

Sanpete County Planning Commission Meeting

May 8, 2013, 6:30 P.M.

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

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

Meeting is called to order by Chair Thell Stewart.

APPOINT A NEW CHAIRPERSON FOR THE PLANNING & ZONING COMMISSION

Motion is made by Thell Stewart to appoint Mary Anderson as Chair for the next year with motion seconded by Leon Day. Thell Stewart nominates Leon Day as Vice Chair on the Planning Commission Board for the next year and Gene Jacobson seconds the motion. Mary Anderson takes charge of meeting. She thanks Thell Stewart for his service in the last year. Mr. Stewart thanks Mr. Day for all his expertise and work on the ordinances over the last year.

STEPHEN AND DIANE COTE: REQUESTS APPROVAL OF A FINAL PLAN FOR A 1-LOT MAJOR SUBDIVISION. LOCATED 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 Cote is present. Mr. Olsen reviews request. Mylar is provided. They have been to County Commissioners since last meeting with the Planning Commission. He has met all requirements. Motion is made by Thell Stewart to approve the final plan for a 1-lot major subdivision located ½ mile south of Spring City on S27310x1. Motion is seconded by Paul Rasmussen, motion passes.

JAMES AND PAMELA DAIN: REQUESTS APPROVAL OF A 1-LOT MINOR SUBDIVISION. LOCATED ON THEIR PROPERTY EAST OF STERLING IN THE BUFFER ZONE RA-1 WITH 6.05 ACRES ON S 10349x6.

They are present. Mrs. Anderson reviews request. Mylar is provided. They will build a ranch house with a turn around. Sterling City approves of the subdivision. The city will provide the water. Frontage road needs to be developed. Power is through a generator and batteries. Road status and maintenance is discussed. There is a 40' easement. Established fences created the lot design. No comment from the public. Motion is made by Curtis Ludvigson to approve a 1-lot minor subdivision located east of Sterling on 10349x6. Motion is seconded by Leon Day, motion passes.

STEPHEN MABEY: REQUESTS APPROVAL OF A ZONE CHANGE FROM A TO RA-2 ON HIS PROPERTY WEST OF SPRING CITY WITH 6 ACRES ON S 26787x. LOCATED HALF IN THE NEW SPRING CITY RA-2 ZONE AND HALF IN THE A ZONE.

Stephen Mabey is present. Mary Anderson reviews request. With the creation of Spring City Buffer Zone his property is in the A zone and RA-2 zone, so he is clearing up the boundary

line. Mr. Olsen reviews the difference in the zones. Spring City has been notified of the change. Motion is made by Gene Jacobson to approve the zone change from A zone to RA-2 zone on Mr. Mabey's property only, by shifting the buffer zone to the west approximately 150 ft. Motion is seconded by Thell Stewart, motion passes.

REDMOND MINERALS: REQUESTS APPROVAL OF A CONDITIONAL USE PERMIT FOR A GROUND MOUNTED SOLAR ENERGY GENERATION FACILITY - REDMOND 1. LOCATED ON THE REDMOND MINE PROPERTY WITH 40 ACRES ON S 11272x2. THEY ANTICIPATE THE SYSTEM TO HAVE 968 SOLAR PANELS COVERING APPROXIMATELY 1.5 ACRES.

Mike Cole is present, representing Redmond Minerals. Redmond Minerals will use the panels to offset the power usage on the north vent shaft. The panels are 10-12ft high, about 2ft off the ground and set at 30 degree angle. Mr. Jacobson questioned what maintenance is needed beneath the panels. Mr. Cole briefly explained the project and any dangers. Mrs. Anderson expressed concern of any glare from the panels. Mr. Cole responded that they are not visible from any highways. Mr. Nielsen, from the community, questioned about the location of the panels. They will be installed on the north section of the mine with a 6' security fence around panels. The roads are controlled by Redmond Minerals. Discussed the benefits from Rocky Mountain Power for a project this size. They don't receive money for the power but they are net metered which off sets usage on annual bases.

Mr. Cole informed the commission of the possibility of expanding the project by having additional panels installed bringing the total panel count to about 1220. He questioned if the conditional use permit would cover the additional panels or if he would need to apply for a separate permit. Mr. Jacobson responded that the commission can only consider what is on the agenda but may give approval subject to a final approval so the project can move forward. Commission decided against having Redmond Minerals come back for a final approval if they expand the panels. Motion is made by Thell Stewart to approve a conditional use permit on S 11272x2 for a ground mounted solar energy generation facility to be used for a net metering system to offset internal use in the Redmond Mineral mine. Motion is seconded by Nate Palmer, motion passes.

JOSHUA PETERSON: REQUESTS APPROVAL OF A 1-LOT MINOR SUBDIVISION ON HIS PROPERTY NORTH EAST OF EPHRAIM. LOCATED IN EPHRAIM'S BUFFER ZONE RA-1 WITH 5.35 ACRES ON S 5403x .

Josh Peterson is present. Mary Anderson reviews the request. Mylar is provided. The parcel has been split previously. There is an existing well. Ephraim City has signed off on the agreement. Road is discussed. No comments from audience. Motion is made by Gene Jacobson to approve a 1-lot minor subdivision on S 5403x northeast of Ephraim. Motion is seconded by Leon Day, motion passes.

JIM AND ELIZABETH NOORLANDER TRUST: REQUESTS APPROVAL TO REMOVE AND VACATE THE ROAD EASEMENT ON THE LOTS BETWEEN THE SOUTH HALF OF LOT #7 AND LOT #8 OF FAIRVIEW RANCHOS 1 SUBDIVISION

They are present. Mary Anderson reviews the request. Errors have been found on the original recording since the lot line approval from the Planning Commission on February 13, 2013. In a Commission meeting in 9/9/2000, the easements were discussed and ruled upon that the

roads in the subdivision are private and can't go into the other subdivision. Mr. Noorlander commented they are now fixing the plat recording from what the Commissioners passed in 2000. Mylar is provided with the corrections and addresses. This easement was never developed into a road and dead ends at the end of Mr. Noorlander's property. The adjoining subdivision doesn't have an easement that would connect to this subdivision between lot #7 and Lot #8. Does not land lock any property.

Jessica Robertson, adjoining property (lot #9) opposes vacating the easement. She expressed concern with the access to land adjoining Mr. Noorlander in the separate subdivision. She has a concern with what she believes Mr. Noorlander knowingly built on an easement and an unrelated issue with a steel concrete fence her husband installed which encroaches on Mr. Noorlander's property. Mr. Jacobsen points out that the commission doesn't have a say over the dispute with the fence or easements in the adjoining subdivision. The issue is that there is an easement that has never been used, dead ends, and is on Mr. Noorlander's own property. Motion is made by Thell Stewart to approve vacating the road easement on the lots between the south half of lot #7 and lot #8 of the Fairview Ranchos 1 subdivision. Motion is seconded by Nate Palmer, motion passes.

OTHER ITEMS

Mr. Jacobson commented about the how the commission approves road developments now and the impact that those decisions today will have in the future. Commissioner Frischknecht agrees that the commission needs to think about the future. Discussed asphalt roads in buffer zones.

Mr. Olsen handed out the changes to the minor subdivision ordinance that will be on next month's agenda with emphasis on H- increasing the number of lots per original parcel developed in a minor subdivision before going to a major subdivision.

He briefed the Commission on the Sage Grouse Resolution the County Commissioners approved in a recent meeting (April 30, 2013) dealing with initiating the proceedings to amend the general plan.

APPROVAL OF MINUTES

Motion is made by Thell Stewart to approve the Planning Commission minutes of April 10, 2013 with no corrections. The motion is seconded by Leon Day, and the motion passes.

With no further business before the Planning Commission, motion to adjourn is made by Paul Rasmussen. The motion is seconded by Gene Jacobson, and the motion passes.

The meeting is adjourned at 8:24 P.M.