

## **SANPETE COUNTY COMMISSION MEETING**

**June 19, 2012, 2:00 P.M.**

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

Present are: Commission Chair Claudia Jarrett, Commissioners Spencer Cox and Steve Frischknecht, County Attorney Brody Keisel, and County Clerk Sandy Neill.

Meeting is called to order by Commission Chair Claudia Jarrett.

### **CLAIMS**

Auditor Ilene Roth is present. Motion is made by Commissioner Frischknecht to approve payment of claims #328669 through #328771. The motion is seconded by Commissioner Cox, and the motion passes.

### **APPROVAL TO PAY MID UTAH RADIO FOR SUMMER TRAVEL ADVERTISING**

Motion is made by Commissioner Cox to approve the payment of \$3,500.00 to Mid Utah Radio for travel advertising. The motion is seconded by Commissioner Frischknecht, and the motion passes.

### **AUDITOR ILENE ROTH: APPROVAL OF TAX SALE**

Ilene Roth is present. Motion is made by Commissioner Cox to approve the Tax Sale. The motion is seconded by Commissioner Frischknecht, and the motion passes.

### **APPROVAL OF RAC WEED GRANT**

The RAC weed grant has already been modified, and does not need to be heard today.

### **SHERIFF BRIAN NIELSON: APPROVAL TO EXPEND ADDITIONAL FUNDS FROM THE HIGHWAY SAFETY OFFICE OF YOUTH ALCOHOL ENFORCEMENT; APPROVAL TO EXPEND 2012 LEPC HAZARDOUS MATERIALS PLANNING GRANT ALLOCATION**

Sheriff Brian Nielson is present. Motion is made by Commissioner Frischknecht to approve the expenditure of \$5,000.00 from the Utah Highway Safety office of youth alcohol enforcement grant for patrolling, education and enforcement. The motion is seconded by Commissioner Cox, and the motion passes. Motion is made by Commissioner Cox to approve the expenditure of the 2012 LEPC Hazardous Materials planning grant in the amount of \$3,200.00 with an \$800.00 match. The motion is seconded by Commissioner Frischknecht, and the motion passes.

### **DISCUSSION OF AGRICULTURE PROTECTION AREAS**

Several parties have inquired about creating agricultural protection areas. The legislature is working on changing the requirements for Agricultural Protection Areas. The County would need to adopt an ordinance to set this up. The County will wait to see the changes that are made.

### **APPROVAL OF PREDATOR CONTROL CONTRACT WITH THE DEPARTMENT OF AGRICULTURE**

Kathleen Matthews with Kyle Stevens' office is contacted by phone. She explains the contract that starts July 1, 2012 through June 30, 2013. Department of Agriculture matches funds up to \$5,000.00 for helicopter flying of trappers to control the coyotes. This is a match of up to 50%. Ranchers in the county pay Sanpete County up to \$5,000.00. Sanpete County matches that and sends up to \$10,000.00. The Department of Agriculture then reimburses Sanpete County \$5,000.00. Motion is made by Commissioner Frischknecht to approve the predator control contract with the Department of Agriculture for 2012/2013. The motion is seconded by Commissioner Cox, and the motion passes.

**HEATH AND MINDY POULSEN: FINAL APPROVAL OF OAK CREEK VIEW SUBDIVISION, A ONE LOT MINOR SUBDIVISION ON S 20797**

Scott Olsen and Heath and Mindy Poulsen are present. The property is north of Milburn, and is just over 5 acres. Motion is made by Commissioner Cox to approve the Oak Creek View subdivision on S 20797. The motion is seconded by Commissioner Frischknecht, and the motion passes.

**PUBLIC HEARING TO AMEND THE PALISADE SUBDIVISION PLAT B, CHANGING THE LOT LINES BETWEEN LOTS NINE AND TEN**

Scott Olsen, Terri Green, and John Eliason are present. The proposed change changes the lot lines between lots 9 and 10. Each lot complies with the zoning requirements. Motion is made by Commissioner Frischknecht to amend the Palisade Subdivision Plat B by changing the lot lines by 70 feet between lots nine and ten. The motion is seconded by Commissioner Cox, and the motion passes.

**VALEAR JACKMAN: FINAL APPROVAL OF BLACK SUBDIVISION, A ONE LOT MINOR SUBDIVISION ON S 6248X11**

Scott Olsen and VaLear Jackman are present. The property is southeast of Ephraim. It is in Ephraim's buffer zone, and the city has given their approval. Motion is made by Commissioner Frischknecht to approve the Black subdivision on S 6248x11. The motion is seconded by Commissioner Cox, and the motion passes.

**PUBLIC HEARING TO CONSIDER AND ADOPT A PROPOSAL TO AMEND THE 2001 SANPETE COUNTY LAND ORDINANCE (SCLO) BY ADOPTING A ONE-HALF MILE RA-2 BUFFER ZONE AROUND SPRING CITY**

Scott Olsen, Mayor Eldon Barnes, Kaye Watson, Dennis Watson and Sharon Pritchett are present. Scott Olsen explains that this has been approved by the Spring City Council and also the Sanpete County Planning Commission. Mr. Olsen received five letters in favor of the buffer zone, and 2 against the buffer zone. The cities are not required to maintain the roads in a buffer zone. If they annex the property, the maintenance would become their responsibility. Dennis Watson states that this issue has been misrepresented and misunderstood. He believes a buffer zone will destroy the integrity of the pressurized irrigation system. He is concerned that the road grid in the buffer zone will not match the road grid in the city. He is requesting that his property be exempt from the buffer zone. He is also asking the County to not approve this buffer zone. Sharon Pritchett is working on building a house in the proposed buffer zone area. She reviews permitted uses in the current zone and the proposed zone. She doesn't see a significant change. The Commission explain that the intent is to create a buffer between 1 acre lots in the city and 5 acre lots in the county. Ms. Pritchett is concerned that Spring City will become a town of ruins if the buffer zone is created because small lots will be sold at better prices than the ones in the city. Mayor Barnes believes that the vote was unanimous when the city council and the city planning commission approved the buffer zone. Mayor Barnes states that the city wouldn't have addressed the buffer zone issue if the county hadn't presented it to them. The Commission asks Scott Olsen about the reason that the planning commission felt it important to have a buffer zone around Spring City. Mr. Olsen states a former planning commission member made the proposal for the buffer zone. Mayor Barnes states he asked the county planning commission to leave them alone, and not require a buffer zone. It seemed that if they didn't work on a buffer zone on their own, the county planning commission would do it without them. Kaye Watson doesn't see Spring City having problems with people using property next to their city for uses that would be detrimental to the city. They chose not to purchase property in the city, and don't want to be annexed. Scott Olsen reviews minutes from Spring City Council that show they were working on a buffer zone earlier, and had made a motion to bring it to the county. It didn't happen at that time. Motion is made by Commissioner Cox based on the recommendation of the city council and city planning commission to amend the 2001 SCLO by adopting a one-half mile RA-2 buffer zone around Spring City. The motion is seconded by Commissioner Frischknecht based on giving the city more control, and the motion passes.

**PUBLIC HEARING TO CONSIDER AND ADOPT A PROPOSED AMENDMENT TO THE 2011 SANPETE COUNTY LAND USE ORDINANCE ADDING LANGUAGE TO SECTION 14.76 RA ZONES DEVELOPMENT. THE ADDITION WOULD REQUIRE ALL PROPOSED DEVELOPMENT PLANS WITHIN SANPETE COUNTY RA ZONES TO INCLUDE A COMPLETED CITY BUFFER ZONE APPLICATION FORM TO BE SUBMITTED PRIOR TO APPROVAL OF ANY SUCH DEVELOPMENT**

Scott Olsen is present. Motion is made by Commissioner Frischknecht to amend the 2001 SCLO by adding language to Section 14.76 requiring all proposed development plans within Sanpete County RA Zones to include a completed city buffer zone application form prior to approval of such development. The motion is seconded by Commissioner Cox, and the motion passes.

**APPROVAL OF MINUTES**

Motion is made by Commissioner Cox to approve the minutes from April 23, 2012 with no corrections. The motion is seconded by Commissioner Frischknecht, and the motion passes. Motion is made by Commissioner Cox to approve the minutes from June 5, 2012 with minor corrections. The motion is seconded by Commissioner Frischknecht, and the motion passes.

Motion is made by Commissioner Cox to go into executive session for a strategy session to discuss purchase, exchange or lease of real property. The motion is seconded by Commissioner Frischknecht, and the motion passes.

**EXECUTIVE SESSION**

Motion is made by Commissioner Frischknecht to go out of executive session. The motion is seconded by Commissioner Cox, and the motion passes. No action was necessary due to this executive session.

Motion is made by Commissioner Frischknecht to adjourn. The motion is seconded by Commissioner Cox, and the motion passes.

The meeting is adjourned at 5:10 P.M.

ATTEST: *Sandy Neill*  
Sandy Neill  
Sanpete County Clerk

APPROVED: *Claudia Jarrett*  
Claudia Jarrett  
Commission Chair