

Sanpete County Planning Commission

April 14, 2010

6:30 P.M.

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

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

Mary Anderson made a motion to approve the Planning Commission Minutes of March 31, 2010. Motion seconded by Joseph Scholes, the motion passed.

CORPORATION OF THE BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, REQUEST FOR APPROVAL OF A 1-LOT MINOR SUBDIVISION ON PROPERTY LOCATED NORTH OF SPRING CITY

Milan Malkovich and Kim Lambourne are present. Mr. Holmstead reviewed their request for approval of a 1-lot minor subdivision. Mr. Holmstead reported that the water and sewer systems will be provided by Spring City, and that all required documents have been submitted. Question was asked about access to the property. Mr. Malkovich reported that they have received approval from UDOT. Mr. Malkovich explained the size of parking lot, etc. A member of the audience asked if there would be any impact on his property that is next to this property. Mr. Malkovich explained that there will be no impact, but only good improvements. Another member of the audience requested that a fence be installed between their property and the church property. Mr. Lambourne explained the construction of the fence. Garth Sorenson made a motion to approve the 1-lot minor subdivision. Thell Stewart seconded the motion. Motion passed.

CORPORATION OF THE BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, REQUEST FOR A CONDITIONAL USE PERMIT FOR A NEW LDS WARD MEETINGHOUSE ON PROPERTY LOCATED NORTH OF SPRING CITY

Milan Malkovich and Kim Lambourne are present. Mr. Holmstead reviewed the request for a conditional use permit to construct a meetinghouse on property north of Spring City. Mr. Holmstead stated that our Land Use Ordinance requires a conditional use permit to construct a church in the A Zone. Thell Stewart made a motion to approve conditional use permit. Dale Lewis 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, stating that this is their last appearance with this commission. Gene Jacobsen made a motion to approve the 1-Lot Major Subdivision as outlined. Thell Stewart seconded the motion. Motion passed.

DAN MICKEL, MATT MICKEL, AND DALE LEWIS' REQUEST FOR A CONDITIONAL USE PERMIT TO MANUFACTURE SHEEP CAMPS IN AN EXISTING BUILDING LOCATED 2 MILES SOUTH OF SPRING CITY ON PIGEON HOLLOW ROAD

Dan Mickel, Matt Mickel and Dale Lewis are present. Mr. Holmstead reviewed their request for a conditional use permit to manufacture sheep camps in an existing building located about 2 miles south of Spring City on Pigeon Hollow Road. The name of the business will be Timberline Range Camps. Thell Stewart made a motion to approve the conditional use permit. Joseph Scholes seconded the motion. Motion passed.

RALPH BENCH'S REQUEST FOR A CONDITIONAL USE PERMIT TO USE ALTERNATIVE POWER FOR HIS CABIN LOCATED IN THE GOOSEBERRY CANYON SUBDIVISION, LOT #11A

Ralph Bench is present. Mr. Holmstead reviewed Mr. Bench's request for alternative power. Mr. Bench explained that he will be using a generator. Dale Lewis made a motion to approve alternative power with the condition that the generator be housed in a sound resistant structure. Gene Jacobsen seconded the motion. Motion passed.

KATHLEEN OTTOSON'S REQUEST FOR APPROVAL OF A 1-LOT MINOR SUBDIVISION ON PROPERTY LOCATED EAST OF STERLING

Kathleen Ottoson is present. Mr. Holmstead reviewed Ms. Ottoson's request for a 1-lot minor subdivision on property she owns east of Sterling. Mr. Holmstead reported that she has submitted all required documents. Kevin Conover, a member of the audience, objects to this project and states that there is a legal dispute over property lines. Henry Clayton made a statement concerning a Native American burial ground on this property. Mr. Holmstead suggested that matter be tabled until more information is obtained concerning legal dispute. Joseph Scholes made a motion to table this matter to next month. Mary Anderson seconded the motion. Motion passed.

KRIS AND KATHY MURRAY’S REQUEST FOR APPROVAL OF A 1-LOT MINOR SUBDIVISION ON PROPERTY LOCATED NORTH-EAST OF MANTI

Kris and Kathy Murray are present. Mr. Holmstead reviewed their request for a 1-lot minor subdivision. Mr. Holmstead reported that they have submitted all required documents. Mr. Murray presented their plat map and described where they would build their home. Dale Lewis made a motion to approve the 1-lot minor subdivision. Thell Stewart seconded the motion. Motion passed.

VON AND BONNIE MELLOR’S REQUEST FOR APPROVAL OF A 1-LOT MINOR SUBDIVISION ON PROPERTY LOCATED NORTH OF SPRING CITY

Kolby Mellor is present. Mr. Holmstead reviewed their request for a 1-lot minor subdivision. Mr. Holmstead reported that they have submitted all required documents. Mr. Mellor provided a plat map and explained their plans. Dale Lewis made a motion to approve the 1-lot minor subdivision. Joseph Scholes seconded the motion. Motion passed.

LEE HOLMSTEAD, SANPETE COUNTY ZONING ADMINISTRATOR, TO DISCUSS ADDITION TO THE LAND USE MATRIX (PROTECTIVE HOUSING FACILITY)

Mr. Holmstead reviewed the addition to the Land Use Matrix under Protective Housing Facility. The definition of a Protective Housing Facility is “a facility either: (A.) Operated, licensed or contracted by a governmental entity, or (B.) Facility that provides temporary, protective housing to: 1.) Abused or neglected children awaiting placement in foster care; 2.) Pregnant or parenting teens; 3.) Victims of sexual abuse; or 4.) Victims of domestic abuse.” Joseph Scholes made a motion to approve the addition to the Land Use Matrix. Dale Lewis seconded the motion. Motion passed.

TONY FULLER, SUNDERLAND DAIRY, REQUEST TO RE-ZONE APPROXIMATELY 55 ACRES OF PROPERTY LOCATED IN CHESTER FROM AGRICULTURAL TO BUSINESS/COMMERCIAL ZONE

Tony Fuller and Val Koford are present. Mr. Holmstead reviewed Mr. Fuller’s request for a zone change stating that it will change Agricultural to Business/Commercial. Mr. Fuller provided a map and pointed out on the map the zones that will be changed. Mr. Fuller explained that the need for the change is so they can have a light manufacturing business on the north end of the property. Mr. Holmstead explained that they must re-zone this much property in order not to “spot zone”. Mr. Holmstead provided maps of the zones in this area. Mr. Val Koford provided documents and explained their plans. Meeting is opened to public comments. Kristy Davis, commented for Kathleen Davis, wanted to know if this will affect the drinking water. Mr. Koford stated that there would not be any impact to the water and explained. Ms. Davis asked about fencing the property. Stan Spencer explained that their planning to fence the property. Clifford Green expressed his concerns. Gene Jacobsen made a motion to approve the zone change as legally described in the application. Garth Sorenson seconded the motion. Motion passed.

With no further business before the Planning Commission, motion to adjourn is made by Dale Lewis. Motion seconded by Joseph Scholes. Motion passed.
The meeting adjourned at 9:00 P.M.