

**N O T I C E**  
**SANPETE COUNTY PLANNING COMMISSION MEETING**

**THE SANPETE COUNTY PLANNING COMMISSION  
WILL BE HOLDING THEIR NEXT MEETING  
ON WEDNESDAY, THE 8TH DAY OF FEBRUARY, 2023, BEGINNING AT 6:30 P.M.  
160 N. MAIN ST. #101, MANTI, UTAH 84642  
& VIA ZOOM**

**MATTERS TO BE DISCUSSED AT THE MEETING  
ARE OUTLINED IN THE FOLLOWING AGENDA**

***THE PUBLIC IS INVITED TO ATTEND THIS MEETING BY ELECTRONIC MEANS.  
ZOOM LINK & PASSCODE:***

***<https://us02web.zoom.us/j/89450109105?pwd=dHVYdXFkUVdJMXhyRHZNOVhIMTVSQT09>  
Meeting ID: 894 5010 9105  
Passcode: 049348***

**A G E N D A**

6:30 P.M. Jeff & Wendie Flitton are requesting approval of Silver Creek Estates, a three lot minor subdivision East of Wales located in the Agriculture-zone. The subdivision would contain three lots with the following acreage: 10.00 acres, 10.00 acres, and 11.68 acres. Parcel # S-25806.

Bryan Young is requesting approval of B.Y.C Subdivision , a one lot major subdivision East of Sterling located in the Agriculture-Zone. The parcel is 5.81 acres. Parcel # S-7303X22.

Public Hearing for Plat Amendment in the Hamilton Minor Subdivision, located Southeast of Spring City. The Plat Amendment is to adjust the lot lines between adjacent properties. This Parcel are located in the Agriculture-Zone. Parcel # S-27300X1.

Public Hearing for Zone Change on a parcel in Indian Hills. The requested change would be from Sensitive Land to Agricultural (A). Parcel # S-20178X23.

Public Hearing for Zone Change on land South of Ephraim. The requested change would be from Public Facility (PF) to Business Commercial (BC) and Agricultural (A). Parcel # S-6359, S-6360, S-6384, S-6384X, S-6362, S-6487, S-6378, S-6420, S-6376, S-6431, S-6379, S-6366, S-6381, S-6382, S-6380, S-6368, S-6363, S-6377, S-6364, S-6376, S-6367, S-6365X, S-6331X, S-6488, S-6589, S-6436, S-6443, S-6442, S-6437, S-6359, S-6360, S-6384, S-6384X, S-6362.

Bob Stephenson is requesting approval to update Conditional Use Permit for Windwalker Ranch which is located 2.4 miles South of Spring City. This parcel is located in the Agriculture-Zone. Parcel # S-27340.

Justin & Gillean Thomson is requesting approval of Lion and the Lamb Subdivision, a One lot minor subdivision East of Wales located in the Sensitive Lands-Zone. The parcel is 60.84 acres. Parcel # S-25787

Nathan Thomson has applied for a 1 lot minor (Diamond T Ranch) subdivision West of Ephraim located in the RA-2 Zone. The parcel is 5 acres. Parcel # S-5948.

Kelly & Shiree Volkert are requesting approval of Volkert Estates, a one lot minor subdivision East of Mt. Pleasant located in the RA-2 Zone. The parcel is 60.84 acres. Parcel # S-25983X4.

Diamond D Land LLC (Dale Lewis) is requesting approval of Big Dawg, a four lot minor subdivision South of Wales located in the A-zone. The subdivision would contain 4 lots of 9.63 acres each. Parcel # S-25827

Discussion and presentation for Accessory Buildings by Cody Harmer.

Approval of Minutes

Individuals with disabilities needing special accommodations during this proceeding should contact Linda Christiansen, County Clerk, (435) 835-2131 ext. 223 at least 3 work days in advance.

Attested to this the 6th day of February , 2023.

A handwritten signature in black ink, appearing to read "Linda Christiansen".

Linda Christiansen  
Sanpete County Clerk