

AMENDED NOTICE

SANPETE COUNTY PLANNING COMMISSION MEETING

THE SANPETE COUNTY PLANNING COMMISSION WILL BE HOLDING THEIR NEXT MEETING ON WEDNESDAY THE 13th DAY OF AUGUST, 2025 BEGINNING AT 6:30 P.M. IN THE SANPETE COUNTY COURTHOUSE, 160 NORTH MAIN, SUITE 302, MANTI, UTAH MATTERS TO BE DISCUSSED AT THE MEETING ARE OUTLINED IN THE FOLLOWING AGENDA

AMENDED AGENDA

6:30 P.M. Approval of Agenda.

Public Hearing with discussion and possible approval of an application submitted by Jonathan and Karen Saluone to amend and vacate a portion of Lot 1 of the J. Saluone Subdivision, returning the affected area—approximately 4.46 acres—to agricultural land. The property is located West of Mount Pleasant and is part of a recorded and approved subdivision. More specifically identified as ***Parcel #S-64763***.

7:00 P.M. Public Hearing with discussion of possible approval of an ordinance change to the Sanpete County Subdivision Ordinance 13.08.060 Exemptions from Plat Requirements - Small Subdivisions. Also Roadway Design and Construction Manual page 119 regarding Flowable Fill requirements on Figure 19. As well as a noise ordinance for barking dogs on properties found within any Buffer Zone in the county.

Discussion with Kevin Merrithew regarding a potential amendment to the Land Use Matrix to include the Agriculture Zone as eligible for a Conditional Use Permit for an Airport, Helipad, or Airstrip.

Discussion for possible approval of a 1-lot Major Subdivision (Burningham–Fairview), submitted by Kevin and Tiffany Burningham. The proposed subdivision is located South of Fairview City, in the RA-1 Zone and would consist of 1-lot totaling 2.61 acres. The property is identified as ***Parcel #S-22001***.

Discussion for possible approval to amend the Freedom Ranch Plat B Subdivision. The amendment involves adjusting the lot lines of Lots 5 and 6, located northeast of Mount Pleasant. Freedom Ranch Plat B is a recorded and approved subdivision. The properties are more specifically identified as ***Parcel #S-22506X16*** and ***S-22506X15***.

Discussion for possible approval for a 5 lot Major Subdivision (West Peak) application by Rebekah Griffin and Joshua Choate. The parcel is located North of Manti City, in the RA-2 Zone. The subdivision would contain 1 lot of 1.00 acre, lot 2 of 1.00 acre, lot 3 of 1.00 acre, lot 4 of 5.54 acres, and lot 5 of 4.20 acres. ***Parcel # S-6648X5, S-6649X2***.

Discussion for possible approval for a 1 lot Major subdivision (Vincent) application by Vincent Blight. The parcel is located East of Sterling City, in the Agriculture Zone. The subdivision would contain 1 lot of 11.32 acres. ***Parcel # S-7303X17***.

Discussion for possible approval for a 1 lot Major Subdivision (Chickenhawk Estates) application by Shyanne Spencer & Zayne Cologie. The parcel is located Southeast of Fountain Green and is in the RA-2 Zone. The subdivision would contain 1 lot of 1.50 acres. ***Parcel # S-21513X2.***

Discussion with Mike Schlappi about preliminary property split. The discussion is to look at a concept plan and possible subdivisions East of Mt. Pleasant in the RA-2 Zone.

Approval of July Minutes

indicates amended agenda item.

Individuals with disabilities needing special accommodations during the proceeding should contact Linda Christiansen, County Clerk, (435) 835-2131



Attested to this the 12th day of August, 2025.

A handwritten signature in blue ink, appearing to read "Linda Christiansen", is written over the printed name.

Linda Christiansen
Sanpete County Clerk