

Sanpete County Planning Commission

November 10, 2010

6:30 P.M.

Present: Dale Lewis, Garth Sorenson, Gene Jacobson, Thell Stewart,
Acting Chair Mary Anderson
Lee Holmstead, Sanpete County Zoning Administrator
Scott Olsen, Deputy County Zoning Administrator
Gayelene Henrikson, Deputy Clerk

Not Present: Bart Nelson, Joseph Scholes, Steve Anderson

Meeting called to order by Mary Anderson.

ZONING ADMINISTRATOR LEE HOLMSTEAD REVIEW OF AGENDA
Zoning Administrator, Lee Holmstead, is present and reviews the agenda items.

APPROVAL OF MINUTES

Dale Lewis made a motion to approve the Planning Commission Minutes of October 13, 2010 with minor corrections. Motion seconded by Thell Stewart. Motion passed.

JEFFREY DAHLE'S REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT TO USE AN ALTERNATIVE POWER FOR HIS CABIN LOCATED IN THE ASPEN HILLS SUBDIVISION, LOT #956

Jeffrey Dahle is not present. Mr. Olsen stated that all required documents have been submitted. Dale Lewis made a motion to approve the conditional use permit with the conditions of using a sine wave inverter if Mr. Dahle is using solar and a sound resistant building if he is using a generator. Garth Sorenson seconded the motion. Motion passed.

CLARK & PAULINE BRONSON'S REQUEST FOR APPROVAL OF A 1-LOT MINOR SUBDIVISION ON THEIR PROPERTY LOCATED SOUTH WEST OF FAIRVIEW CITY

Clark and Pauline Bronson are present. Mr. Holmstead reviewed Mr. & Mrs. Bronson's request. The lot is located in the RA-1 zone just south of Fairview City limits in the Sanpitch flood plain. Therefore, the home cannot have a basement and the lowest floor must be 2 feet above the 100 year flood level. The city will provide power, water, and sewer. Mr. Holmstead reported they have all the required documents submitted. Mr. Bronson provided a mylar of the property. The acreage is 5.5 with ½ acre being used for the home. A 40 ft easement is required. Bronson's purchased 20 ft and the neighbor purchased 20 ft. Garth Sorenson made a motion to approve the 1-lot minor subdivision. Thell Stewart seconded the motion. Motion passed.

DAVID STEWART'S REQUEST FOR APPROVAL OF A 1-LOT MINOR SUBDIVISION ON HIS PROPERTY LOCATED SOUTH OF CENTERFIELD

David Stewart is not present. Request was moved to the end of the meeting. David never showed, the request was not discussed.

DOUGLAS CHRISTIANSEN'S REQUEST OF APPROVAL OF A 2-LOT MINOR SUBDIVISION ON HIS PROPERTY LOCATED SOUTH OF MANTI

Douglas Christiansen and Joseph Christensen are present. Mr. Holmstead reviewed Mr. Christiansen's request. The property is located in the buffer zone just south of Manti City in an RA-2 zone. Manti City will provide power and water. Mr. Christiansen provided a mylar of the property and explained his plans. Audience member, LaRell Faatz, questioned whether this was a new subdivision. Mr. Holmstead said it is a brand-new subdivision. There are no homes in this subdivision. Boundaries and the lot design with the existing fences, pastures and fronting of the property are discussed with the future in mind. The lot will need to be divided or amended to be able to build on. Gene Jacobson made a motion to approve the 2-lot minor subdivision. Dale Lewis seconded the motion. Motion passed.

MICHAEL & JANE MALCOLM'S REQUEST FOR APPROVAL OF A 3-LOT MINOR SUBDIVISION ON THEIR PROPERTY LOCATED NORTH OF MANTI

Michael and Jane Malcolm are present. Mr. Holmstead reviewed Mr. & Mrs. Malcolm's request. The subdivision will be known as The Tracks West Subdivision. The property is 13.38 acres in the RA-1 zone which are 1/2 acre zones. Mr. Holmstead reported all the required documents have been submitted. Mr. Malcolm provided a mylar of their property. Manti City is providing the utilities. Access to the property is on an existing road. Dale Lewis made a motion to approve the 3-lot minor subdivision. Garth Sorenson seconded the motion. Motion passed.

DAVID ASAY'S, ASPEN GROVE ASSETS, REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT TO OPERATE A 10 ACRE RV PARK/ CAMPGROUND ON PROPERTY LOCATED EAST OF MT. PLEASANT ON CANYON ROAD

David Asay, Jeffery Kunz, and President of Aspen Grove Board of Directors- Bill Bowles are present. Mr. Holmstead reviewed Mr. Asay's and Aspen Grove Assets request. The property is located out of Mt. Pleasant about 3 miles on the canyon road. The state water rights confirmed they have sufficient water for this project. The request is to install cabinetts. There is nothing in the County ordinances allowing cabinetts. Therefore they cannot install cabinetts. Cabinetts are small moveable sleeping structure not to exceed 120 square feet. They cannot have power, water or sewer installed in the units. Mr. Jacobson does not want the property to become a mobile home park. Map is shown of the potential project. Mr. Holmstead has been to sight. The property will have 3 pads per acre lots with no power. Restrooms are placed at 5 units on a septic, per the Health Department recommendation. The Homeowners Association is separate from the park. Rules for campground are submitted. They are required to have a business license since it is a profitable park. The RV Park/Campground are their own neighbors. The possibilities of allowing cabinetts in the future was discussed. Mr. Jacobson asked whether they needed a mylar. Mr. Holmstead stated the ordinance outlines everything, they are asking for a conditional use permit. Mr. Holmstead stated that one of the conditions of the permit is that the applicants adhere to their own rules completely. Thell Stewart made a motion to approve the conditional use permit. Dale Lewis seconded the motion. Motion passed.

OTHER DISCUSSION

Dale Lewis made a motion to amend the procedure for applicants who have been approved by the Planning Commission to get on the agenda for the County Commission meeting. He would like to have the County Clerk provide the County Commission agenda applications, and have open times available so that the person representing the clerk's office can schedule the time. In the past, they have had to call the County Clerk within a few days to ask to be put on the agenda. Mr. Lewis asked to have an open discussion and then vote on an amendment of policy change. Mr. Holmstead will speak with the County Clerk to verify the correct procedure for scheduling Commission Meeting Agenda items. Gene Jacobson seconds the motion with a caveat that states the block of time be open to move the next agenda up if the applicant doesn't show, ie if you're scheduled at 3:00 and if the people at 2:00 are not there, that becomes their slot. Also Mr. Jacobson stipulated this scheduling be done for subdivisions only. Motion passed.

Dale Lewis makes a motion to allow the Planning Commission to initiate the process to change an ordinance when they feel that changes need to be made. After discussion, it is decided that they could turn an application in to the Zoning Administrator to have this placed on a future agenda. The Zoning Administrator will follow through with the application to be sure that proper notices are made before it is placed on an agenda. Garth Sorenson seconded the motion, and the motion passed.

With no further business before the Planning Commission, motion to adjourn is made by Garth Sorenson. Motion seconded by Thell Stewart. Motion passed.

The meeting adjourned at 7:25 P.M.