

## **Sanpete County Planning Commission Meeting**

July 13, 2011, 6:30 P.M.

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

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

Meeting is called to order by Chair Gene Jacobson.

**ASPEN GROVE ASSETS/HERITAGE GROVE CAMPGROUND: REQUEST APPROVAL OF A CONDITIONAL USE PERMIT TO INSTALL SLEEPING UNITS IN THE RV PARK CAMPGROUND, HERITAGE GROVE CAMPGROUND. LOCATED SOUTH EAST OF MT. PLEASANT IN THE A ZONE WITH 10 ACRES, OWNING ALL PARCELS ADJOINING THIS PROPERTY**

David Asay is present. He brings plans for the sleeping units. They must be placed in an RV Park Campground, and be 200 square feet or less. They won't have water or power. Motion is made by Thell Stewart to approve the conditional use permit with no further conditions to install sleeping units in the Heritage Grove RV Campground. The motion is seconded by Mary Anderson, and the motion passes.

**CHRIS R. RUSSO: REQUEST FOR PRELIMINARY APPROVAL OF A 1-LOT MAJOR SUBDIVISION, KNOWN AS SUNDOWNER WEST SUBDIVISION. LOCATED SOUTH EAST OF MT. PLEASANT, JUST SOUTH OF THE PINE CREEK RANCH SUBDIVISION ENTRANCE 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 R. Russo is present. This is the second subdivision on the original parcel, so it becomes a 1-lot major subdivision. The change application to convert from irrigation to culinary water is being reviewed. The time to protest is past, and no protests have been received. The property already has paved road frontage. Mr. Russo has contracted with Rocky Mountain Power to have power run to this property. Motion is made by Leon Day to give preliminary approval of the Sundowner West Subdivision. The motion is seconded by Thell Stewart, and the motion passes.

**DISCUSSION OF DWELLING SIZE REQUIREMENTS (CODE 14-76-100)**

Discussion is held as to dwelling size requirements. If we allow dwellings that are too small, will we become a dumping ground for unemployed people from other counties? Should we have a different standard for recreational or full time dwellings? Who will police this if they build something as recreational, then change the use to full time? There are several undersize cabins that were built without building permits. They are dealt with as they are found. Should the current requirement remain as it is, and then allow variances? Can the Planning Commission grant variances? The Planning Commission would like to leave the requirement as is, and possibly allow a variance or some other method of approval. Scott Olsen will look into this to see what is allowed.

### **DISCUSSION OF CHANGES TO 1-LOT MAJOR SUBDIVISIONS PRESENTED BY LEON DAY**

Leon Day researched to see why the County started requiring major subdivisions when property is split a second time. In the past, someone created quite a few minor subdivisions, and no roads were built. Other jurisdictions have required that when a subdivision fronts an existing county road, the subdivision owner is required to maintain their side of the road for their frontage. This includes paving and curb and gutter. The Planning Commission members discuss changes that could be made to the subdivision process. Should the County take over the maintenance of private roads as the areas grow? If so, should the County require that the roads be brought up to standard before the County takes over? In a few years, after the first split of property, will people be able to afford to split their property to build? Should they really be required to create major subdivisions for 1-lot splits? Would it help if we charged impact fees? Could those fees then be earmarked for road improvement? This might be a tough time to start charging impact fees. Should there be a different criteria set for determining whether a subdivision needs to be a minor or major? Should it be how many lots are created each time property is split? What would impact fees do to the economic development in the county? It's in the County's best interest to require that roads be brought up to standard as development happens. The state law has changed, and subdivisions may be created without coming to a public meeting. This could allow the zoning administrator to approve subdivisions if everything is in line. The Planning Commission will continue this discussion in the next meeting, and invite the Commissioners and Road Department Supervisor Steve Keller to attend a later meeting.

### **APPROVAL OF MINUTES**

Motion is made by Mary Anderson to approve the Planning Commission minutes from June 8, 2011 with no corrections. The motion is seconded by Leon Day, and the motion passes.

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

The meeting is adjourned at 8:27 P.M.