

Sanpete County Planning Commission Meeting

September 14, 2022, 6:30 P.M.

Zoom

Planning Commission Board Members K. Rex Brown, Curtis Ludvigson, Karl Humphrey, Claudia Jarrett, Cody Harmer, and James Erickson are present. Sanpete County Interim Zoning Administrator Tim Wilson, Sanpete County Deputy Clerk Guadalupe Corona, and Commissioner Reed Hatch are also present. Gene Jacobson and Jo-Anne Riley are excused.

Meeting is called to order by Curtis Ludvigson.

FOUNTAIN OF HUMBER 3 LLC. IS REQUESTING APPROVAL OF FOUNTAIN OF HUMBER SUBDIVISION, A FOUR LOT MAJOR SUBDIVISION EAST OF MT. PLEASANT ON PARCEL # S-22420X8.

Rand Bateman is present via Zoom. Mr. Wilson states this item meets all ordinance requirements for approval. There has been a split before this one for another subdivision, reason this is a major subdivision. Ms. Jarrett asks why the item was tabled before. Commissioner Hatch states it had previously been advertised and came through as a minor subdivision and should have been a major subdivision. All lots are a little over one acre and water has been approved. Motion is made by Mr. Harmer to table this matter as the property lines need to be fixed on the mylar and the HOA agreement is needed. The motion is seconded by Ms. Jarrett, and the motion passes.

LINDSEY AND PATRICK HOOLEY ARE REQUESTING APPROVAL OF COUGAR ESTATE SUBDIVISION PLAT "A", A ONE LOT MINOR SUBDIVISION WEST OF SPRING CITY IN THE AG ZONE ON PARCEL # S-26781X4.

Lindsey and Patrick Hooley are present via Zoom. Mr. Wilson states this item meets all ordinance requirements for approval. Patrick and Lindsey Hooley state they will be putting in the road as soon as this is approved. Shared well agreement has not been received, a building permit may not be issued until it is received. Motion is made by Mr. Humphrey to approve the Cougar Estate Subdivision Plat "A". The motion is seconded by Mr. Brown, and the motion passes.

DOUGLAS AND PAMELA HONEY ARE REQUESTING APPROVAL OF DOUGLAS AND PAMELA HONEY SUBDIVISION, A ONE LOT MINOR SUBDIVISION NORTH EAST OF FAIRVIEW IN THE RA-2 ZONE ON PARCEL # S-21049.

Douglas and Pamela Honey are present via Zoom. Mr. Wilson states this item meets all ordinance requirements for approval. Mr. Wilson states the acreage amount is approved since it is in the one acre zone in the county. Mr. Wilson states it is in the area that Fairview City plans on annexing into the City in the Future. Motion is made by Ms. Jarrett to approve Douglas and Pamela Honey Subdivision on parcel S-21049. The motion is seconded by Mr. Humphrey, and the motion passes.

JEFFREY JORDAN BRUNSON IS REQUESTING APPROVAL OF BRUNSON MINOR SUBDIVISION, A ONE LOT MINOR SUBDIVISION BETWEEN MORONI AND FT. GREEN IN THE AG ZONE ON PARCEL # S-21573X3.

Jeffrey Jordan Brunson is present via Zoom. Mr. Wilson states this item meets all ordinance requirements for approval. Easements are in order and just building a home on the parcel. Motion is made by Mr. Brown to approve the Brunson Minor Subdivision on parcel S-21573X3. The motion is seconded by Mr. Humphrey, and the motion passes.

RUSS AND DEBBIE MONROE ARE REQUESTING APPROVAL OF AMENDED PLAT FOR LOTS L24 AND L25 SKYLINE MOUNTAIN RESORT SUBDIVISION ON PARCEL #'S S-63447 AND S-63448.

Debbie Monroe is present via Zoom. Mr. Wilson states this item does not meet our ordinance requirements. Mr. Wilson states that Lot L24 is 1.013 acres and L25 is 1.946 acres, if the proposed change is approved it will make Lot L24 to be reduced to .702 acres and Lot L25 will grow to 2.257 acres. The problem he sees is that the ordinance states any amendment must meet the current ordinance and this would be shrinking a lot in the 40 acre sensitive land requirements. Commissioner Hatch states there is an agreement in place with Skyline Mountain Resort stating amendments may be made only if structures were previously built across the property lines. Mr. Harmer states there are concerns and it goes against the ordinance requirements. He states the applicants should have been informed by the previous zoning administrator that this is not allowed to be approved. Mrs. Monroe states they were never informed it was not able to be done, waiting several months and paid a lot of money for a survey. Mr. Harmer informs the Monroe's that employee is no longer employed with the county. Mr. Wilson and Mrs. Monroe states a letter was received from Skyline Mountain Resort agreeing with and approving the plat amendment. Mr. Wilson reiterates that this is not in compliance with the current zoning ordinance requirements. Mrs. Monroe requests that all the fees she paid be refunded as they were never informed or she would sue for her fees. Mr. Erickson informs her it may be too costly to sue, he asked she contact the county office and just request a refund. Motion is made by Mr. Harmer to deny the lot line adjustment for parcel S-63447 and S-63448 as it does not meet our ordinance requirements. The motion is seconded by Ms. Jarrett, and the motion passes.

MICHAEL SEIDL IS REQUESTING APPROVAL OF A TEMPORARY USE PERMIT TO INSTALL A BATHROOM IN A 30' X 50' METAL BUILDING LOCATED IN CHESTER ON PARCEL # S-25954.

Michael Seidl is present via Zoom. Mr. Wilson states Mr. Seidl went before the Board of Adjustments a few weeks ago and it did not fit the criteria and recommended Mr. Seidl come before the planning commission board. Mr. Wilson states the applicant would like to build a bathroom in a steel building to use while he remodels the one bathroom in their current home that is on his adjoining property. The Seidls' would like to later build their dream home on the property with the metal building. Mr. Seidl has agreed to either remove the bathroom after the 3 year limit or build their home. When the home is built on the same property as the metal building, at that time the bathroom will be legal. Mr. Seidl confirms a septic system is already on the parcel for the restroom and future home. Ms. Jarrett asks who will follow-up on the permit after it expires. Mr. Wilson states they do have an inspection reschedule set in place to follow-up with the time limit. Motion is made by Mr. Harmer to approve Temporary Use Permit to install a bathroom on parcel S-25954. The motion is seconded by Mr. Brown, and the motion passes.

RANDY AND SHELLEY KEISEL ARE REQUESTING APPROVAL OF A CONDITIONAL USE PERMIT FOR AN EQUIPMENT STORAGE YARD WEST OF EPHRAIM IN THE AG ZONE ON PARCEL #'S S-5946 AND S-5982.

Randy and Shelley Keisel are present via Zoom. Mr. Wilson states the yard is currently located behind the Ephraim City Public Works department yard on the border of the south side of Ephraim City's buffer zone. He states Ephraim City is swapping the land with a piece on the west side of town. Mr. Wilson states Mr. Keisel has large equipment for his recycling business that needs to be stored on the property and it is not allowed in the AG zone without this permit. He states the property is still under Ephraim City's name and an affidavit has been signed allowing for this permit and working on the title. Mrs. Keisel states they have been asked by Mr. Seely to move their access to the property, it will be now from River Road directly into the property instead of the dirt road which will be used only for emergencies. Motion is made by Mr. Harmer to approve the conditional use permit for parcel S-5946 and S-5982. The motion is seconded by Mr. Humphrey, and the motion passes.

LITTLE JOHN TOLMAN IS REQUESTING APPROVAL FOR A CONDITIONAL USE PERMIT FOR AN ACCESSORY DWELLING IN CHESTER ON PARCEL # S-24763X2.

Mr. Wilson states this item meets the size requirements for the permit. Mr. Wilson states Mr. Tolman has a home on the property and currently resides there. Motion is made by Mr. Harmer to approve the conditional use permit for the accessory dwelling on parcel S-24763x2. It states the parcel number has been incorrectly advertised on the agenda. Motion is retracted and this item is tabled until next month for it to be correctly advertised. The motion is seconded by Ms. Jarrett, and the motion passes.

BOB STEPHENSON IS REQUESTING APPROVAL TO UPDATE THE CURRENT CONDITIONAL USE PERMIT FOR WIND WALKER RANCH. NEW ADDITIONS WOULD INCLUDE EIGHT RV PADS WITH FULL HOOKUPS, A NEW CABIN AND A SOLAR ARRAY. LOCATED SOUTH OF SPRING CITY ON PARCEL #'S S-27340 AND S-27340X4.

Mr. Wilson asks this item be withdrawn from the agenda as Mr. Stephenson states his water is not correct as of this morning. Motion is made by Ms. Jarrett to withdraw the item from the agenda until it meets all requirements. The motion is seconded by Mr. Humphrey, and the motion passes.

JAMES NORTON IS REQUESTING APPROVAL TO AMEND THE SANPETE COUNTY LAND USE ORDINANCE. THE AMENDMENT WOULD ALLOW SLEEPING UNIT STYLE CABINS TO BE ALLOWED IN RECREATIONAL SUBDIVISION'S WITH MINIMAL INFRASTRUCTURE REQUIREMENTS.

James Norton is present via Zoom. Discussion is held in regards to cabins and restrooms. Mr. Brown asks if they are only building sleeping quarters and no restrooms? Mr. Wilson states they discussed this item a little at the last work meeting. Mr. Wilson states the property is not ideal for a large cabin and water is not available in the area. Discussion is held as to how many should be allowed on a parcel or building acre. Mr. Norton states they built four shed's for their ATV's years ago and were not required to obtain a permit if under 200 sq. ft. Mr. Norton states Aspen Hills had approved of the sheds being built and later found out it was out of compliance of the new county ordinance that was updated on April 2019. Mr. Ludvigson asks about the by-laws for Aspen Hills, Mr. Norton states the by-laws and the CCR's do not state anything against the storage sheds and structures. If this is approved Mr. Norton states he could upgrade his sheds with insulation and sleeping units. Mr. Wilson states some HOA's may allow these and others may not. Mr. Ludvigson states they will not approve something that goes against an HOA's requirements. Commissioner Hatch states if this is approved there will be thousands of lots in recreational subdivisions. Discussion is held in regards to what is and what is not allowed in the city and county area. Mr. Brown states approving this may help the residents. Discussion is held in regards to the ordinance and the best interest of the county and it's resident's. Motion is made by Mr. Brown to table for further discussion. The motion is seconded by Mr. Harmer, and the motion passes.

DIXIE EVANS IS REQUESTING APPROVAL FOR A CONDITIONAL USE PERMIT FOR AN RV PARK WITH NINE SPACES AND USE THE EXISTING RESTAURANT AS A RECEPTION CENTER, LOCATED SOUTH OF FAYETTE ON PARCEL # S-6829.

Dixie Evans is present. Mr. Wilson states this item meets ordinance requirements for approval. Motion is made by Mr. Harmer to approve this item the conditional use permit for an RV park and Reception Center on parcel # S-6829. The motion is seconded by Mr. Brown, and the motion passes.

TIM'S RANCH LLC (LYLE HARDY) IS REQUESTING APPROVAL FOR A CONDITIONAL USE PERMIT FOR A GROUND MOUNTED SOLAR ARRAY, ON PARCEL # S-26102 LOCATED WEST OF MT. PLEASANT.

Lyle Hardy is present via Zoom. Motion is made by Mr. Harmer to approve the conditional use permit for a ground mounted solar array on parcel S-26102. The motion is seconded by Ms. Jarrett, and the motion passes.

CHRIS HOGGAN IS REQUESTING APPROVAL FOR A CONDITIONAL USE PERMIT FOR A DRY CAMPGROUND/RV PARK EAST OF INDIANOLA IN PANORAMA WOODS IN THE AG ZONE ON PARCEL # S-20070X45.

Chris Hoggan is present via Zoom. Mr. Wilson states this building lot does not meet the acreage requirement. Mr. Wilson states five acres would be required for an RV Park. Mr. Hoggan would like only about 5 spots for his family and friends. Ms. Jarrett states it may be in his best interest and the County's to not approve this item. Motion is made by Ms. Jarrett to table this item with the understanding that this item will be discussed in a future work meeting and will be moved forward pending the ordinance update. The motion is seconded by Mr. Humphrey, and the motion passes.

REED BARLOW IS REQUESTING A REVIEW OF AND INPUT ON TWO CONCEPT PLANS FOR MAJOR SUBDIVISIONS. ONE IS LOCATED EAST OF CHESTER AND THE OTHER IS LOCATED NORTH WEST OF MANTI.

Mr. Wilson states one location is East of Chester along Highway 89 and in the Agriculture zone, the other is located North West of Manti in the RA-2 zone, agriculture zone and sensitive land area. Concept plans have been forwarded to board members with lot sizes and open spaces. Mr. Barlow discusses cluster subdivision options, hybrid concepts, lot sizes, roads, water and irrigation requirements, and a public drinking water system. Mr. Wilson states there is a concern about completing this project in phases in that it may not get finished. He states they would like to make sure the phases are compliant with the ordinance so it does not postpone the next phase.

APPROVAL OF MINUTES

Motion is made by Ms. Jarrett to approve the Planning Commission minutes of July, 13, 2022 and August 10, 2022 with minor corrections. The motion is seconded by Mr. Humphrey, 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. Brown, and the motion passes.

The meeting is adjourned at 9:50 P.M.