

Sanpete County Planning Commission Meeting

March 13, 2013, 6:30 P.M.

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

Present are: Planning Commission Chair Thell Stewart, Mary Anderson, Leon Day, Joe Nielsen, Paul Rasmussen, Nathan Palmer, Sanpete County Commissioner Steve Frischknecht, Sanpete County Zoning Administrator Scott Olsen and Sanpete County Deputy Clerk Gayelene Henrikson. (Gene Jacobson, Curtis Ludvigson, are excused.)

Meeting is called to order by Chair Thell Stewart.

JOHN LAMONT: REQUESTS APPROVAL TO VACATE HIS 1-LOT SUBDIVISION. LOCATED 2½ MILES SOUTH OF SPRING CITY IN THE A ZONE WITH 12.36 ACRES ON S 27364. HE IS APPLYING FOR A NEW SUBDIVISION WITH FEWER ACRES IN THE LOT.

Terrie Green is present, representing John Lamont. Mr. Stewart reviewed request. This subdivision was approved 1 ½ years ago. Mr. Lamont has tried to get financing to get a residential loan to build his home but as Mrs. Green explains financial institutions won't finance building on lots that are over seven acres. He has a signed order vacating his subdivision that the County Commissioner will need to approve and sign to vacate the subdivision. Motion is made by Leon Day to approve vacating his 1-lot subdivision on S27364, 2 ½ miles south of Spring City. The motion is seconded by Paul Rasmussen, and the motion passes.

JOHN AND SHARRON LAMONT: REQUESTS APPROVAL OF A 1-LOT MINOR SUBDIVISION, KNOWN AS HARMONY RANCH. LOCATED 2 ½ MILES SOUTH OF SPRING CITY IN THE A ZONE WITH 12.36 ACRES AND THE NEW LOT CONTAINING 6.84 ACRES ON S 27364.

Terrie Green is present. Map is shown. All the utilities are available and road access is the same from previous subdivision. He will build in the far west portion of lot with a 200' frontage and a private lane. Mylar will be provided at a later date. Motion is made by Joe Nielsen to approve a 1-lot minor subdivision, known as Harmony Ranch, on S 27364, 2 ½ miles south fo Spring City. The new lot will contain 6.84 acres The motion is seconded by Mary Anderson, and the motion passes.

STEPHEN AND DIANE COTE: REQUESTS APPROVAL OF A CONCEPT PLAN FOR A 1-LOT MAJOR SUBDIVISION. LOCATED ON ½ MILE SOUTH OF SPRING CITY IN THE A ZONE WITH 10 ACRES ON S 27310x1. THE FIRST SUBDIVISION ON THE ORIGINAL PARCEL IS THE DOG HOLLOW ESTATES SUBDIVISION.

Stephen and Diane Cote are present. Mr. Stewart reviewed request. Scott Olsen reviewed the reason for a concept plan. The original parcel was divided to create the Dog Hollow Estates Subdivision. The ordinance allows only one minor subdivision per original parcel, anything after that goes through the major subdivision process. Which includes a concept plan, preliminary with a public hearing, and a final approval with a public hearing, and two public hearings with the County Commissioners. They did have an option to approach the original owner of the parcel, but that is a complicated process. Map provided. They have all required

documents. County road frontage is on North side of property. They have tentative approval for water from Spring City pending a letter from Rocky Mountain Power after coming out to property. Gas and electricity are installed on the edge of their property, from the creation of the Dog Hollow Estates subdivision. The highway is not the main access. Motion is made by Joe Nielsen to approve the concept plan for a 1-lot major subdivision located on S 27310x1, ½ mile south of Spring City. The motion is seconded by Leon Day, and the motion passes. They will proceed to the Preliminary stage of approval.

MASON MACHINERY: REQUESTS APPROVAL FOR A CONDITIONAL USE PERMIT FOR A 100' RADIO TOWER TO BE USED FOR FARMING EQUIPMENT COMMUNICATION. LOCATED ON THE BAREX DAIRY PROPERTY 4 MILES SOUTHWEST OF CENTERFIELD IN SEC 34-19 S-1 W ON S 10757.

Tyson Thompson is present, representing Mason Machinery. Thell reviews request. The farmer uses a GPS that is in the tractor to control the farm equipment to regulate how much spray to put out and where, etc. It also works with pivots and wheel lines. The unit will run for 15 minutes before turning off if there isn't any communication from driver and the GPS unit. This is a commercial enterprise where Mason Machinery will own the tower and rent signals to farmers through an annual subscription. The tower will run off solar panels placed at the base of the tower; has 3 support cables; withstands 90 mph winds; and runs on a 900 MHz radio system. A public satellite gets 6" accuracy, whereas this radio tower transmits a 1" accuracy. The signal has a 8-mile radius from the radio tower at the 1" accuracy. Further out from the tower the accuracy decreases, but it will serve the Gunnison/Centerfield south towards Redmond. This will be the second out of 4, that they will place around the state. The property borders BLM and will stay within the property with no obstruction if the tower were to ever topple over. The tower will be fenced in with the fence meeting code. Motion is made by Nate Palmer to approve a conditional use permit for a 100' radio tower to be used for farming equipment communication. Located on the Barex Dairy property 4 miles southwest of Centerfield on S 10757. The motion is seconded by Paul Rasmussen, and the motion passes.

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 INFORMATION. THIS IS BROUGHT BACK FROM THE COUNTY COMMISSIONERS FOR REVIEW.

Scott Olsen is present and reviewed what the County Commissioners discussed and the concern they had with the minimum acreage, especially near a buffer zones. The Planning Commission discussed why they had set the 20 minimum acreage. Discussion ensued as to what the minimum acreage should be. Mary Anderson mentioned that the 20 acre minimum enables an Industrial park with multiple businesses. Mr. Stewart reiterated that we don't want small IN zones spread around the county. Mr. Olsen pointed out that most businesses will be spot zoned. Discussed if the IN was in the county at large versus close to buffer zone and cities. Commission wanted the cities to accommodate the business in their buffer zone. Discussion ensued on the options of smaller acreage. One option is to have a lesser number and have conditions. Mr. Nielsen would relinquish and go with a smaller minimum so that the zone gets approved.

Some businesses can get by with less acreage than other types of businesses. Reviewed businesses allowed in IN zone and what they would require for acreage. Many types of businesses are permitted or allowed with conditional use permits in other zones. So far, auto salvage and a gravel pit are the only businesses that require being in the IN zone; all other businesses are either permitted or require a conditional use permit in another zone. Mr. Day suggested having the minimum acreage be whatever the amount was before being re-zoned to the Industrial zone, ie if the zone is a minimum of 5 acres, the land when zoned Industrial would be 5 acres minimum. Mr. Palmer was concerned about the acreage being too small and allowing a number of businesses to come and create an IN zone in the middle of another zone. The ordinance is set up to require more than one acre unless all the other standards of the zone are met within the one acre. Motion is made by Joe Nielsen to approve amending the Sanpete County Land Use Ordinance, add Chapter 14.51 Industrial zone, table of standards and information by amending the zone to 10 acres minimum and or meeting the requirements of this section; Adding- Special Provisions: K. Standards when the property is located within a municipalities RA Zone (Buffer Zones). The motion is seconded by Paul Rasmussen, and the motion passes. {The planning commission feel if the County Commissioners don't approve this change, then they can change and approve the acreage, as they will reluctantly change the acreage to meet their approval.}

APPROVAL OF MINUTES

Motion is made by Mary Anderson to approve the Planning Commission minutes of February 13, 2013 with no corrections. The motion is seconded by Leon Day, and the motion passes.

WORK MEETING

Discussed Chapter 13.21 design plan for minor subdivisions and major subdivisions. Discussed changing the location of references for minor subdivisions in the Subdivision Ordinance and request approval of the change on next months agenda. Discussed including impact fees in our ordinances and having an ordinances making a private road a county road.

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

The meeting is adjourned at 8:20 P.M.