

Sanpete County Planning Commission Meeting

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

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

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

Meeting is called to order by Chair Leon Day.

WELCOME LOREN THOMPSON AS BOARD MEMBER

Mr. Day welcomed Loren Thompson to the Planning Commission. Mr. Thompson tells about himself.

DEREK OVERLY: REQUESTS APPROVAL TO VACATE THE D.C.O. MINOR SUBDIVISION ON PARCEL S 61617. LOCATED EAST OF MAYFIELD IN THE RA-2 ZONE WITH 5.50 ACRES.

Derek Overly is present. Mr. Day reviews request. Mr. Overly explains his reason for returning to vacate the newly created subdivision and returning to the original parcel for the subdivision. Mr. Olsen received a signed petition for vacating from Mr. Overly. Motion is made by Joe Nielsen to approve vacating the D.C.O. minor subdivision, parcel S 61617. Located east of Mayfield with 5.50 acres. Motion is seconded by Nate Palmer, motion passes.

DEREK OVERLY: REQUESTS APPROVAL OF A 1-LOT MINOR SUBDIVISION ON S 10600x5. LOCATED EAST OF MAYFIELD ON 26.06 ACRES IN THE RA-2 ZONE.

Derek Overly is present. Mr. Day reviews request. Mylar is provided. Adjoining owners have been notified. The 1-lot subdivision will have 5 ½ acres out of the 26.06 acres and is known as LCR (Last Chance Ranch). Water and utilities are approved. Road frontage exists along the property. No comment from the audience. Motion is made by Gene Jacobson to approve a 1-lot minor subdivision, known as LCR Subdivision, on 10600x5. Located east of Mayfield on 26.06 acres in the RA-2 zone. Motion is seconded by Joe Nielsen, motion passes.

CRAIG AND DEBORAH PETERSON: REQUESTS APPROVAL OF A CONDITIONAL USE PERMIT TO BUILD AND INSTALL APPROXIMATELY 20 SLEEPING UNITS IN THE TEMPLE HILL RESORT CAMPGROUND. LOCATED NORTH OF MANTI IN THE RA-1 ZONE ON S 7333 AND S 7337X WITH 20 ACRES.

Deborah Peterson is present. Mr. Day reviews request. Mr. Olsen reviewed the ordinance of a sleeping unit. They will build 10x12 or 12x12 hard wall tents that will be heated with space heaters to accommodate winter campers. The units will be built on a skid to accommodate moving any of them. The units may sleep 4 or 5 maximum and have only one level beds. The ordinance allows three per acre and power only as a permanent fixture.

Motion is made by Loren Thompson to approve a conditional use permit to build and install 20 sleeping units in the Temple Hill Resort Campground with the condition of adhering to the conditions of the ordinance for sleeping units. Located north of Manti in the RA-1 zone on S 7333 and S 7337x with 20 acres. Motion is seconded by Nate Palmer, motion passes.

MATTHEW AND MELODY CHRISTENSEN: REQUESTS APPROVAL TO AMEND THE RACKHAM SUBDIVISION AND VACATE THE EAST HALF (1ACRE) OF LOT #1, S 61122 ON 1.93 ACRES. LOCATED EAST OF MANTI IN THE RA-1 ZONE WITH 4 LOTS IN THE SUBDIVISION.

Matthew and Melody Christensen are present. Mr. Day reviews request. Mr. Olsen explains what they are requesting. Presented plat with signatures from adjoining property owners, except one. Arnold Luke picked up his certified mail informing him of the change but did not sign the plat. The lot change will be within the conforming standards. They are vacating to create a new lot. No comment from the audience. Motion is made by Gene Jacobson to approve to amend the Rackham Subdivision and vacate the east half (1 acre) of lot #1, S 61122 on 1.93 acres Motion is seconded by Joe Nielsen, motion passes.

MATTHEW AND MELODY CHRISTENSEN: REQUESTS APPROVAL OF A CONCEPT PLAN FOR A 1-LOT MAJOR SUBDIVISION ON APPROXIMATELY 1.2 ACRES PARCELS S 6112 AND S 7338. LOCATED EAST OF MANTI IN THE RA-1 ZONE ADJACENT TO THE RACKHAM SUBDIVISION INCLUDING THE 1 ACRE VACATED FROM LOT #1 AND AN ADDITIONAL .20 ACRES WHICH THEY ARE PURCHASING FROM MANTI CITY.

They are present. Mr. Day reviews request. Mr. Olsen explained what a concept plan is. The ordinance allows for 4 lots on a minor subdivision. This subdivision would make five, so the Christensen's are requesting a major subdivision. They presented a mylar with the design of the subdivision. They are in the process to purchase from Manti City, a portion of land along the road to give them the road frontage and entrance to subdivision. There is a barb-wire fence around the irrigation pond. Utilities and fire will be approved before the preliminary plan is brought to the commission. Subdivision will use a septic system. Motion is made by Joe Nielsen to approve the concept plan for a 1-lot major subdivision on approximately 1.2 acres on parcels S 6112 and S 7338. Located adjacent to the Rackham subdivision including the one acre vacated from lot #1 and an additional .20 acres. Motion is seconded by Gene Jacobson, motion passes.

DISCUSSION OF RECREATIONAL VEHICLE DEFINITION

Mr. Olsen presented an updated definition to the land use ordinance adding a standard for recreational vehicles with a paragraph defining recreational park trailers, creating two separate definitions. A recreational vehicle is a vehicle built to the approval and conformation of the Recreational Vehicle Industry Standard (RVIA) and the manufacture certifying compliance with (ANSI A119.2) standards. A recreational park trailer is a vehicle built to the approval and conformation of the Recreational Park Trailer Industry Association (RPTIA) and the manufacture certifying compliance with (ANSI A119.5) standards. Discussed the existing definition for a recreational vehicle. The commission desires to create a definition that allows recreational park trailers in specific locations throughout the

county. Discussed having them allowed only in an RV Park/Campground with a conditional use permit. The definition should state that the recreational park trailers can't be a permanent residence and should include a usage time limit. The State Board of Health regulates septic tanks. The ANSI definition has a 400 sq ft maximum to separate the difference from a RV park trailer and a mobile home trailer. Mr. Palmer commented on the 400 sq ft size in accordance with the existing definition of the 20' x 20' footprint requirement. The definition should address density. Mr. Olsen will modify the draft definitions and present in January, an updated version for discussion and possible approval.

APPROVAL OF MINUTES

Motion is made by Gene Jacobson to approve the Planning Commission minutes of October 9, 2013 with no corrections. The motion is seconded by Joe Nielsen, and the motion passes.

OTHER BUSINESS

Mr. Olsen shared with the board a letter the County Commissioners gave to Aspen Grove Assets in response to the reason they denied the request for a zone change on 18 acres of Aspen Grove Assets property. Discussion ensued.

Work meetings will start in January 2014 for review of County Ordinances and General Plan.

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

The meeting is adjourned at 8:02 P.M.