

**Planning & Zoning Commission Meeting
County Administrative Offices, Duchesne, Utah
February 1, 2006 - 5:00 p.m.**

In Attendance were:

Leon Sweat, Planning Commission Chairman
Randy Mair, Planning Commission
Dean Brough, Planning Commission
Chris Peatross, Planning Commission
Shelly Fabrizio, Planning Commission
Thomas Rather, Planning Commission
Larain Mobley, Planning Commission
Mike Hyde, Community Development Administrator
Laraine Dickinson, Planning Secretary

Chairman Sweat called the meeting to order at 5:00 P.M.

PUBLIC HEARINGS: Plat Amendment

James and Cynthia Kleinfelter, requesting to amend Lot 6, Meadows Estates Subdivision to divide the 14.24-acre lot into two 7.12 acre parcels. Located in Section 34, Township 3 south, Range 6 West, north of Highway 40, west of Duchesne.

Mr. Hyde stated that the Kleinfelter's own Lot-6 of Meadows Estates Subdivision located on the north side of Highway 40 near the Strawberry River Road junction. This proposal is to divide the 14.24-acre lot into two equal parcels of 7.12 acres. They are in a 5-acre zone so they are fine there. On plat amendments like this we look at whether or not both lots have public access and in this case they have a road to the west side of lot-6B known as Meadow Drive or 29125 West and both lots have frontage on the Old Highway 40 frontage road.

Mr. Hyde stated since these lots are less than 40-acres in size there needs to be a water source and since there is no culinary water in this area the owners have obtained water rights from the State Engineer Division of Water Rights and we have those approvals.

Mr. Hyde stated in regards to fire protection there are no waterlines in this area and no fire hydrants nearby and the closest bodies of water would be the Strawberry River and the Starvation Reservoir. The Fire Department has reviewed this proposal and elected not to comment other than to state that the county should reconsider it's zoning in these Wildland areas to prevent the creation of lots in the 5-acre range. This would require a zoning map amendment and public hearings.

Mr. Hyde stated that Tri-County Health Department has issued a letter dated December

14, 2005 giving approval for the two lots. We have also received an updated Title Report and there are no issues there.

Chairman Sweat asked if the nearby property owners had been notified and if there was any feed back from any of them. Mr. Hyde stated that notices had been sent out to the property owners within 300 feet and that there was no comments received from any of them. Chairman Sweat also asked where Old Highway 40 was in relation to the proposed property. Commissioner Peatross stated that it was to the south of Lot-6 running east and west as shown in the photos provided.

Commissioner Peatross moved that the Planning Commission recommend to the County Commission the approval of the amended plat as requested. Commissioner Brough seconded that motion and it passed unanimously.

Minutes: Approval of the January 4, 2006 minutes

Chairman Sweat moved to approve the January 4, 2006 minutes as written. Commissioner Mobley seconded the motion and it passed unanimously.

Commission Comments and Staff Reports: None

Adjournment:

Commissioner Fabrizio motioned to adjourn the meeting at 5:10 P.M. Commissioner Rather seconded the motion and it passed unanimously.