

SANPETE COUNTY COMMISSION MEETING

June 17, 2025, 2:00 PM

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

Present are: Commission Chair Scott Bartholomew, Commissioners Mike Bennett and Jim Cheney. County Attorney Kevin Daniels and County Clerk Linda Christiansen.

Meeting is called to order by Commission Chair Scott Bartholomew.

OPENING PRAYER OR REMARKS AND PLEDGE OF ALLEGIANCE

Prayer is offered by Commissioner Scott Bartholomew. Pledge of allegiance is recited by all.

SWEARING IN OF PATROL DEPUTY JACOB BRANDT.

Sheriff Jared Buchanan swears in Deputy Jacob Brandt.

STACEY LYON: APPROVAL OF CLAIMS; APPROVAL OF FINANCES; APPROVAL TO PAY THE DATA CENTER INVOICE.

Deputy Auditor Teagan Parry is present. No questions or concerns are voiced. Motion is made by Commissioner Bennett to approve payment of claims #361801 through #361918. The motion is seconded by Commissioner Cheney. Vote by voice is taken: Commissioner Cheney votes aye, Commissioner Bartholomew votes yes and Commissioner Bennett votes aye. The vote is unanimous and the motion passes. No questions or concerns are voiced. Motion to approve the finances is made by Commissioner Bennett. The motion is seconded by Commissioner Cheney, and the motion passes. The invoice for The Data Center is in regards to the postage for the property valuation notices. Motion is made by Commissioner Bennett to approve the payment to The Data Center for the mailing of the tax notices in the amount of \$10,040.00. The motion is seconded by Commissioner Cheney, and the motion passes.

STACEY CARLISLE REPRESENTING THE FAIRBOARD: DISCUSSION AND POTENTIAL APPROVAL OF BUCKLE ORDER FOR JUNIOR LIVESTOCK 2025.

Stacey Carlisle presents the agenda item. Ms. Carlisle explains the invoice she is presenting for approval to pay is for the Junior Livestock buckle order for the County Fair this year and it will come out of the Junior Livestock Budget. The buckles are for the kids that participate in the Junior Livestock show by showing their animals. Motion is made by Commissioner Cheney to approve the purchase of the buckles for the Junior Livestock Show in the amount of \$4,704.60 out of the Junior Livestock budget. The motion is seconded by Commissioner Bartholomew, and the motion passes. Vote by voice is taken: Commissioner Cheney votes aye, Commissioner Bartholomew votes yes and Commissioner Bennett abstains.

JESSE RALPHS REPRESENTING SUNRISE ENGINEERING: DISCUSSION AND POTENTIAL APPROVAL OF THE CURRENT ROAD CONSTRUCTION DETAIL FOR FLOW FILL IN UTILITY TRENCHES ON 950 NORTH SEWER LINE TRENCH IN SPRING CITY.

Jesse Ralphs presents the agenda item. Mr. Ralphs explains the last time he met with the Commissioners he said he would report back on the details of the flow fill for the sewer trenches. Mr. Ralphs states the current trench backfill detail has flow fill all the way from the pipe zone up to the top. Many different scenarios have been discussed with Tom Seely and the

Planning Commission; as well as addressing the cost effectiveness and logistical challenges of the project due to that much flow fill in the trench. Mr. Ralphs is requesting a variance to the construction detail under conditions of what they typically see in similar scenarios which is backfill with certified compaction results and a warranty on the road. Commissioner Bartholomew refers to the discussion at the last meeting and the reason of not allowing exceptions which is due to problems that have occurred in the past of companies not compacting or fulfilling their promises and it is never repaired causing additional costs to the County and lawsuits. Commissioner Bennett explains this was a discussion at the last Planning & Zoning meeting and it needs to be revisited due to the fact that details are not specific enough. Tom Seely explains the biggest problem is the depth and he doesn't want to be granting variances every time someone wants to deviate from the requirements. Mr. Seely wants specific requirements to be enforced across the board for everyone. Commissioner Bennett states in the discussion at the Planning meeting it was agreed that if the trench ran down the road, the compaction would have to be approved by an engineer that it met certain criteria. In this case, if there was ever an issue with the flowable fill it would be a nightmare. Mr. Seely wants consistency in the road standards. Mr. Ralphs gives examples of UDOT standards and requirements. He also states the purpose of flowable fill is to get in where you can't get compaction equipment, in order to achieve proper compaction. Commissioner Bartholomew speaks of similar scenarios when he worked for the telephone company and they used sand; could sand be used to a certain depth and then put flowable fill on top? Commissioner Bennett restates the definitions, in regards to the specifications, need to be made in order to eliminate confusion and questions as to what is required. Commissioner Bartholomew addresses the other option of Spring City taking ownership of the road and then they can tear up their own road. Mr. Ralphs believes Spring City would be open to that. Tom Seely explains when the church went in, he was under the impression that the city took the road at that time. The city had implied that eventually the property being discussed would be annexed. Tom Seely is fine agreeing to a certain grade as long as it is stated in the policies, the specifications and it is followed. It is discussed that the County has told many people no to digging a trench in the middle of the road. Tom Seely states, if they agreed to it they will need a minimum of 5-6 feet of flowable fill. Mr. Ralphs suggests a memorandum of understanding from the city if they agree to taking the road at some point. Mr. Seely states as soon as the City agrees to take the road it will be recorded and they can do what they want with the trench. Discussion ensues in regards to various standards used by UDOT and others. Commissioner Bennett proposes the question, if the city agreed to signing a memorandum of understanding that they would take over the road within a year; would it be possible to go with the UDOT standard of 36" of flowable fill in this scenario? Tom Seely would be ok with that proposal and Mr. Ralphs believes Spring City would agree to that as well. Mr. Ralphs will discuss taking the paved section of the road to Spring City and verify if they will agree to the terms. Motion is made by Commissioner Bennett to move forward with the project according to Spring City standards, if the city agrees to take the road over within the one-year warranty period. The motion is seconded by Commissioner Cheney, and the motion passes.

SHERIFF JARED BUCHANAN: APPROVAL OF CELL PHONE STIPEND FOR DEPUTY BRANDT;
APPROVAL TO PAY SKAGGS FOR BALLISTIC VEST FOR PATROL DEPUTY BRANNON;
APPROVAL TO PAY LEXISNEXIS FOR ANNUAL SUBSCRIPTION; APPROVAL TO PAY AMAZON
FOR DISPATCH EQUIPMENT; APPROVAL TO SIGN CONTRACT WITH OFFICE OF THE
COURTS FOR COURT PERIMETER AND BAILIFF SERVICES AT 6TH DISTRICT

COURTHOUSE.

Sheriff Jared Buchanan presents the agenda items. Sheriff Buchanan explains Deputy Brandt will start as a Road Deputy and he will need a cell phone stipend. Motion is made by Commissioner Bennett to approve the cell phone stipend for Patrol Deputy Jacob Brandt in the amount of \$38.00 per month, out of 10-4211-250. The motion is seconded by Commissioner Cheney, and the motion passes. Sheriff Buchanan explains that Deputy Brannon never received his vest and due to the increased cost over two-thousand dollars, each vest will need to be approved in Commission meeting. Motion is made by Commissioner Bennett to approve the payment to Skaggs, invoice #278127, in the amount of \$2,361.83 for a ballistic vest and carrier for Deputy Brannon. The motion is seconded by Commissioner Cheney, and the motion passes. Commissioner Bartholomew questions whether or not an approval of a vest should be given for Deputy Brandt. Sheriff Buchanan explains he will need to come back at a later date because it has to be fitted for the individual and it takes time. They have old vests that are used in the meantime. The annual subscription payment is due for Lexis Nexis which is the program that the Task Force uses for cell phone mapping and public information lookup. Payment will come out of the Task Force Grant. Motion is made by Commissioner Bennett to approve the payment for the Lexis Nexis invoice in the amount of \$6,720.00 out of the task force grant. The motion is seconded by Commissioner Cheney, and the motion passes. Sheriff Buchanan explains approval was given previously for Amazon purchases to be made for dispatch supplies in the amount of \$2,489.40 but the monitors cost more than anticipated. The total cost with the monitor increase is now \$2,612.64. Motion is made by Commissioner Bennett to approve the Amazon purchase for dispatch supplies previously approved in the amount of \$2,489.40, to the amount of \$2,612.64 which will finish out that line item. The motion is seconded by Commissioner Cheney, and the motion passes. The last agenda item for Sheriff Buchanan is in regards to the yearly contract with the State to help pay for security and bailiffs for Sixth District Court. There has been ongoing conversation in regards to an additional bailiff between the State and County. Sheriff Buchanan has spoken to Chris Palmer whom is the Director of Court Security and he thought more money would be awarded than the contract reflects. Last year the contract was good for \$94,000.00; this year it is for \$219,000.00 which is substantially higher. It still does not cover the cost for the bailiff services needed at the Courthouse. It only covers 8,320 man hours at a rate of \$26.40 an hour; the hourly amount and wage is way below the current need to provide services. The rate also doesn't cover benefits. The cost to employ two bailiffs with wages and benefits is close to \$300,000.00. The State claims, with this contract, the County could employ four bailiffs based on the hours but the hourly wage is way below the State average. Sheriff Buchanan will continue to lobby for a higher contract rate in order to provide some relief of the financial burden the requirement to provide services for a State building places on the County. Commissioner Bartholomew states Mr. Palmer promised the County a higher contract amount. Sheriff Buchanan agrees and mentions the amount did jump to \$279,000.00 but dropped back to \$219,000.00. Sheriff Buchanan explains every County in the State is experiencing the financial burden of providing services for a State office; not just Sanpete. One change he made to the contract was in regards to the hours of the bailiff. Originally, the contract stated a bailiff must be present from 7:30 am to 6 pm, Monday – Friday. Sheriff Buchanan had the wording changed to, door access security on any day that in-person court is held. If the State is not willing to pay more to provide services all day, every day, there is no reason to secure the building when court is not in session. He will continue to work towards a contract that is more fair. Kevin Daniels has not arrived to the meeting as of yet; Commissioner Bartholomew

requests that the County Clerk check on his estimated time of arrival. Motion is made by Commissioner Bennett to approve to sign the contract with Office of the Courts for court perimeter and bailiff services at the 6th District Courthouse in the amount of \$219,648.00. The motion is seconded by Commissioner Cheney, and the motion passes. Kevin Daniels responded to Linda Christiansen that he is finishing up some things for court and he will be there shortly.

KRIS SIMKINS: DISCUSSION AND POTENTIAL APPROVAL OF RIDING AT THE FAIRGROUNDS (4-H).

Kris Simkins representing South Sanpete Horse 4-H presents the agenda item. Ms. Simkins visited with the Commission in February of this year in regards to the condition of the dirt in the arena, the ability to use the arena without being charged and using the lights. Following the meeting in February, Ms. Simkins understood the arena would be worked properly, every week. She states they are half way through their show season and the arena is still not being worked appropriately. Commissioner Bennett explains the County needs someone that knows how to operate the equipment and the County is currently working on training the grounds employee. The tractor is not an issue; the water truck is the piece of equipment that requires some training. Other challenges are funding the additional tasks and time. Ms. Simkins is only asking for one day; they ride Monday evenings and she would like it worked right before. Commissioner Bennett will make sure that Bryan Bies gets it done for next Monday. It will need to be done before six. Commissioner Bennett also brings up the light usage. Whether the lights are used five minutes or sixty, the charge is five dollars per hour. Ms. Simkins states they have only used the lights one hour and she will keep track. Commissioner Bennett will make sure it gets done next Monday.

STEVEN OLSEN & SPENCER DYCHES: DISCUSSION AND POTENTIAL APPROVAL OF A NOISE ORDINANCE IN THE COUNTY.

Spencer Dyches and Steven Olsen present the agenda item. Spencer Dyches explains that they live south of Ephraim, just outside of city limits in Southhaven Estates. Mr. Dyches has lived there approximately 20 years and Steven Olsen has lived there approximately 7 years. They live in a peaceful area and they understand growth will happen and it can't be stopped. The reason for their visit is in regards to a neighbor that also resides in the county that moved in about a year ago. This neighbor has five dogs (3 blue heifers and 2 pit bulls) that are belligerent. The dogs bark non-stop and are not contained to the owner's property. Steven Olsen wants to be clear that visiting with the Commissioners is a last resort; text messages, phone calls and reports to the Sheriff's office have been made in attempt to urge the owner to be a more responsible dog owner. Mr. Olsen has offered to buy bark collars for the dogs. Kevin Daniels suggested they meet with the Commissioners in order to come up with a solution as to how to handle the issue. Mr. Olsen states an incident occurred on March 1st. Mr. Olsen plays a video he took this morning that displays a dog barking. Mr. Olsen and Mr. Dyches state they do not spend time in their yards any more due to the constant barking outside. The neighbor's horses get out often and others have to get the horses out of their yards or off of the road. Mr. Olsen explains the details of the incident that occurred on March 1st, which was prom night and an officer does have a case number due to officer involvement. Kevin Daniels has not arrived to the meeting yet but he told Mr. Olsen if the incident happened in city limits a ticket could be issued based on the specific ordinance of the city. Due to the occurrence happening in the County the resolve is different because the County does not have a noise

ordinance. They understand there have been complaints made to the County in this regard but they have tried to resolve the issue like adults and the concern is tensions are getting high and more confrontations are occurring. Commissioner Bartholomew can empathize with them but he also hesitates to implement a noise ordinance in an area where animals reside.

Commissioner Bartholomew also believes when a complaint is made, you take care of it and he doesn't want to penalize everyone in the County because one person can't take responsibility for their animals. Kevin Daniels arrives and explains the ordinance can be limited to dogs specifically. Commissioner Bartholomew questions whether or not the city has any intentions of annexing their properties. Mr. Dyches believes the city would like to annex them but he would prefer to stay in the County. Kevin Daniels states the County could also adopt an ordinance that refers back to the adjacent city ordinance rather than having a specific County ordinance. Sheriff Buchanan states if an animal goes on to their property and is loose that could be seen as a vicious animal at large charge and would not justify a noise ordinance need. In regards to the barking, he agrees there is not an ordinance that he can enforce at this time. Mr. Olsen states there is a difference between a dog that barks when someone pulls up to their home and dogs that bark at their own horses non-stop. Commissioner Bartholomew explains two issues are being discussed. If a dog comes after your animals or livestock, it is legal to shoot the dog. Dogs barking incessantly is more of a nuisance. Due to the close vicinity of their properties to city limits, a discussion ensues in regards to implementing a noise ordinance within a certain distance of city limits rather than a County wide ordinance. Mr. Olsen and Mr. Dyches have owned hunting hounds; there is no reason for a dog to bark that much. Mr. Dyches expresses concern that the last incident that involved the Sheriff's office will occur again if something doesn't change. Discussion continues in regards to other encounters with the owners of the dogs, as well as the incident on March 1st. Kevin Daniels explains the process of charges associated with a noise ordinance violation. Discussion ensues in regards to a reasonable distance outside city limits to establish a noise ordinance; whether it is specific to the buffer zones or a specific distance. Sheriff Buchanan states he does not have a preference of distance or how they determine the area to be defined; they will enforce whatever is in the ordinance. Steven Jenson explains the process in order for an ordinance to be adopted. Public hearings will take place with the Planning Commission and County Commission and that will take a few months. Steven Jenson reminds the Commissioners that another individual addressed the Commission in regards to a similar complaint against a dog that barked incessantly. In the State of Utah, only two Counties have adopted a noise ordinance; Kane and Garfield. Mr. Olsen questions whether or not he should continue to send videos to the Sheriff's deputy. Until an ordinance is adopted, the Sheriff's office can't do anything about the barking. Steven Jenson states a conditional use permit is required for anyone that has more than three dogs. Mr. Jenson will have the Code Enforcement Officer look into the issue and the process to adopt a noise ordinance will continue in the interim. *On the recording, the Commissioners skip to the Grandview Mountain Estates Subdivision agenda item. Once finished, they resume with the next agenda item listed.*

**DISCUSSION FOR POSSIBLE SIGNING FOR A 3 LOT SMALL SUBDIVISION (BMR RANCH)
APPLICATION BY KYLE SPENCER. THE PARCEL IS LOCATED NORTH OF MILLBURN IN THE
AGRICULTURE ZONE. THE SUBDIVISION WOULD CONTAIN 1 LOT OF 107.32 +/- ACRES,
LOT 2 OF 107.29 +/- ACRES, AND LOT 3 OF 107.27 +/- ACRES. PARCEL # S-20275, AND S-
20279.**

Steven Jenson presents the agenda item. Commissioner Bennett verifies this one had multiple easements that needed to be addressed. Steven Jenson affirms that it is and they have been labeled. The Mylar has been reviewed and approved by the Recorder's office. The Owner Affidavit has been signed and notarized by the owners of the property. Septic tank permit has been obtained. A letter from Fairview City has been submitted indicating they will provide power. Utah Division of Water Rights has approved three-acre feet of water for domestic use which meets the minimum requirement of one-acre foot per lot. County Road Supervisor has signed off on the access to the property from the County Road. The police fire and ambulance waiver has been signed and notarized by the applicant. Taxes and fees have been paid and are up to date. A copy of the current title search has been submitted and there are no issues. The Planning Commission approved the subdivision once all of the stipulations that were previously discussed were met. Forty-six easements were found on the title search and not all of them had been updated. Some dated clear back to the 20's and no longer existed; all of the easements were addressed and taken care of. Motion is made by Commissioner Bennett to approve of the signing for the 3 lot small subdivision (BMR Ranch) application by Kyle Spencer. The parcel is located north of Milburn in the Agriculture Zone; one lot of 107.32, lot 2, 107.29 and lot 3, 107.27 acres, parcel # 20275 and 20279. The motion is seconded by Commissioner Cheney, and the motion passes. The Mylar is signed by Commissioner Bartholomew, County Clerk Linda Christiansen and County Attorney Kevin Daniels. *Commissioner Bartholomew states for the record that the date is June 17th, he mistakenly stated June 16th at the beginning of the meeting.*

DISCUSSION FOR POSSIBLE SIGNING FOR A 1 LOT SMALL SUBDIVISION (ALLRED DREAM) APPLICATION BY SHAYLEN ALLRED & ROBIN WENTZ. THE PARCEL IS LOCATED SOUTH OF FOUNTAIN GREEN IN THE AGRICULTURE ZONE. THE SUBDIVISION WOULD CONTAIN 1 LOT OF 9.75 +/- ACRES. PARCEL # S-21707X4.

Steven Jenson presents the agenda item. Steven Jenson explains this application had issues due to the power being ran right along the road (Dax Welding road) overhead instead of underground. The biggest hold up has been waiting for Rocky Mountain power to fix the issue. A work order has been submitted to get the line buried and remove the poles. Originally, the parcel was split for agricultural purposes. Another issue was the owner had building materials and junk on the parcel prior to approval which resulted in a non-compliant status with the County. In order to proceed, the Planning Commission required a letter of compliance from the Code Enforcement Officer prior to approval which has been written and received. The Mylar has been reviewed and approved by the Planning Commission, Zoning and Recorder's offices. The owner affidavit has been signed and notarized by the applicant. Septic permit has been obtained. A letter from Rocky Mountain Power has been submitted indicating power has been run and stubbed to the property and are in the process to get the line underground. Utah Division of Water Rights has approved one EDU and they qualify for the minimum one-acre foot of water, which is in the applicant's name. The well has been drilled and a copy of the well drillers report is on file with the County. County Road Supervisor has signed off the access from the county road to the property. An easement of 33' has been established. As mentioned before, a letter of compliance has been issued by the Code Enforcement officer. Taxes and application fees have been paid and are up to date. A copy of the current title search of the parcel has been submitted and there are no issues. Planning Commission granted approval for signing. Motion is made by Commissioner Bennett to approve the signing for the 1 lot small subdivision (Allred Dream) application by Shaylen

Allred & Robin Wentz; the parcel is located south of Fountain Green in the Agriculture Zone, one lot of 9.75 acres, parcel #S-21707x4. The motion is seconded by Commissioner Cheney, and the motion passes. The Mylar is signed by Commissioner Bartholomew, County Clerk Linda Christiansen and County Attorney Kevin Daniels.

A short recess is taken in order to have photos taken for the County Fair Book.

The meeting resumes after a 25 minute pause.

DISCUSSION FOR POSSIBLE SIGNING FOR A 1 LOT MAJOR SUBDIVISION (EARL ACRES)
APPLICATION BY CHET & AMY EARL. THE PARCEL IS LOCATED NORTH OF MILBURN IN
THE AGRICULTURE ZONE. THE SUBDIVISION WOULD CONTAIN 1 LOT OF 5.62 +/- ACRES.
PARCEL # S-20626X1.

Steven Jenson presents the agenda item. Steven Jenson explains the reason the subdivision has been classified as a major subdivision is due to the proximity within 1000 feet of an existing subdivision. The Mylar has been reviewed by the Recorder and Zoning offices and was recommended for approval. The Planning Commission also reviewed and approved the Mylar. The owner affidavit has been signed and notarized by the applicant. Septic Permit has been obtained. A letter from Fairview City has been submitted indicating they will provide power to the property. The well has been dug and the Division of Water Rights has approved one-acre foot of water and they meet the minimum requirement of flow. The preliminary plat did not indicate the location of the well but is now showing on the final plat. County Road Supervisor has approved the access off of the County Road to the property. The police fire and ambulance waiver has been signed and notarized. Taxes and application fees are paid and up to date. A copy of the current title search has been submitted and there are no issues. The Planning Commission has approved this subdivision. No questions or concerns are voiced. Motion is made by Commissioner Bennett to approve of the signing for a 1 lot major subdivision (Earl Acres), application by Chet & Amy Earl, the parcel is located north of Milburn in the Agriculture Zone, 1 lot of 5.62 acres, parcel #S-20626x1. The motion is seconded by Commissioner Cheney, and the motion passes. The Mylar is signed by Commissioner Bartholomew, County Clerk Linda Christiansen and County Attorney Kevin Daniels.

DISCUSSION FOR POSSIBLE SIGNING FOR A 1 LOT SMALL SUBDIVISION (MORSTAD)
APPLICATION BY DEAN & BRANDI MORSTAD. THE PARCEL IS LOCATED SOUTHWEST OF
INDIANOLA IN THE AGRICULTURE ZONE. THE SUBDIVISION WOULD CONTAIN 1 LOT OF
10.09 +/- ACRES. PARCEL # S-20175.

Steven Jenson presents the agenda item. The Mylar has been reviewed and recommended for approval by the Recorder and Zoning offices. The owner affidavit has been signed and notarized by the applicant. Septic permit has been obtained and the location of the perc test has been indicated on the Mylar. The well location has been indicated as well. Ground mount solar will be the source of power. When the applicant applies for a building permit they will need to apply for a conditional use permit in order to use solar prior to approval. Utah Division of Water Rights has approved one-acre foot of water in the applicant's name and it does meet the County's minimum requirement. The well has not been dug yet. The police fire and ambulance waiver has been signed and notarized. County Road Supervisor has signed off on the access from the County Road to the property. Taxes and application fees have been paid and are up to date. A current copy of the title search has been submitted and there are no issues. The Planning Commission approved the subdivision. Commissioner Bartholomew

questions whether or not power was available. Steven Jenson states power could have been ran to the property but the cost deterred the applicants; therefore they chose solar as the power source. Motion is made by Commissioner Bennett to approve of the signing for a 1 lot small subdivision (Morstad) application by Dean & Brandi Morstad, the parcel is located southwest of Indianola in the Agriculture Zone, one lot of 10.09 acres, parcel #S-20175. The motion is seconded by Commissioner Cheney, and the motion passes. The Mylar is signed by Commissioner Bartholomew, County Clerk Linda Christiansen and County Attorney Kevin Daniels.

DISCUSSION FOR POSSIBLE SIGNING FOR A 1 LOT MAJOR SUBDIVISION (S. LAYTON) APPLICATION BY SHAUN & AMANDA LAYTON. THE PARCEL IS LOCATED WEST OF MANTI IN THE RA-2 ZONE. THE SUBDIVISION WOULD CONTAIN 1 LOT OF 10.60 +/- ACRES. PARCEL # S-7061.

Steven Jenson presents the agenda item. Steven Jenson explains there were previous discussions in regards to the parcel and roads with this application. One concern was whether or not the road was wide enough. County Road Supervisor verified the road is 24' wide. The road does dead end which requires a turnaround within 550' for emergency vehicles. The preliminary plat indicates the turnaround. Power was installed underground by Manti City. The well has been drilled and is indicated on the preliminary plat with the well protection area. The Mylar has been reviewed and approved by the Recorder and Zoning offices. The owner affidavit has been signed and notarized by the applicant. Septic tank permit has been obtained and the location of the perc test area has been indicated on the preliminary plat. A copy of the well drillers report is on file. They do have one-acre foot of flow which meets the minimum requirements of the County. The County Road Supervisor signed off on the access and the Planning Commission approved the turnaround. Police Fire and Ambulance waiver has been signed and notarized by the applicants. City buffer zone form has been signed by Manti City for power. Taxes and fees have been paid and are up to date. A current title search has been submitted and originally there were two right-of-ways that did not show up for agricultural purpose but they have been updated. Once the updates were completed, the Planning Commission approved the subdivision. Motion is made by Commissioner Bennett to approve the signing for a one lot major subdivision (S. Layton) application by Shaun & Amanda Layton, the parcel is located west of Manti in the RA-2 Zone, 1 lot of 10.60 acres, parcel #S-7061. The motion is seconded by Commissioner Cheney, and the motion passes. The Mylar is signed by Commissioner Bartholomew, County Clerk Linda Christiansen and County Attorney Kevin Daniels.

DISCUSSION FOR POTENTIAL APPROVAL OF INFRASTRUCTURE AGREEMENT AND BONDS TO COMPLETE WELLS FOR GRANDVIEW MOUNTAIN ESTATES SUBDIVISION.

Steven Jenson presents the agenda item. Chris Cook and Lynn Cook are in attendance of the meeting. Steven Jenson explains he is presenting the Infrastructure Agreement for Grandview Mountain Estates Subdivision. The original application was presented to the previous Zoning Administrator; Grandview Mountain Estates is a 26 lot major subdivision that has been approved. The Infrastructure agreement that was presented to the County at that time was not recorded. During the process of installing the infrastructure to the subdivision the ordinance changed. Originally the subdivision was approved for a water system but then decided that was not feasible and pursued approval to drill individual wells instead. They have currently been going through the process of asking the County for approval of drilling individual wells.

The Ordinance states they need to have all of the infrastructure in place prior to issuance of building permits. The Utah Division of Water Rights and the EPA have approved the developers to drill individual wells rather than a public water system. The Infrastructure Agreement is updated to the current water design and includes bonds for drilling of the wells in order to allow the issuance of building permits. The Infrastructure Agreement was presented to the Planning Commission and some suggestions were made. After the suggestions were implemented into the agreement it was reviewed by the Planning Commission members, Commissioner Bennett and County Attorney Kevin Daniels. The power is very close to completion as far as being installed to all of the lots. The main reason for the agreement is to address the timeline of drilling the wells. Commissioner Bartholomew questions the efficiency of drilling 26 wells. Chris Cook responds that more of the lot buyers wanted wells versus a water system. Steven Jenson states the ordinance allows for multiple wells in order to meet subdivision water requirements as long as the State allows it; which they do. Mr. Jenson explains the issue is the Ordinance states all infrastructure must be in place before any building would be allowed. The agreement allows wells to be drilled based on the number of lot owners that are ready to build. Commissioner Bennett states the agreement protects the County with the requirement of a bond. The asphalt for the road is being laid today; power has been paid and will be installed in approximately three weeks. Kevin Daniels states he has reviewed the document. It has been signed by Brady Anderson and Chris Cook. Once the approval is given, Steven Jenson will sign the document and the original can then be recorded. The agreement includes two bonds for the wells and they will be renewed annually. At the time of renewal, the developer will let the bonds company know how many wells have been drilled to that point. No questions or concerns are voiced. The Planning Commission approved the Infrastructure Agreement. Motion is made by Commissioner Bennett to approve the signing of the Infrastructure Agreement and Bonds to complete the wells for Grandview Mountain Estates Subdivision. The motion is seconded by Commissioner Cheney, and the motion passes.

*Following the Shaun Layton Subdivision approval, Commissioner Scott Bartholomew wants to continue discussing the 26 lot subdivision with individual wells. Steven Jenson explains that John Chartier with the Utah Division of Water Rights Division came to the last Planning and Zoning meeting. Mr. Jenson also states originally a well had been drilled with the 26 lot subdivision prior to the approval of the public water system and then was capped, as per the States requirements. The requirements then changed which allowed individual wells to be drilled on that many lots. Mr. Jenson states, going forward this will not happen again. Discussion ensues in regards to continuous properties and other projects that are in the works with the developer. Mr. Chartier expressed they want the County to let him know if they have any concerns in regards to future developments and the water source they are proposing. In the case of Grandview Mountain Estates, originally the developer had proposed drilling four wells and sharing a well with seven lot owners but the State required holding tanks and tried implementing additional restrictions which raised the developer's costs. Commissioner Bartholomew believes the cost of the infrastructure should fall on the developer, not the property owner. Mr. Jenson believes the discussion with Mr. Chartier and the Planning Commission was very beneficial to all parties. Again, the County Ordinance allows it as long as the developer follows the State guidelines for the water system or installation of the wells. Mr. Jenson addresses another issue of property owners splitting property as Agricultural splits and not making the buyer aware that the property may not be buildable or the burden of

subdividing falls on the buyer. Which again, imposes the cost of developing on the buyer not the developer and that is concerning.*

APPROVAL OF MINUTES

No concerns or corrections are voiced in regards to the Board of Appeals minutes. Motion is made by Commissioner Bennett to approve the Board of Appeals minutes from June 3rd, 2025. The motion is seconded by Commissioner Cheney, and the motion passes.


No concerns or corrections are voiced in regards to the Commission meeting minutes. Motion is made by Commissioner Cheney to approve the County Commission minutes from June 3rd, 2025. The motion is seconded by Commissioner Bennett, and the motion passes.

CLOSED SESSION

No closed session was needed.

Motion is made by Commissioner Cheney to adjourn. The motion is seconded by Commissioner Bennett, and the motion passes.

The meeting is adjourned at 4:09 P.M.

ATTEST: 
Linda Christiansen
Sanpete County Clerk

APPROVED: 
Scott Bartholomew
Commission Chair