

Pending

MAYFIELD TOWN PLANNING COMMISSION MINUTES

July 17, 2025 7:00 PM

Mayfield Town Hall

Board Members Attending:	Ross Deubler, Tyler Jensen, James Carey, Adam Peterson
Board Members excused:	Andy Christiansen
Administration attending:	Mayor Steve Anderson, Zoning Administrator; Krista Dutton
Others attending:	Larry Christiansen, Carol Jones, John Wilcox, Bruce Bartholomew, Vearl Christiansen
Conducting:	Tyler Jensen

1. Discussion & Action Items		
a. Discussion and possible approval of Vearl Albert Christiansen petition to annex 2.83 acres Southwest of Town located at approximately 220 West 100 South	Mayor Anderson provided an overview of Mr. Christiansen's annexation request and outlined the required process. The Planning Commission reviewed the petition, noting the presence of adjoining property owners, Mrs. Jones and Mr. Wilcox, whose parcels would also be included in the annexation. The zoning designation was discussed; the property is currently zoned RA (Residential Agricultural) by Sanpete County and, upon annexation, would likely transition to an R-2-20,000 zone. The timeline for the process was also addressed. Following discussion, a motion was made to approve the petition of Vearl Albert Christiansen to annex 2.83 acres located at approximately 220 West 100 South and to forward the request to the Town Council for consideration.	Motion: Ross Second: Adam Vote: Unanimous 'Aye'
b. Discussion and possible approval of updating Mayfield Town Code 18.48.040 and 18.48.060 to allow for an Accessory Dwelling Unit	Commissioner Ross requested that additional information be provided on Accessory Dwelling Units (ADUs). Mayor Anderson asked the Commission to identify their specific questions. Discussion followed regarding potential setbacks, which the Commission has authority to establish, and how ADUs would be situated on existing lots. Questions were raised about whether larger septic systems would be required, whether facilities located in accessory structures could inadvertently create a dwelling, and whether sufficient storage and parking would be available. The Commission reached consensus that ADUs should be allowed but must be regulated through appropriate setbacks. It was noted that state law mandates cities and towns cannot prohibit ADUs. A motion was made to allow residents to review the matter of permitting ADUs; however, the motion died for lack of a second.	Motion: Ross Second: none Vote: none
c. Approval of Minutes	Minutes from March 18, 2025 meeting were reviewed. Motion to approve with no changes was made.	Motion: Adam Second: Ross Vote: Unanimous 'Aye'

Pending

2. Adjourn	Motion to adjourn was made at 8:04 PM.	Motion: Adam Second: Ross Vote: Unanimous 'Aye'
------------	--	--

Minutes Approval _____ Date: _____ approved on the motion of _____ Second by _____, vote Unanimous 'Aye'

By: ____ No Chair _____, Chair	Attest: /s/: Amanda Bennett, Recorder
--------------------------------	---------------------------------------