

Sanpete County Planning Commission Work Meeting

July 9, 2025 5:30 P.M.

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

Attendees: Planning Commission Chair Curtis Ludvigson and Board Members: Claudia Jarrett, Gene Jacobson, Justin Atkinson and Jo-Anne Riley. Sanpete County Zoning Administrator Steven Jenson and Sanpete County Deputy Clerk Heather Pyper. Also in attendance is Sanpete County Commissioner Jim Cheney. Sanpete County Recorder Talisha Johnson and Board Member Reed Hatch joined via ZOOM. Planning Commission Co-Chair Cody Harmer has been excused.

Meeting is called to order by Chair Curtis Ludvigson.

Discussion of changes to Ordinance 13.08.060 Exemptions from Plat Requirements – Small Subdivisions.

Leon Day is present. Steven Jenson presents the item. At the June meeting, it was brought to the Planning Commission's attention by Leon Day that in the County's Ordinance 13.08.060 – Exemptions from Plat Requirements – Small Subdivisions, the only reference to Small Subdivisions is that a plat is not required to be recorded. Mr. Jenson states he sent an email to the Commission members with a copy of the old ordinance and included his corrections and suggestions. He recommends that instead of "Minor Subdivisions," it should state "Small Subdivisions," and that any chapters in the ordinance referencing sewer, septic systems, and subdivision documents be updated accordingly. Mr. Jenson also provided a copy of the County's current exemption for subdivisions. Mr. Jenson explains that the options are to either replace the old ordinance (that was removed) with the proposed corrections or to add any additional needed provisions. Ms. Jarrett notes that the state code is extensive. She states that after reading the section Mr. Day cited, she found it did not pertain to Small Subdivisions but rather to Minor Subdivisions involving agricultural splits. Ms. Jarrett questions why the County created a Small Subdivision ordinance when the state code does not require it. However, she also comments that she likes the current Small Subdivision process. Mr. Jacobson asks why the County does not have a single subdivision ordinance that encompasses all subdivisions. He then shares a story about Abraham Lincoln. Ms. Riley states that she believes a plat should be recorded for all subdivisions. Mr. Jacobson points out that what Leon presented included requirements but also several exemptions in the Small Subdivision ordinance. Mr. Day states that under Utah State Law, anytime land is divided, it

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is supposed to go through a subdivision process. He summarizes Utah Code 17-27a-605 – Exemptions, and notes that this code is already incorporated into the County’s ordinance. Discussion ensues about County roads. Ms. Jarrett asks for clarification on whether the ordinance only exempts recording a plat but still requires recording a deed. Additional discussion follows about deeds and roads. Mr. Jenson notes that technically there is not a Major Subdivision ordinance either. Mr. Hatch agrees with Ms. Jarrett that the word “exemption” should be removed from the ordinance. Mr. Jacobson asks Ms. Johnson for her opinion on recording a deed and survey instead of plats. Ms. Johnson replies that a plat would be more descriptive, especially if a survey is not filed with the deed. She emphasizes the importance of recording surveys, noting that some are not recorded. Mr. Ludvigson states that he believes a plat map is easier to read and understand than a survey. Mr. Jenson suggests that there should simply be one ordinance for anyone wishing to develop. Discussion continues about creating a single subdivision ordinance. Ms. Jarrett asks how and when the County can determine someone’s overall development intentions. She also raises the importance of knowing about wells and shared wells to determine if a public water system is necessary. She concludes that there is some value in keeping a Small Subdivision ordinance. Ms. Riley asks if it would be possible to have one subdivision ordinance that includes a provision for an allotted number of lots, beyond which it would become a Major Subdivision subject to additional requirements. Mr. Jenson remarks that people are trying to avoid the subdivision process by doing agricultural splits for smaller lot sizes. Mr. Ludvigson closes the discussion by stating that everyone should research and study the issue further.

Discussion to clarify requirements for the use of Flowable Fill in roads within the County.

Mr. Jenson states that Spring City is extending a sewer line down a County road. They were not able to obtain easements, so they are cutting laterally across the asphalt road. The County ordinance requires the use of Flowable Fill, but does not specify how much. Mr. Atkinson questions whether this is actually a City road rather than a County road. Mr. Cheney responds that it is a County road. Mr. Jenson notes that the ordinance does not clarify whether Flowable Fill is required when the cut is lateral or across the road. Mr. Atkinson offers his opinion that Flowable Fill is appropriate when cutting across a road and when it’s

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not possible to get between utilities to properly compact. Mr. Cheney points out that UDOT does not require Flowable Fill. Mr. Atkinson comments that he thinks this is an excessive amount of Flowable Fill but does not want to interfere with the Road Department. Mr. Cheney agrees, saying he believes it is excessive and that there needs to be clear specifications in the ordinance. Mr. Ludvigson suggests that the County should follow UDOT's specifications. Mr. Hatch states that when he spoke with Commissioner Bartholomew, he learned that Sunrise Engineering had discussed this issue with the Commissioners a couple of times, and they had decided to continue requiring Flowable Fill. Mr. Cheney responds that this is true, but there still needs to be a specification on how much Flowable Fill is required. He notes that the trench is 12 feet deep, which makes using that much Flowable Fill excessive. Mr. Atkinson adds that there's no need to reinvent the wheel when UDOT already has standards that could be adopted. At this point, there are too many overlapping discussions to clearly understand what is being said. Mr. Jacobson concludes by stating that he has a lot of confidence in the Road Department, as they deal with these issues every day. He adds that if there's a reason why Tom is approaching it this way, he trusts their judgment.

Discussion of Noise Ordinance for dogs living within Buffer Zones in the County.

Mr. Cheney states that when you have residents in the Buffer Zone with 15 dogs that are loud and barking all the time, you need some type of ordinance. Ms. Riley comments that there are a lot of dogs in the area that are not under control. Mr. Ludvigson asks what people expect the County to do about that. Ms. Riley suggests creating a noise ordinance so it can be enforced. Mr. Ludvigson asks who would be responsible for enforcing a noise ordinance. Mr. Cheney replies that it would be enforced by law enforcement. Mr. Jacobson points out that the current ordinance already requires a permit if you have more than three dogs in the County. Mr. Jenson shares that two gentlemen recently approached the County Commissioners requesting a noise ordinance because they have neighbors whose dogs get off their leashes, harass neighbors in the subdivision, bark excessively, and chase horses. These gentlemen claimed the dogs are a nuisance and disrupt activities like barbecues. Ms. Pyper states that a similar discussion came up a couple of years ago but was shut down by the

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July 9, 2025 5:30 P.M.

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County. Ms. Jarrett adds that if a noise ordinance were adopted, it would need to apply to other animals as well, such as pigs, llamas, horses, etc. Mr. Ludvigson asks the Board members if anyone would be willing to take on drafting this new ordinance. Ms. Riley volunteers, stating that she would. Mr. Jenson notes that when he researched noise ordinances in the state, he found that only two counties have them, and they did not address dogs.