

Sanpete County Planning Commission Meeting

September 11, 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, Gene Jacobson, Karl Humphrey are present. Sanpete County Zoning Administrator Devan Fowles and Sanpete County Deputy Clerk Guadalupe Corona are also present. Curtis Ludvigson and Brent Willard are excused.

Meeting is called to order by Chair Leon Day.

PALISADE VALLEY RETREAT, LLC AND TODD MCFARLAND ARE REQUESTING APPROVAL OF THE PALISADE VALLEY RETREAT SUBDIVISION, A FOUR LOT MINOR SUBDIVISION ON AN ESTIMATED 24 ACRES OF THE 30.47 ACRES OF THE PROPERTY LOCATED NORTH OF STERLING IN THE RA-1 ZONE ON PARCEL #S7249.

Todd McFarland and John Pratt are present. Mr. Day informs the mylar has been reviewed and approved by the recorder's office, the parcel does qualify for a four lot minor subdivision according to the 1981 tax notice, affidavit has been signed by the property owners, Utah Water Rights has approved 4 acre foot for domestic use, rocky Mountain Power will be providing the power service, septic permit is approved and signed off, buffer zone form is completed by Sterling City. Access road has been signed off and approved. Police/Fire & Ambulance waiver has been signed. Mr. McFarland explains about the proposed project. Subdivision name has been changed to 6 Mile Hollow. Mr. Thompson informs Mr. McFarland a phone line is buried on the property from the 1970's, Mr. McFarland was unaware. It was recommended that Mr. McFarland contact the phone company regarding the buried phone line before they start building. Jerry and Glenda Peterson from the public asks what restrictions will be on the buildings allowed to be built. Mr. McFarland states they will not have any restrictive covenants on the properties as long as they comply with the Sanpete County Ordinances. The properties will be ranch size lots that will include at least 5 shares of pressurized irrigation water. Mayor Randall Cox from Sterling asks if there is any concern regarding septic waste in the well water. Mr. Thompson states the state regulates the requirements to prevent any contamination. Mr. McFarland states they may only put in some water wells and power but no septic tanks. Motion is made by Mr. Jacobson to approve the four lot minor subdivision on parcel S7249. The motion is seconded by Mr. Humphrey, and the motion passes.

JANICE COX AND LORRIE HANSEN ARE REQUESTING APPROVAL OF A PLAT AMENDMENT FOR A LOT LINE ADJUSTMENT OF THE ARROWPINE HEIGHTS SUBDIVISION, LOCATED IN THE RA-2 ZONE BUFFER ZONE EAST OF STERLING. THEY WOULD LIKE TO AMEND THE LOT FROM 33.46 ACRES TO APPROXIMATELY 6.3 ACRES.

Janice Cox and Lorrie Hansen are present. Mr. Day states Lorrie Hansen will purchase the home and the 6.3 acres and the remaining 27.16 acres will be Janice Cox's. He informs the mylar has been reviewed and approved by the recorder's office and the affidavit's have been signed by the property owners. Mr. Thompson asks how Ms. Hansen will access her property. Ms. Cox states a right-of-way will be granted along the fence line, however it has not been shown on the plat. Mr. Jacobson recommends the right-of-way be placed on the plat map to prevent future land locking. Jen Smith from the public asks to see the proposed location in relation to his property. Motion is made by Mr. Thompson to approve the plat amendment for a lot line adjustment of ArrowPine Heights Subdivision with the exception of the easement be put on the mylar. Then at that point signatures will be given. The motion is seconded by Mr. Humphrey, and the motion passes.

JEREMIAH BLAIN IS REQUESTING APPROVAL OF A CONDITIONAL USE PERMIT FOR A DOUBLE FACE 10X30 BILLBOARD ON PROPERTY OWNED BY P&J OLSON PROPERTIES, LLC IN THE BC ZONE SOUTH OF EPHRAIM ON PARCEL #S6276.

Jeremiah Blain is present. Mr. Day informs all requirements have been for the proposed project, buffer zone form from the city has been signed and approved, affidavit from the property owner has been received, site plan and design has been submitted. Motion is made by Mr. Humphrey to approve the conditional use permit for parcel S6276 with the conditions that have been previously been placed on other billboards approved. The motion is seconded by Mr. Brown, and the motion passes.

KEITH JENSEN IS REQUESTING APPROVAL OF A ONE LOT MINOR SUBDIVISION LOCATED NORTHWEST OF WALES IN THE A ZONE ON 5.86 ACRES ON PARCEL #S25103X6.

Keith and Carol Jensen are present. Mr. Day recuses himself from this item. Mr. Thompson reads the staff report, he informs the mylar has been approved by the recorder's office, the affidavit has been notarized, the septic permit has been obtained, Rocky Mountain power will provide power service, water has been approved from Utah Division of Water Rights, access road has been approved, Police/Fire and Ambulance waiver has been signed. Motion is made by Mr. Brown to approve the one lot minor subdivision on parcel S25103X6. The motion is seconded by Mr. Jacobson, and the motion passes.

DAVID AND SHANNON NUTTALL ARE REQUESTING APPROVAL OF THE SANPITCH ESTATES SUBDIVISION, A THREE LOT MINOR SUBDIVISION LOCATED IN MILBURN IN THE A ZONE ON PROPERTY OWNED BY AMANDA BRITTANY GILES AND DAVID NUTTALL WITH 17.44 ACRES COMBINED ON PARCEL #'S S20263 AND S20263X.

David and Shannon Nuttall and Amanda Giles are present. Mr. Day informs the mylar has been reviewed and approved by the recorder's office, affidavit has been signed and notarized, septic permit has been approved, the city has agreed to provide power, Utah Division of Water Rights has approved for water and access road has been approved. Discussion arises the existing leech field for the current home. Motion is made by Mr. Jacobson to approve the three lot minor subdivision on parcel's S20263 and S20263X. . The motion is seconded by Mr. Thompson, and the motion passes.

KARA ADAMS IS REQUESTING APPROVAL OF A CONDITIONAL USE PERMIT FOR AN IN-HOME DAYCARE CENTER, LOCATED IN THE RA-1 BUFFER ZONE, SOUTH OF MANTI ON PARCEL #S7083X2.

Kara Adams is present. Mr. Day informs that all requirements have been met for the proposed project, buffer zone form completed and approved by the city, site plan and business plan have been submitted. Set conditions would be recommended to meet all Utah State requirements, licensing and keep current Sanpete County business license and follow county ordinances. Mrs. Adams informs the daycare will be state certified, they will have two providers, have up to 16 children, be CPR, first aid and food handler certified. She states they will be putting in a chain link fence around the play area and house. Motion is made by Mr. Thompson to approve the conditional use permit for the in-home daycare. The motion is seconded by Mr. Brown, and the motion passes.

GLEN L. AND PHYLLIS A. ANDERSEN ARE REQUESTING APPROVAL OF THE LEE'S GLEN MINOR SUBDIVISION, A ONE LOT MINOR SUBDIVISION LOCATED WEST OF MANTI IN THE A ZONE ON 5.01 ACRES ON PARCEL #S7047.

Glen L. And Phyllis A. Andersen are present. Mr. Day informs the mylar has been reviewed and approved by the recorder's office, affidavit has been signed and notarized, septic permit has been approved and Utah Division of Water Rights has approved 2 water rights. Power is already on the property. Motion is made by Mr. Thompson to approve the one lot minor subdivision. The motion is seconded by Mr. Jacobson, and the motion passes.

APPROVAL OF MINUTES

Tabled for next month.

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

The meeting is adjourned at 7:45 P.M.