Sanpete County Planning Commission Meeting
January 9, 2019, 6:30 P.M.
Sanpete County Courthouse, 160 North Main, Room 101, Manti, Utah

Planning Commission Chair Leon Day, Board Members Loren Thompson, K. Rex Brown and Karl Humphrey are present. Sanpete County Zoning Administrator Devan Fowles and Sanpete County Deputy Clerk Guadalupe Corona are also present. Gene Jacobson, Curtis Ludvigson and Brent Willard are excused.

Meeting is called to order by Chair Leon Day.

**RECREATIONAL LANDS UNLIMITED, INC. AND TOM FASSIO ARE REQUESTING TO VACATE LOTS 96, 97, 98, 99, 100 AND 101 OUT OF WHISPERING PINES PHASE 2 SUBDIVISION LOCATED ABOUT 6 MILES EAST OF SPRING CITY IN THE SENSITIVE LAND (SL) ZONE. PARCEL #’S: 51096 (LOT 96), 51097 (LOT 97), 51098 (LOT 98), 51099 (LOT 99), 51100 (LOT 100) & 51101 (LOT 101).**

Tom Fassio is present. Mr. Fassio explains the property was originally subdivided in 1982 and would like to vacate the lots to add them back into the original parcel. Mr. Day informs Mr. Fassio that he now has the building rights to 5 lots and the zoning has been changed to 40 acres if he later chooses to build. Mr. Fassio states they would not like the property to be developed and is not recommended for building due to the terrain. Motion is made by Mr. Brown to approve and forward the request to the County Commissioner’s to vacate lots 96, 97, 98, 99, 100 and 101. The motion is seconded by Mr. Humphrey, and the motion passes.

**PAUL AND JULIE BECKSTEAD ARE REQUESTING APPROVAL OF A CONDITIONAL USE PERMIT FOR A DOG KENNEL ON THEIR PROPERTY LOCATED SOUTHEAST OF FAIRVIEW ON SHELLYVILLE ROAD IN THE A ZONE. PARCEL # S22016**

Paul and Julie Beckstead are present. Mr. Fowles explains the fees have been paid and they have brought their building plans for the kennel. Mr. Fowles explains they are within the 5 acres for the requirement. Mr. Beckstead stated they will be raising and selling the puppies. Mr. Fowles informs them they may have up to 15 dogs, not including the puppies up until 6 months of age. It is stated they will need to keep the area clean, renew their business license, and adhere to the Sanpete County Ordinance. Motion is made by Mr. Thompson to approve the conditional use permit. The motion is seconded by Mr. Humphrey, and the motion passes.

**SHEILA HANSON IS REQUESTING APPROVAL FOR A ZONE CHANGE OF HER PROPERTY LOCATED IN THE BUFFER ZONE NORTHEAST OF FAIRVIEW ON 5.58 ACRES. THE PROPERTY IS CURRENTLY IN BOTH BUSINESS COMMERCIAL (BC) AND RESIDENTIAL AGRICULTURE (RA-1) ZONES. SHE WOULD LIKE THE BUSINESS COMMERCIAL ZONE EXTENDED TO THE ENTIRE PARCEL. PARCEL # S21021X7.**

Sheila Hanson is present. Mr. Fowles informs the parcel is split through the middle and she would like the zoning changed as there is a guest home Ms. Hanson would like to use as office space. They do have a business on the property that has existed for about 12 years. Ms. Hanson states the business will remain an adult rehabilitation. Motion is made by Mr. Thompson to approve the zone change. The motion is seconded by Mr. Brown, and the motion passes.

**NOMINATION AND APPOINTMENT OF PLANNING COMMISSION CHAIRMAN AND CO-CHAIR**

Motion is made by Mr. Thompson to appoint Leon Day as the Planning Commission Chairman. The motion is seconded by Mr. Brown, and the motion passes.

Motion is made by Mr. Day to approve Loren Thompson as the Planning Commission Co-Chair. The motion is seconded by Mr. Brown, and the motion passes.
DISCUSSION AND APPROVAL OF RECOMMENDED CHANGES TO THE SUBDIVISION ORDINANCE
Mr. Fowles presents the proposed changes to the Subdivision Ordinance. Motion is made by Mr. Humphrey to approve the removal of the Subdivision Improvements Agreement for from the Subdivision Ordinance. The motion is seconded by Mr. Brown, and the motion passes. Changes to 13.21.020 Subdivision Requirements will be tabled for now. Motion is made by Mr. Brown to approve the changes to 13.25.030 Ground for vacating or changing a plat times. The motion is seconded by Mr. Humphrey, and the motion passes.

DISCUSSION AND APPROVAL OF RECOMMENDED CHANGES TO THE LAND USE ORDINANCE
Mr. Fowles presents the proposed changes to the Land Use Ordinance. Motion is made by Thompson to approve the removal of Appendix C: Fee Schedule. The motion is seconded by Mr. Brown, and the motion passes. Motion is made by Mr. Humphrey to approve the removal of all directive references to Appendix C-Fee Schedule XVIII. The motion is seconded by Mr. Brown, and the motion passes. Motion is made by Mr. Thompson to approve the removal of Appendix D: Board of Adjustment appeal Form XIX and all directive references to the form from the Land Use Ordinance. The motion is seconded by Mr. Humphrey, and the motion passes. Motion is made by Mr. Brown to approve the verbiage change to 14.68.050 Approval Criteria to read “Compatibility with the county general plan, Land Use Ordinance, designated zone in which the use is located and conforming to the designated zone.” The motion is seconded by Mr. Thompson, and the motion passes. Changes to 14.76.120 on Accessory Dwelling Units will be tabled for now. Motion is made by Mr. Thompson to approve changes to 14.77.040 Planned Unit Developments; Timeshare Developments; Cooperative Ownership Projects to read Appendix B. The motion is seconded by Mr. Brown, and the motion passes.

DISCUSSION FOR ADDITIONS AND MODIFICATIONS TO THE SANPETE COUNTY LAND USE ORDINANCE AND SUBDIVISION ORDINANCE
Mr. Fowles states Michael Clay from the planning department with BYU will be revamping the ordinance’s. Commissioner Lund confirms Mr. Clay has done Manti and Gunnison City’s General Plan. Mr. Fowles states seniors in Mr. Clay’s class will be helping to create our new ordinances. Work meetings will be scheduled with the department heads, the Planning Commission and the County Commissioners to hold discussion regarding the areas or items that need to be added or changed on the ordinances. Discussion is held as to the state ordinance and the county ordinance. Discussion is held regarding the city’s buffer zones and the county ordinance. Mr. Day provides information from Utah Council of Land Surveyors that could possibly be referenced. Planning commission members state the best possible time for the work meetings would be late in the afternoon.

APPROVAL OF 2019 SANPETE COUNTY PLANNING AND BOARD OF ADJUSTMENTS MEETING SCHEDULE
Motion is made by Mr. Humphrey to approve the 2019 Sanpete County Planning and Board of Adjustments Meeting Schedule. The motion is seconded by Mr. Thompson, and the motion passes.

APPROVAL OF MINUTES
Motion is made by Mr. Humphrey to approve the Planning Commission minutes for October 10, 2019 with no corrections and Planning Commission minutes for November 14, 2019 with minor corrections. The motion is seconded by Mr. Brown, and the motion passes.

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

The meeting is adjourned at 8:00 P.M.