

# **Sanpete County Planning Commission Meeting**

July 10, 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, 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.

**CHRISTIAN WILLARDSSEN & JEREMIAH BLAIN ARE REQUESTING APPROVAL OF A ZONE CHANGE FROM RA-1 AND RA-2 TO BC ZONE (BUSINESS COMMERCIAL) ON CHRISTIAN WILLARDSSEN'S PROPERTIES LOCATED NORTH OF EPHRAIM ON THE EAST SIDE OF HIGHWAY 89. THE PROPERTIES TOTAL APPROXIMATELY 30.36 ACRES ON PARCEL'S S5344, S5344X, S5341 AND S5342X.**

Mr. Fowles states Ephraim City has approved this zone change in the city buffer zone. He explains all required approvals and paperwork has been submitted for the zone change to meet the General Plan and the Ordinance. Mr. Fowles states a call was received from the property owner regarding concerns with taxes and any changes there would be due to the zone change. Mr. Fowles states Green Belt status may still apply to this property, however he would need to confirm with the Assessors Office. Mr. Day states several applications have been received for zone changes for more billboards. Mr. Fowles states UDOT requires the billboards to be put in the BC zone. Mr. Brown asks if the whole parcel must be re-zoned? Mr. Fowles states a portion may be re-zoned if desired. Mr. Thompson states that may create spot zoning. Mr. Fowles states there may be consequences from re-zoning regarding future uses for the property or turn lanes. Motion is made by Mr. Brown to approve the zone change from RA-1 and RA-2 to Business Commercial. The motion is seconded by Mr. Humphrey, and the motion passes.

**CHRIS AND COLTER DAVIS ARE REQUESTING APPROVAL OF A PRELIMINARY PLAN FOR A 2 LOT MAJOR SUBDIVISION ON THEIR PROPERTY LOCATED SOUTH OF THE THATCHER SUBDIVISION IN AXTELL. THE PROPERTY IS IN THE RA-2 ZONE EAST OF HIGHWAY 89 WITH APPROXIMATELY 9.51 ACRES ON PARCEL S11019.**

Colter Davis is present. Mr. Fowles states all the utilities have been installed. He states the Davis' are ahead of ordinance requirements regarding utilities and approvals. Mr. Davis states there was a discrepancy with the neighbors fence, however they have no problem with the fence. Motion is made by Mr. Thompson to approve the Preliminary Plan for the 2 Lot major subdivision. The motion is seconded by Mr. Humphrey, and the motion passes.

**STEPHEN PAGE IS REQUESTING APPROVAL OF A LOT LINE ADJUSTMENT ON LOTS B54 (LOT S62777) AND B55 (LOT 62778) OF SKYLINE MOUNTAIN RESORT SUBDIVISION. THE PROPERTIES ARE LOCATED ABOUT 1.5 MILES SOUTHEAST OF FAIRVIEW. THE LOT LINE WAS PLACED OVER THE CABIN WHEN THE SURVEY WAS DONE IN 2014.**

Mr. Fowles states when the subdivision was created and lots were assigned and they have located lot lines that overlap one another. Mr. Fowles has received approval from the HOA for the lot line adjustment. Mr. Day states when the subdivision was originally approved, the planning commission had requested the easements be removed from the plat. The creators of the subdivision did not agree to have the easements removed due to the cost and delay it would cause. Mr. Day states the easements must be addressed. Motion is made by Mr. Brown to deny the lot line adjustment due to the easement discrepancy. The motion is seconded by Mr. Thompson, and the motion passes.

**GARY AND LESLIE ARNOLDSON ARE REQUESTING APPROVAL OF A 2 LOT MINOR SUBDIVISION IN THE A-ZONE LOCATED ON ASPEN HILLS ROAD. THE PROPERTY IS APPROXIMATELY A TOTAL OF 28 ACRES-LOT 1 CONTAINING 5.53 ACRES AND LOT 2 CONTAINING 22.47 ACRES. PARCELS S22502X & S22502X1.**

Gary and Leslie Arnoldson are present. Mr. Day recuses himself for this matter. Mr. Fowles states the water right has been approved for both homes. Water, power, and septic have been submitted and approved. They do have a private turnaround between the two properties. Mr. Fowles states a final may be given, however the mylar may not be signed off until the Recorder's office reviews the mylar. They will not be able to get on the Commission Meeting agenda until Road Supervisor Steve Keller reviews and approves the turnaround. Motion is made by Mr. Humphrey to approve the two lot minor subdivision as long as the turnaround is approved and the mylar is reviewed by the Recorder's office. The motion is seconded by Mr. Brown, and the motion passes.

**KJELL AND REBECCA ENGBRETSSEN ARE REQUESTING APPROVAL OF A 1 LOT MINOR SUBDIVISION ON THEIR PROPERTY IN THE A ZONE LOCATED SOUTHWEST OF SPRING CITY. THE PROPERTY IS APPROXIMATELY 6.06 ACRES WITH PARCEL S27327X4.**

Kjell and Rebecca Engebretsen are present. Mr. Fowles states they were required to record an additional 15 foot easement and the road has been widened. Approval from Steve Keller will be needed on the road. Mr. Fowles states the water has been approved and the well has been dug. Power will be provided by the city. Mr. Engebretsen states the water septic permit has been submitted. Steven Straight from the audience has concerns regarding the future impact on the current residents. He states Matt Mickel and himself have maintained and plowed the road during the winter. He's concerned with several new wells and there being enough water flow for his home and the power. Dale Lewis from the audience has concerns in regards to roads, the Planning Commission direction and the decisions being made, items being required in the ordinance to be able to build. Motion is made by Mr. Thompson to approve the one lot minor subdivision. The motion is seconded by Mr. Humphrey, and the motion passes.

**DISCUSSION: BRYCE JACKSON AND THE NOXIOUS WEED BOARD WOULD LIKE TO DISCUSS THE NOXIOUS WEEDS ON PROPERTIES THAT HAVE SOLD AND ARE SELLING ABOUT POSSIBLE PROCESSES, ORDINANCES AND SOLUTIONS THAT COULD BE IMPLEMENTED TO HELP MITIGATE THE PROBLEM.**

This matter was tabled for later discussion.

**DISCUSSION: SUSAN MANNING AND MICHAEL BROOK WOULD LIKE TO DISCUSS THE POSSIBILITY OF DOING A PLANNED UNIT DEVELOPMENT ON THEIR PROPERTY LOCATED ON LITTLE PIGEON HOLLOW ROAD ABOUT 2 MILES NORTHEAST OF EPHRAIM. THE PROPERTY TOTAL IS APPROXIMATELY 90 ACRES ON PARCELS S5162X, S5162X1, S61562, S61563, S61564 AND S61565.**

Motion is made by Mr. Thompson to table this discussion as no one is present. The motion is seconded by Mr. Humphrey, and the motion passes.

**APPROVAL OF MINUTES**

Tabled for next month's meeting.

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

The meeting is adjourned at 8:08 P.M.