

# Sanpete County Planning Commission Meeting

May 12, 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, Sanpete County Deputy Clerk Guadalupe Corona and Commissioner Hatch also attended.

Meeting is called to order by Chair Leon Day.

**SAM AND BRANDIE BODELL ARE REQUESTING APPROVAL FOR A CONDITIONAL USE PERMIT FOR A KENNEL IN THE RA-1 ZONE ON 1.5 ACRES ON PARCEL #S-6865.**

Sam and Brandie Bodell are present via Zoom. Mr. Mitchell states this item meets all ordinance requirements for approval. Motion is made by Mr. Jacobson to approve the conditional use permit on parcel S-6865. The motion is seconded by Mr. Thompson, and the motion passes.

**SHON RINDLIBACHER IS REQUESTING APPROVAL FOR A CONDITIONAL USE PERMIT FOR A GROUND MOUNTED SOLAR ARRAY IN FAIRVIEW CANYON ON 76.62 ACRES IN THE SL ZONE ON PARCEL # S-21100.**

Agent is present via zoom. Mr. Mitchell states this item meets all ordinance requirements for approval. Motion is made by Mr. Humphrey to approve the conditional use permit for parcel S-21100. The motion is seconded by Mr. Thompson, and the motion passes.

**SHERRI PITTS IS REQUESTING APPROVAL FOR A CONDITIONAL USE PERMIT FOR A GROUND MOUNTED SOLAR ARRAY ON 2.78 ACRES IN THE RA-2 ZONE ON PARCEL # S-10966X.**

Sherr Pitts is not present. Mr. Mitchell states this item meets all ordinance requirements for approval. Motion is made by Mr. Thompson to approve the conditional use permit for a ground mounted solar array on parcel S-10966X. The motion is seconded by Mr. Humphrey, and the motion passes.

**1PAUL KELBY AND TRACY MADSEN ARE REQUESTING APPROVAL OF MADSEN RETREAT SUBDIVISION, A ONE LOT SUBDIVISION SOUTH OF FAIRVIEW CITY ON PARCEL # S-22157X.**

Paul Kelby is present via Zoom. Motion is made by Mr. Thompson to approve the Madsen Retreat Subdivision on parcel S-22157X. The motion is seconded by Mr. Humphrey, and the motion passes.

**WILDEE MORTENSEN IS REQUESTING APPROVAL OF CHERRY ESTATES SUBDIVISION, A ONE LOT SUBDIVISION SOUTH OF EPHRAIM CITY ON PARCEL # S-6262X.**

Wildee Mortensen is present via Zoom. Mr. Mitchell states this item meets all ordinance requirements for approval. Motion is made by Mr. Thompson to approve the Cherry Estates Subdivision Phase 2. The motion is seconded by Mr. Day, and the motion passes.

**LYNN COOK IS REQUESTING APPROVAL TO CONSIDER AND POTENTIALLY APPROVE A ZONE CHANGE SOUTH EAST OF FT. GREEN, FROM SENSITIVE LANDS ZONE TO AGRICULTURE ZONE TO PARCEL #'S S-21478X1, S-21478X2, S-21479X, S-21479X1 & S-21479X2.**

Lynn Cook is present via Zoom. Discussion is held regarding spot zoning and avoiding that in the County. Motion is made by Mr. Thompson to approve the zone change with the hope that we can include the two Ryan Cook Parcels. The motion is seconded by Mr. Jacobson, and the motion passes.

**ANDERSON BROTHERS ARE REQUESTING APPROVAL OF AN EXTENSION FOR ALFALFA FLATS SUBDIVISION ON PARCEL #'S S-21968 & S-63645.**

Mr. Day recuses himself. Mr. Mitchell states this item was previously approved on May 13, 2021 and asking for an extension to finish up all requirements for the subdivision. Mr. Anderson states they ran out of time as they were waiting for more water approvals. Motion is made by Mr Jacobson to approve the extension for Alfalfa Flats Subdivision. The motion is seconded by Mr. Humphrey, and the motion passes.

**\* KASEY PETERSEN & KRIS JORGENSEN HAVE A CONCEPT PLAN FOR A 20 LOT SUBDIVISION IN AXTELL ON PARCEL # S-11009X2.**

Kris Jorgensen is present via Zoom. Mr. Mitchell states the parcel is 46.82 acres in the RA-2 zone in Axtell. Mr. Mitchell states the subdivision will be completed in phases, the first phase will be to complete the five lots located on Sunflower Lane and the other lots by the cul-de-sac lots will be completed in another phase. Mr. Humphrey states there may be a concern regarding the culinary water as there has been previously on other subdivisions. Mr. Mitchell confirms that the proposed subdivision is in the RA-2 zone which requires one acre lots. Commissioner Hatch stated there is concern regarding the water as the problem across the road and there is no water pressure on the Southeast side of town. Mr. Jorgensen states they have spoken with the Axtell Special Service District and there is 8 inch water lines, have the water rights and enough pressure for the proposed five lots. Mr. Jorgensen states the lots are above the one acre requirement and most are three acres and studies have been done showing they have enough water for at least 20 homes along with irrigation shares. Mr. Mitchell asks the studies and information be provided to his office to have a record with the application. Questions and discussion arise regarding where the culinary water is coming from and regarding the current roads and the safety. Mr. Jorgensen states the majority of the lots will turn onto Center Street in Axtell and states the Special Service District has now doubled the water bringing it to six shares instead of three for culinary plus irrigation. Mr. Hatch asks if UDOT has provided any information regarding the access to the five lots from the highway. Mr. Jorgensen states he was unaware it was a requirement for this item. Motion is made by Mr. Thompson to approve the concept plan for the five lots on Sunflower Lane. The motion is seconded by Mr. Jacobson and the motion passes.

**APPROVAL OF MINUTES**

Motion is made by Mr. Thompson to approve the Planning Commission minutes of March 10, 2021 and April 14, 2021 with no corrections. The motion is seconded by Mr. Humphrey and Mr. Brown, and the motion passes.

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

The meeting is adjourned at 7:56 P.M.