

Sanpete County Planning Commission Meeting

January 13, 2021, 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, Curtis Ludvigson, Karl Humphrey, and Jo-Anne Riley are present. Sanpete County Zoning Administrator Gary Mitchell, Enforcement Officer James Erickson and Sanpete County Deputy Clerk Guadalupe Corona. Commissioner Reed D. Hatch is also in attendance.

Meeting is called to order by Chair Leon Day.

DALLON AND LISA SAGERS ARE REQUESTING APPROVAL OF DALLON SAGERS MINOR SUBDIVISION, A MINOR SUBDIVISION LOCATED IN THE A-ZONE WEST OF MORONI. PROPERTY IS ON SIX ACRES ON PARCEL # S-25253X4.

Dallon Sagers is present via Zoom. Mr. Erickson states the subdivision would include all six acres and this request meets all ordinance requirements for approval. Motion is made by Mr. Ludvigson to approve the minor subdivision on parcel# S-25253X4. The motion is seconded by Mr. Humphrey, and the motion passes.

FINAL APPROVAL OF SHIPPING CONTAINER ORDINANCE 14.76.128

Mr. Day explains how the proceedings of a public hearing are for the public who is present. Mr. Humphrey, Mr. Ludvigson, Mr. Thompson, Ms. Riley and Mr. Jacobson state that all meetings are published in the paper, the Public Notice Website and other means as to inform all the County residents' which are required by law over every meeting that has been held over the last year regarding this proposed ordinance change. The board members are pleased to have productive community input as they have never had community interest for past meetings. The public hearing is opened to the community. Mike Utley states he is in opposition to this proposed ordinance as he believes the government should do this in a city. Jacob Siebach states he opposes to this proposed ordinance. Tyler Hansen states he uses a shipping container to keep his tools while they build their home in Chester and states the proposed ordinance would make it difficult for new builders in the County. Jeremy Blackhurst states he doesn't like to be told what to do with his property and believes this doesn't believe it affects property values. He believes permits and special zoning should not be required. John believes the government is overreaching with this ordinance. Jeff Bartholomew states he opposes to this proposed ordinance and believes this meeting should be available and open to more of the public. Ken Hansen states he uses a shipping container for storage while he builds a home in Chester and they are beneficial. John Swapp states he is against all the restrictions and the government overreach. Andrew Olson Darrell Jacobson

Kamea states she is in favor of code being involved if people are trying to build with the shipping containers. She does not agree that they may be limited on the number of containers that may be allowed. Jeffrey Spencer states he is not in favor of more laws and prefers to have the freedom to do as they want on their property. Cobby states he would like the outcome of these proposed ordinances to be considered for all people of the community. Brandon Brotherson states the shipping container may be more affordable for some and he is one that does have shipping containers in the City. Mr. Day does inform the public present that this ordinance is only for jurisdiction in the unincorporated part of the County and not within city limits. Brady Barney states he supports codes if people try to live in the containers, however otherwise that is not the role of government. Tracy states this proposed ordinance will impose more expenses on the people, will this be a

license to snoop on the people, less legislation is better, and last that more money will be wanted later. Richard Fowles asks that more options be given other than the small shed being allowed to be built while building in the county if shipping containers are not wanted. Ben Tanner states this is not good timing to put this ordinance into place with the pandemic and loss of jobs and would prefer to do as he wants on his own property. Randall Cox states he is opposed to the ordinance. Erwin Nepomuceno states he is unsure of the danger that these containers impose. David Garff states he feels that these meeting and the information is not being relayed well to the citizens and he doesn't feel this ordinance protect his property rights. Mr. Day states this ordinance has been discussed several times before in open meetings. Seth Morrison states he moved here to be more free and doesn't understand the problem that this ordinance will try to solve. Daniel states he has seen homes made out of shipping containers and it would help with fires and asks they not be limited. Cody Clinton states he doesn't have shipping containers, however has looked into it for storage and believes this is a government overreach. Cristina Garff states these containers are good for storage and to keep things safe. She states she is against to listing what is in her containers if a permit will be required and hers are covered in solar panels and against the proposed ordinance. Ralph Brotherson states he appreciates their willingness to listen to the public and thought it was an outreach for money to start with and has seen it is not the case. John Wilkins states the containers are useful to store items and keep things protected. Denise Durtschi states she feels the ordinance should be tabled. Mr. Day closes the public hearing. He states there is a \$50.00 zoning permit as a one time fee. Ms. Riley states this is not a way to make money for the county and is appreciative of the community feedback. Mr. Thompson states they appreciate the community comments and being civil and the process will continue to be followed to proceed with any ordinance. Mr. Brown asks if inspections will be done on the containers and it is stated that inspections will not be done inside the containers.

Motion is made by Mr. Brown to table this item and revisit when the rest of the ordinances and public comments are taken into consideration. The motion is seconded by Mr. Thompson , and the motion passes.

APPROVAL OF THE 2021 PLANNING COMMISSION & BOA YEARLY SCHEDULE

Motion is made by Mr. Humphrey to approve the 2021 Planning Commission and BOA Yearly Schedule. The motion is seconded by Mr. Ludvigson, and the motion passes.

APPROVAL OF MINUTES

Motion is made by Mr. Humphrey to approve the Planning Commission minutes of June 10, 2020, September 9, 2020 and October 14, 2020 with no corrections. The motion is seconded by Mr. Ludvigson, and the motion passes.

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

The meeting is adjourned at 8:41 P.M.