

Sanpete County Planning Commission

October 13, 2010

6:30 P.M.

Present: Steve Anderson, Chair
Joseph Scholes
Thell Stewart
Dale Lewis
Mary Anderson

Lee Holmstead, Sanpete County Zoning Administrator
Scott Olsen, Deputy County Zoning Administrator
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 September 8, 2010. Motion seconded by Thell Stewart, the motion passed.

LYNN NIU'S REQUEST FOR A CONDITIONAL USE PERMIT TO OPERATE A MASSAGE THERAPY BUSINESS OUT OF HER HOME LOCATED IN THE HIDEAWAY VALLEY SUBDIVISION

Lynn Niu is present. Mr. Holmstead reviewed Ms. Niu's request. Dale Lewis asked Ms. Niu about number of employees. Ms. Niu stated that she will be the only employee. Steve Anderson expressed concerns with traffic going to her house. Dale Lewis made a motion to approve the conditional use permit. Thell Stewart seconded the motion. Motion passed.

JORDAN SMITH'S REQUEST FOR A CONDITIONAL USE PERMIT TO USE ALTERNATIVE POWER FOR HIS CABIN LOCATED IN THE GOOSEBERRY SUBDIVISION, LOT #116

Jordan Smith is present. Mr. Holmstead reviewed Mr. Smith's request. Dale Lewis made a motion to approve the conditional use permit on the condition that the generator is housed in a framed, sound-proof building, and that a true sine wave inverter is used. Joseph Scholes seconded the motion. Motion passed.

CHARLES CHILDERS' REQUEST FOR APPROVAL OF A 1-LOT MINOR SUBDIVISION LOCATED ON PROPERTY SOUTH OF AXTELL

Charlie and Tammy Childers are present. Mr. Holmstead reviewed Mr. Childers' request. Mr. Holmstead reported that all required documents have been submitted. Mr. Childers provided a mylar of the property and explained their plans. Dale Lewis made a motion to approve the 1-lot minor subdivision. Joseph Scholes seconded the motion. Motion passed.

KENNETH LAW'S REQUEST FOR APPROVAL OF A 1-LOT MINOR SUBDIVISION LOCATED ON PROPERTY EAST OF SPRING CITY

Kenneth Law is present. Mr. Holmstead reviewed Mr. Law's request. Mr. Holmstead reported that all required documents have been submitted. Mr. Law presented a mylar of the property and explained his plans. Dale Lewis made a motion to approve the 1-lot minor subdivision. Thell Stewart seconded the motion. Motion passed.

SAFE HAVEN VILLAGES' REQUEST FOR APPROVAL OF A 4 -LOT MINOR SUBDIVISION LOCATED ON PROPERTY SOUTH OF SPRING CITY

Sterling Allan and Susan Carter are present. Mr. Holmstead reviewed Mr. Allan's request. Mr. Holmstead reported that all required documents have been submitted, and stated that they anticipate expanding this subdivision into a major subdivision in the future. Mr. Allen provided a mylar of the property and explained their plans. Questions were asked by members of the commission. Joseph Scholes made a motion to approve the 4-lot minor subdivision. Dale Lewis seconded the motion. Motion passed.

Mr. Holmstead inquired about the wilipinis that they are building and expressed his concerns. Mr. Allen and Ms. Carter explained.

JAMES BARLOW'S REQUEST FOR APPROVAL OF A ZONE CHANGE OF 2 PARCELS OF THE INDIAN RIDGE SUBDIVISION FROM "SENSITIVE LAND" ZONE TO "AGRICULTURAL" ZONE

James and Janet Barlow are present. Mr. Holmstead reviewed Mr. Barlow's request. Questions were asked about the property and the reason for the re-zoning. Dale Lewis made a motion to approve re-zoning of property owned by Mr. Barlow from Sensitive Land Zone to Agricultural Zone. Thell Stewart 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 8:00 P.M.