

Sanpete County Planning Commission Meeting

September 14, 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, Darwin Jensen, Paul Rasmussen, Sanpete County Zoning Administrator Scott Olsen, and Sanpete County Clerk Sandy Neill. (Steve Anderson is excused.) George Jackman is also present.

Meeting is called to order by Chair Gene Jacobson.

KARL & MARCI LARSEN: REQUEST APPROVAL OF A 1-LOT MINOR SUBDIVISION, KNOWN AS K.P. LARSEN SUBDIVISION. LOCATED AT 3630 EAST 6180 NORTH, EAST OF EPHRAIM WITH 1.03 ACRES IN THE RA-1 ZONE ON S 5893x1

Karl and Marci Larsen are present. The property is located in the Ephraim buffer zone, and Ephraim will be providing power. The well is in place, and they will be using a septic system. Motion is made by Joe Nielsen to approve the K. P. Larsen Subdivision, a one lot minor subdivision on S 5903x1. The motion is seconded by Thell Stewart, and the motion passes.

HAL ANDERSON: REQUEST FOR APPROVAL OF AN AMENDMENT TO LOTS 1, 2, & 3 IN THE DRY FARM SUBDIVISION. LOCATED ON WEST SIDE ROAD NORTH OF WALES IN THE A ZONE ON S 25553x, S 25552, AND S 25552x, S 61577, S 61578, S 61579.

Scott Olsen is present in behalf of Hal Anderson. After the original subdivision was approved, it was taken to be recorded. There were some errors with ownership of property, so the subdivision needed to be amended before it could be recorded. Motion is made by Thell Stewart to approve the changes to lots 1, 2, and 3 in the Dry Farm Subdivision. The motion is seconded by Mary Anderson, and the motion passes.

CHRIS JAUSSE- ZIP KIT HOMES: REQUEST APPROVAL FOR A CODE AMENDMENT TO THE LAND USE ORDINANCE CHANGING DWELLING SIZE REQUIREMENTS FROM LAND USE ORDINANCE 14.76.100 (MINIMUM DIMENSION 24' x 36') TO 24' x 24'.

This is the time and place for the public hearing on the request for a code amendment to the land use ordinance changing the dwelling size requirements. No one is present from the public for this matter. Discussion is held as to a survey that was conducted that shows the reasons people gave for moving to Sanpete County. The city zoning departments were asked about dwelling size requirements, and there was not a push for the county to lower the minimum size requirement. There is a fine line between taking care of those in the county that can't afford larger homes, and opening the door for the indigent to move into the county to take advantage of cheap housing, and then don't take care of their property. If the county allows smaller homes, will there be many built? Motion is made by Thell Stewart to deny the request to change the dwelling size requirements. The motion is seconded by Darwin Jensen, and the motion passes.

SANPETE COUNTY ZONING ADMINISTRATOR, SCOTT OLSEN: REQUEST APPROVAL OF A CODE AMENDMENT TO DWELLING SIZE REQUIREMENTS (CODE 14-76-100) AND ADD TO #1)3)+4)“FOOTPRINT” AS A CLARIFICATION TO THE MINIMUM DIMENSIONS. (THIS HAS BEEN ENFORCED BUT IS NOT REFERENCED.)

Scott Olsen explains that this was previously approved by the Planning Commission. The Commissioners asked that this go back to the Planning Commission for more discussion. Motion is made by Leon Day to amend the dwelling size requirement to state that the minimum footprint rectangular dimension must be 24 x 36 feet for full time, or 20 x 24 feet for site constructed recreational. The motion is seconded by Darwin Jensen, and the motion passes.

APPOINT AN ALTERNATE MEMBER FOR THE PLANNING COMMISSION BOARD.

Motion is made by Joe Nielsen to appoint Paul Rasmussen as the alternate member of the Planning Commission Board. The motion is seconded by Mary Anderson, and the motion passes. The alternate member will not vote if all 8 members are present.

APPROVAL OF MINUTES

Motion is made by Joe Nielson to approve the Planning Commission minutes of August 10, 2011 meeting 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 Mary Anderson. The motion is seconded by Joe Neilson, and the motion passes.

The meeting is adjourned at 7:57 P.M.