Steve Anderson seconded motion. Motion passed. Issue will be on next month's agenda. Mr. Holmstead said that he would talk with Ross Blackham, Sanpete County Attorney, about this issue.

Joseph Scholes made a motion to require the Sanpete Sheriff's Office provide any and all reports concerning last two years that involve any youth homes within the county. Garth Sorenson seconded the motion. Motion passed.

Garth Sorenson stated his disappointment in the decision that the Sanpete County Commissioners made concerning the ordinance change. Joseph Scholes made a motion to have

Garth Sorenson write a letter to the Sanpete County Commissioners explaining our disappointment in the decision that was made. Dale Lewis seconded the motion. Motion passed

With no further business before the Planning Commission, motion to adjourn is made by Bart Nelson. Motion seconded by Joseph Scholes, motion passed.

The meeting adjourned at 9:00 P.M.