

## **Sanpete County Planning Commission Meeting**

February 8, 2012, 6:30 P.M.

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

Present are: Planning Commission Assistant Chair Thell Stewart, Steve Anderson, Mary Anderson, Leon Day, Joe Nielsen, Paul Rasmussen, Sanpete County Zoning Administrator Scott Olsen, and Sanpete County Clerk Sandy Neill. (Gene Jacobson is excused.)

Meeting is called to order by Assistant Chair Thell Stewart.

### **DISCUSS STATUS OF SPRING CITY BUFFER ZONE**

Spring City Mayor Eldon Barnes and Spring City Planning Commission Chairman Cheryl Bartholomew are present. Ms. Bartholomew states that a public hearing was held. The city is being careful to approach the buffer zone in a way that they will not lose their historical status. There is a concern that if they lose their historical status, they may need to pay back grants that were received. On February 2, 2012, the Spring City Council voted in favor of recommending a half mile buffer zone, having the designation of R-2 zoning, or one acre lots in this half mile buffer zone. They recommend that the road grid for the city is followed in the half mile buffer zone if the road grid can be followed, or as close to the road grid as possible. There are no cul-de-sacs allowed within the buffer zone due to the issues and problems that arise concerning emergency vehicles, EMT services and snow removal. Spring City would like to reserve the right to readdress the buffer zone when they update their master plan, which would possibly put in place a BC zone or other zones within the buffer zone.

Lynn Farrar states the biggest objection to the buffer zone is allowing one acre or ½ acre lots. They want to keep the rural feeling. They don't want businesses in the buffer zone. It is estimated about 24 people live in the buffer zone. The value of the property will change slightly if it is in the buffer zone. Steve Anderson wants the buffer zone to fit what we are trying to accomplish, which is to keep the growth near to cities. He would like to see a new zone created to meet the needs of Spring City. This would take a long time to go through the process. Ms. Bartholomew states that growth, property taxes, and historical status are the issues. Lynn Farrar asks if differing lands within the buffer zones could keep their old zoning status. The concern is the tax increase, and it is believed that the tax increase will be minimal unless the use is changed from what it is now. Sandy Burr from the Spring City Planning and Zoning said she was told that property that is zoned commercial doesn't have a higher tax until they use the property commercially. Motion is made by Joe Nielsen to place this on the next agenda for recommendation to accept this buffer zone. Leon Day seconds the motion, and the motion passes. Ms. Bartholomew wants the record to reflect that she came into this as a neutral party, and after research she feels the buffer zone is in the best interest of Spring City.

**SCOTT OLSEN, ZONING ADMINISTRATOR: DISCUSS AND REQUEST FOR APPROVAL TO AMEND THE SANPETE COUNTY LAND USE ORDINANCE, ADD CHAPTER 14.51 IN- INDUSTRIAL ZONE, TABLE OF STANDARDS AND INFO**

Scott Olsen presents a table of standards for an industrial zone for the planning commission to review. Thell Stewart doesn't think there should be a requirement for percent of built area. Leon Day doesn't believe there should be a density requirement. He believes grazing should be allowed, but no buildings for keeping or feeding the animals. Should the industrial zone table be left blank, and decided on a case by case basis? They prefer the industrial zone be at least 20 acres. No requirement for percent built area, no minimum lot size, but meet codes for access, setbacks as per safety codes and at least 30' from roads, 2 entrances per 20 acres, max height as per IBC fire code, height of solid fences within front setback as per UDOT standards. Minimum road width of 60'. Scott Olsen will prepare a new table of standards to be approved.

**APPROVAL OF MINUTES**

Motion is made by Mary Anderson to approve the Planning Commission minutes of January 11, 2012 with no corrections. The motion is seconded by Joe Nielsen, and the motion passes.

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

The meeting is adjourned at 7:52 P.M.