

Sanpete County Planning Commission Meeting

March 9, 2011, 6:30 P.M.

Sanpete County Courthouse, 160 North Main, Room 101, Manti, Utah

Present are: Planning Commission Chair Steve Anderson, Dale Lewis, Gene Jacobson, Thell Stewart, and Mary Anderson. Sanpete County Zoning Administrator Scott Olsen, Sanpete County Clerk Sandy Neill, and Commissioner Steve Frischknecht. (Garth Sorenson, Joseph Scholes and Bart Nelson are excused.) Also present are Leon Day and Kevin Christensen.

Meeting is called to order by Chair Steve Anderson.

PUBLIC HEARING FOR CONSIDERATION OF APPLICATION BY NEAL EVANS FOR A LOT LINE CHANGE ON TWO LOTS HE OWNS IN THE LEGACY MOUNTAIN HOLLOWES SUBDIVISION (LOTS 20 AND 21)

Neal and Barbara Evans are present. They are requesting permission to change lot lines on two properties that they own in the Legacy Mountain, Hollows Subdivision to accommodate the building of a cabin. All the requirements have been met to make this change. Motion is made by Dale Lewis to approve the lot line change on S 60466 and S 60467. The motion is seconded by Thell Stewart, and the motion carries. This will be placed on the next Commission agenda for a request for public hearing.

PUBLIC HEARING FOR DISCUSSION OF THE PLANNING COMMISSION'S RECOMMENDATION TO THE SANPETE COUNTY COMMISSION REGARDING THE ADOPTION OF THE PROPOSED GENERAL PLAN

Gene Jacobson asks if the current regulations require that a dwelling be built before other structures can be built on property. Scott Olsen responds that this is true unless the structure will be agricultural. Discussion is held about whether this should be required. Motion is made by Thell Stewart to recommend to the County Commission that the new general plan be adopted. The motion is seconded by Mary Anderson, and the motion passes.

PUBLIC HEARING FOR DISCUSSION OF THE PLANNING COMMISSION'S RECOMMENDATION TO THE SANPETE COUNTY COMMISSION OF AMENDMENTS TO BE MADE TO THE MATRIX AND DEFINITIONS IN THE LAND USE ORDINANCE

Motion is made by Dale Lewis to recommend that the County Commission amend the Land Use Ordinance by adopting a revised land use classification matrix (Appendix A) and adopting revised definitions (Appendix B). The motion is seconded by Gene Jacobson, and the motion passes.

PUBLIC HEARING FOR DISCUSSION OF THE PLANNING COMMISSION'S RECOMMENDATION TO THE SANPETE COUNTY COMMISSION FOR THE ADOPTION OF BUFFER ZONES AROUND SPRING CITY, MT. PLEASANT AND WALES

Dale Lewis reviews Spring City's request for a buffer zone that was prepared after their first request was not adopted. The city would like a light commercial zone to be established west of the city limits along Highway 117 to the end of the buffer zone. They would like their commercial zone to continue on Main Street in the buffer zone. Mr Lewis spoke with Ken Bench, and said that the taxes would not increase due to the zone changes. Mr. Lewis will complete the application for the buffer zone for Spring City, which will officially start the project. Gene Jacobson will meet with the Mayor of Wales, and then complete the application for the buffer zone around Wales Town. Commissioner Steve Frischknecht believes the property value could go up on property. Gene Jacobson will check with the Assessor about the taxes.

DISCUSSION OF PROPOSED MANTI-EPHRAIM AIRPORT AREA PROPOSED PROTECTION ZONE

Discussion is held as to whether changes need to be made to the buffer zone around the airport. Steve Anderson asks if we should change the zoning around the airport owned property to protect the current property owners so that they are aware of the possible future growth of the airport. Should the airport owned property be the only property that is included in the public facility zone? Methods of protecting the property owners from being harmed if the airport were to expand are discussed. Gene Jacobson is unsure how far all this discussion should go because the original parties that were pushing this issue no longer have an interest in the project. Does a government body have the right to tell a landowner what he can and can't do on his property? Should the airport owners be required to purchase the surrounding property to protect their future interests, rather than putting restrictions on the current property owners? Steve Anderson will make application in behalf of the Planning Commission to rezone the portion of the Public Facilities zone not owned by the airport.

APPROVAL OF MINUTES OF THE FEBRUARY 9, 2011 MEETING

Motion is made by Dale Lewis to approve the minutes of February 9, 2011 with no corrections. The motion is seconded by Mary Anderson, and the motion passes.

APPOINTMENT OF CHAIR, VICE CHAIR, AND DESIGNATION OF ALTERNATE BOARD MEMBER

Motion is made by Dale Lewis to appoint Gene Jacobson as the chair, and Thell Stewart as the vice chair of the Planning Commission. The motion is seconded by Mary Anderson, and the motion passes. Bart Nelson remains as the alternate board member. Currently members are appointed to 3 year terms, and remain a member until their respective successors are appointed.

With no further business before the Planning Commission, motion to adjourn is made by Mary Anderson. The motion is seconded by Thell Stewart, and the motion passes.

The meeting is adjourned at 8:02 P.M.