

Sanpete County Planning Commission Meeting

June 8, 2011, 6:30 P.M.

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

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

Meeting is called to order by Chair Gene Jacobson.

PAUL AND MICHELLE BROWN: REQUEST FOR APPROVAL OF A 1-LOT MINOR SUBDIVISION, KNOWN AS THE DIVERSION SUBDIVISION. LOCATED IN SIX MILE CANYON, EAST OF STERLING IN THE A-5 ZONE ON S 7303X9

Paul and Michelle Brown are present. The southeast corner of the lot is not included in this subdivision lot. That smaller lot will not qualify as a building lot. (A road divides this portion of the property from the rest.) Motion is made by Dale Lewis to approve the Diversion Subdivision. The motion is seconded by Thell Stewart, and the motion passes. Keith and Claudia Church, adjoining property owners are also present. They ask if this subdivision can be amended later. The answer is yes, because the parcels came from the same original parcel. Or a 1-lot major subdivision could be created. Currently the Church's property does not have enough frontage on the road, but property could be purchased, or the road could be extended into their property.

JEREMY KING: REQUEST FOR APPROVAL OF A 1-LOT MINOR SUBDIVISION, KNOWN AS TEOTWAWKI SUBDIVISION. LOCATED SOUTH OF SPRING CITY, ON PROPERTY OWNED BY DAVID ALLRED, IN THE A ZONE ON S 26792

Cherrie Barrow is present. The road is not complete, and will need to be in place before this goes for final approval to the Commissioners. They are working on a well permit, but have a letter from Spring City who will provide water if needed. Motion is made by Steve Anderson to approve the Teotwawki Subdivision. The motion is seconded by Mary Anderson, and the motion passes.

CHRIS R. RUSSO: REQUEST FOR APPROVAL OF A CONCEPT PLAN ON A 1-LOT MAJOR SUBDIVISION, KNOWN AS SUNDOWNER WEST SUBDIVISION. LOCATED SOUTH EAST OF MT. PLEASANT IN THE A ZONE ON S 26963X7. A 1-LOT MINOR SUBDIVISION WAS APPROVED ON THE ORIGINAL PARCEL IN 2003, KNOWN AS ROSENLOF SUBDIVISION

Chris Russo and Diane Aubrey are present. Water is not final yet. This is the second subdivision on the original parcel, making it a 1-lot major subdivision. Mr. Russo asks if alternative power can be used on this lot. Because it is a major subdivision, they cannot use alternative power. This subdivision could be made into as many as 4 lots, and could qualify for greenbelt. Motion is made by Steve Anderson to approve the concept plan on the Sundowner Subdivision. The motion is seconded by Mary Anderson, and the motion passes.

SAMMM INTERNATIONAL AND DALE LEWIS: REQUEST FOR APPROVAL OF A 3-LOT MINOR SUBDIVISION, KNOWN AS MOUNTAIN DALE ESTATES. LOCATED TWO MILES SOUTH OF SPRING CITY ON THE WEST SIDE OF PIGEON HOLLOW ROAD IN THE A-ZONE ON S 27336X
Dale Lewis, representing Sammm International is present. The road is in place, and letters have been received for the utilities. Dale Lewis recuses himself. Motion is made by Steve Anderson to approve the Mountain Dale Estates Subdivision. The motion is seconded by Thell Stewart, and the motion passes.

SCOTT OLSEN, ZONING ADMINISTRATOR: REQUEST FOR APPROVAL OF 14.76.030 CLUSTER SUBDIVISIONS ORDINANCE FROM THE 2010 MASTER PLAN TO BE ADDED TO THE LAND USE ORDINANCE. REPLACING THE PRESENT CLUSTER DEVELOPMENT SECTION 14.76.030

Should cluster subdivisions be allowed in buffer zones? Leon Day asks for corrections by taking out the word city, and replace it with county. Leon Day asks about the bonus density of 25% in the sensitive land zone. Should the percentage be more? The ordinance addresses public pedestrian access. Gene Jacobson would like public stricken from the wording. Should allowing wildlife resources be mentioned in the ordinance? Motion is made by Dale Lewis to approve the cluster subdivisions ordinance with 100% bonus density in SL zone, and increase other percentages, leave public out on pedestrian access, replace city with county. The motion is seconded by Leon Day, and the motion passes.

The Planning Commissioners question why a major subdivision needs to be created for a 1-lot. Maybe whether a road needs to be created should be taken under consideration when it is determined whether a subdivision needs to be a minor or major. Leon Day will look into this issue, and make a proposal for changes.

APPROVAL OF MINUTES

Motion is made by Dale Lewis to approve the Planning Commission minutes from May 4, 2011 and May 11, 2011 with no corrections. The motion is seconded by Thell Stewart, and the motion passes.

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

The meeting is adjourned at 7:54 P.M.