

Sanpete County Planning Commission

February 10, 2010

6:30 P.M.

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

Lee Holmstead, County Zoning Administrator
Scott Olsen
Selma Jorgensen, Deputy Clerk

Meeting called to order by Steve Anderson.

ZONING ADMINISTRATOR LEE HOLMSTEAD REVIEW OF AGENDA

Zoning Administrator Lee Holmstead is present and reviews the agenda items.

APPROVAL OF MINUTES APPROVAL OF MINUTES

Dale Lewis made a motion to approve the Planning Commission Minutes of January 13, 2010. Motion seconded by Mary Anderson, the motion passed.

MORELL SNOW'S REQUEST FOR APPROVAL OF A 1-LOT MINOR SUBDIVISION LOCATED SOUTH OF MANTI CITY LIMITS

MoRell Snow, Russell and Mindy Faatz are present. Mr. Holmstead reviewed Mr. Snow's request. All required documents have been submitted. Mr. Faatz presented the mylar of the property. Questions were asked by commission concerning the property. Gene Jacobsen made a motion to approve the 1-Lot Minor Subdivision. Joseph Scholes seconded the motion. Motion passed.

HAL & KATHRYN ROBERTS' REQUST FOR APPROVAL OF A 3-LOT MINOR SUBDIVISION LOCATED NORTH OF FAIRVIEW ON MILBURN ROAD

Mr. and Mrs. Roberts are present. Mr. Holmstead reviewed their request, stating that lots 1& 3 are for full-time use, lot #2 can only be used part-time because its water right is only for ½ acre foot. All required documents have been submitted. Questions were asked concerning the property and their plans for all lots. Questions were also asked about the water available. Jack

Athens, member of the audience, made comments. Bryce Jackson, member of audience, made comments as well. Both do not object to this subdivision. Thell Stewart made a motion to approve the 3-lot minor subdivision. Garth Sorenson seconded the motion. Motion passed.

KENNETH & BONNIE SANDERSON'S REQUEST FOR APPROVAL OF A 1-LOT MAJOR SUBDIVISION LOCATED EAST OF MAYFIELD

Mr. and Mrs. Sanderson are present. Mr. Holmstead reviewed their request, and explained that they will have to present the concept plan at this meeting, and there will need to be three additional public hearings with the Planning Commission. Mr. Holmstead explained that Mr. Sanderson met with the Board of Adjustments and a variance on a road through the property was approved at this meeting. Dale Lewis made a motion to accept the concept plan. Joseph Scholes seconded the motion. Motion passed.

DALE LEWIS' REQUEST TO CHANGE THE LAND USE ORDINANCE #14.76.070 (REQUIRED UTILITIES)

Dale Lewis is present. Mr. Holmstead reviewed the request. After some discussion, Steve Anderson suggested that request be tabled until next meeting to allow time to work with the verbiage of the ordinance. Dennis Watson expressed concerns. Loren Thompson made comments. Garth Sorenson made a motion to table this matter. Joseph Scholes seconded the motion. Motion is passed.

LEE HOLMSTEAD TO DISCUSS ADDITION TO THE THE SANPETE COUNTY SUBDIVISION ORDINANCE

Mr. Holmstead read addition to Subdivision Ordinance provide by Sanpete County Attorney, Ross Blackham. Some discussion ensued. Steve Anderson made a motion to approve this addition to the Subdivision Ordinance. Gene Jacobsen seconded the motion. Motion passed.

EPHRAIM AND MANTI AIRPORT BOARD'S REQUEST FOR APPROVAL OF OVERLAY ZONE FOR AIRPORT

Public present included: Ted Meikle, Richard Anderson, Mel Leseberg, Natasha Madsen, Alan Justesen, Cliff Birrell, Paul Frischknecht, Richard and Bonnie Nielson, Brian and Cheryl Nielson, Ken & Kim Gilbert, Dave Warren, Kevin Christensen, Loren Thompson, Jack Anderson, Val Anderson, Vaun Mickelson, Shauna Thompson, Eric Christensen, Tyler Hunter, Genie Stressing, Richard McFarlane, Steve Frischknecht, Ray Sorensen, Parry Olsen, Galen Christiansen, Kaye Crane, Eric Christensen, Scott Miller, Craig Rasmussen, Rachel Jensen, Ron & Barbara Ballard, Ellen & Wes Arnoldson, Ted & Joan Hodapp, Scott Miller, Kim Cragun, Richard Watson, Kevin Christensen, Greg Dart, Bryan Kimball, Don Olsen, Richard A. Nielson, Tracy Adams, Darren Perkins, Tyler Hunter, Rick Wilson, Eldon Barnes, Tom Allred, Boyd Mickel, David Larsen, Michael Larson, David Lemon, and Richard V. Nielson.

Steve Anderson prefaced the discussion by drawing his interpretation of FAA regulations regarding the airport and surrounding property on a white board.

Ted Meikle reported on some discussions he has had with property owners. He went over some amendments made to the supplement submitted.

Question was asked as to who should have received a letter. Gene Jacobsen responded to Mr. Meikle's comments. Mr. Meikle responded.

Dale Lewis requested information about the FAA regulations. Mr. Meikle stated that a copy has already been presented. Mr. Holmstead had the copy. Mr. Meikle stated that they will provide a copy of the regulations to property owners.

Mr. Meikle presented a slide of airport and explained where the road would need to move. Steve Anderson made a suggestion. Mr. Meikle responded.

Steve Anderson opened discussion to the public:

Craig Rasmussen asked a question. Richard Nielson made comments. Rick Wilson commented.

Tyler Hunter commented on the road and how it affects his property. Dave Warren asked a question. Val Anderson made a statement. Natasha Madsen stated that the FAA requires the

airport board to provide a future plan. Shauna Thompson presented comments concerning her interpretation of the FAA regulations. Kaye Crane stated that they have not been well-informed.

She stated that they have a petition signed by 520 citizens. Ken Gilbert presented a map and explained. Kim Gilbert commented that they cannot sell their property because of this issue.

Paul Frischknecht commented that he was an attorney for both Manti City and Ephraim City at the time that a request was made to zone the airport and surrounding property. Mr. Frischknecht

further expressed his concerns, etc. Barbara Ballard made a comment suggesting that we get rid of the Manti Ephraim Airport and just rename the Mt. Pleasant Airport as "The Sanpete County

Airport". Natasha Madsen made closing comments. Cliff Birrell commented.

Mary Anderson made a comment concerning petition handed in by Kaye Crane. More discussion ensued.

Steve Anderson recommended that this issue be tabled to next month, and hold a short work meeting now to discuss facts presented tonight. Dale Lewis seconded the motion. Motion passed.

With no further business before the Planning Commission, motion to adjourn is made by Dale Lewis. Motion seconded by Mary Anderson. Motion passed.

The meeting adjourned at 10:00 P.M.