

Sanpete County Planning Commission Meeting

August 13, 2025 6:30 P.M.

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

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

Meeting is called to order by Cody Harmer.

Approval of the Agenda

The motion is made by Reed Hatch to approve the Agenda.

The motion is seconded by Justin Atkinson. All in favor, none opposed and the motion passes. Vote by voice: Cody Harmer, aye; Gene Jacobson, aye; Justin Atkinson, aye; Claudia Jarrett, aye; Jo-Anne Riley, aye; and Reed Hatch, aye. Curtis Ludvigson is excused.

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.

With no written public comments received a Motion is made by Jo-Anne Riley to close the Public Hearing. The motion is seconded by Reed Hatch. All in favor, none oppose and the motion passes.

Jonathan and Karen Saloune are present. Steven Jenson presents the item. The request is 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. The total acreage will be 7.27 acres after the amendment. No Mylar was presented, but a PDF of the Preliminary and Final Plat was provided to the Board Members. Mr. Harmer asks why the property is being vacated. Mr. Saloune states that the owner of a neighboring property expressed interest in purchasing a portion to square off his property.

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Gene Jacobson inquires about easements or other issues that might be affected by the vacation. Mr. Jenson states that the only easement is the 33' right-of-way easement, which would not be affected.

Motion is made by Claudia Jarrett to vacate 4.46 of Lot 1 in the J. Saluone amended Subdivision. ***Parcel #S-64763.***

The motion is seconded by, Reed Hatch. All in favor, none oppose and the motion passes

Motion is made by Claudia Jarrett to amend Lot 1 in the J. Saluone amended Subdivision to 7.30 acres. ***Parcel #S-64763.***

The motion is seconded by, Jo-Anne Riley. All in favor, none oppose and the motion passes.

The commission proceeds to Mr. Merrithew's agenda item while waiting for the scheduled time of the second public hearing.

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.

Motion is made by Jo-Anne Riley to open the Public Hearing in regards to 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.

The motion is seconded by Justin Atkinson. All in favor, none opposed. The motion passes.

Mr. Jenson states that the Sanpete County Subdivision Ordinance was updated in June 2023. He explains that the only change made at that time was the inclusion of *Exemptions from Plat Requirements – Small Subdivisions*. The previous ordinance outlined, step by step, what documents were required, but the updated version only specifies exemptions from needing a

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Mylar for small subdivisions. Mr. Jenson notes that there was a work meeting in June to discuss this ordinance change, including whether to add back details to the current ordinance, remove the Small Subdivision section entirely, or completely rewrite it. Leon Day of Fairview states that he originally brought this issue to the Commission's attention. He expresses his preference for keeping the Plat Exemptions in the ordinance but making minor adjustments to align with state law. Mr. Harmer states that his concern with keeping this exemption is that he prefers reviewing an actual plat to ensure all requirements are met. Mr. Day responds that legislation was updated this year to require a Record of Survey, which would show boundaries, legal descriptions, setbacks, roads, and other relevant details. Mr. Jacobson asks whether a survey would also show easements. Mr. Day confirms that it would, noting that it would include everything required on a Preliminary Plat. Mr. Jacobson then explains the difference between major and small subdivision requirements before obtaining a building permit. Mr. Hatch raises a concern about a property owner selling off their water right, which could render a lot unbuildable. Mr. Day suggests requiring deed restrictions to ensure water rights remain attached to the property. Mr. Jacobson expresses a preference for having one subdivision standard for all applications, both major and small. Mr. Day clarifies that state law only allows counties to have one subdivision process, but this is simply an exemption from plat requirements for properties with existing roads and utilities. There is some difficulty following the discussion due to multiple side conversations. Mr. Hatch notes that surveys are recorded with the County Surveyor, not the Recorder's Office. Mr. Jacobson asks whether the new state code requirements are mandatory for counties or optional. Mr. Day replies that the requirement to have a survey has existed in state code for some time, but the additional requirement to file it was introduced this year. Ms. Jarrett states her personal opinion that plats should still be required, as they are recorded with the Recorder's Office and can be easily accessed by property owners. She also asks about the cost and convenience of preparing a survey compared to a plat, noting the Commission wants the process to be as simple as possible for applicants. Mr. Harmer states that while he does not oppose the idea of surveys, he is concerned about whether all necessary details would be clear without a plat. Ms. Jarrett suggests holding another work meeting to review examples of surveys and

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compare them to plats before making a final decision. Discussion concludes, and the Commission proceeds to the next public hearing item.

Tom Seely is present. Mr. Seely states that when this ordinance was written, its primary purpose was to protect county roads. He explains that easements have been widened, allowing utilities to be placed off the road. Mr. Seely emphasizes that the County does not have the manpower, money, or resources to continually repair roads when they are dug up. If utilities are not kept off the roads and proper repairs are not made, the cost of restoration ultimately falls on the County. He notes that while the State does not require Flowable Fill to be used down the center of the road, the intent of this ordinance was to encourage utility placement off the road and to protect road integrity. Mr. Seely adds that even years later, evidence of where a road was previously cut is still visible, regardless of the contractor's effort, due to the many variables involved—materials, methods, and soil conditions. He also notes the County has only seven workers to maintain over 700 miles of roads. Mr. Harmer agrees, stating that once a road is cut, "it's never the same when you put it back." Mr. Harmer then asks Mr. Seely his opinion on the use of Flowable Fill for crossings versus utility lines running parallel to the road. Mr. Seely asks Mr. Atkinson how often trenches realistically settle. Mr. Atkinson replies that most trenches do settle and that only 96% compaction is required, but with trenches as deep as 12 feet, settling is almost inevitable—even when done correctly. Mr. Jacobson asks if Mr. Seely has considered boring. Mr. Seely states that he encourages boring wherever possible. Mr. Atkinson notes that boring is more expensive, but Mr. Seely argues it can still be a cost-effective alternative to Flowable Fill and encourages finding better ways to avoid cutting roads. Mr. Harmer points out that with boring, the cost burden is placed on the contractor or utility provider rather than the County. Ms. Jarrett asks about the dimensions and requirements for Flowable Fill, including accurate measurements and the challenges of working with different contractors and municipalities. Mr. Atkinson raises concerns about obtaining easements and the potential legal issues if easements are not granted. He also suggests reviewing bonding period requirements for Flowable Fill and utility trench settlements, possibly extending bonding beyond the typical 2–3 years. Discussion follows on maintaining road integrity. Mr. Atkinson raises a final

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concern regarding standards, noting that the ordinance states a 12-inch minimum bedding. He warns that this could allow bedding to be placed all the way to the top of the trench and suggests revising the language to read, “as per manufacturer’s recommendations.” Discussion concludes, and the Commission proceeds to the next public hearing item.

Mr. Jenson states that during the work meeting, Ms. Riley indicated she would look into the matter. Mr. Harmer asks the public if they have any questions, comments, or concerns. No comments are received from the public. Mr. Atkinson asks how this issue initially arose. Mr. Jenson explains that two residents living in a Buffer Zone recently approached the County Commissioners requesting a noise ordinance. Their complaint involved a neighbor who owns several dogs that frequently get off their leashes, harass nearby residents, bark excessively, and chase livestock. They claimed the dogs have become a nuisance, disrupting activities such as barbecues. The County Commissioners informed them that no noise ordinance currently exists and the residents contacted the Sheriff’s Department to explore potential remedies. However, the Sheriff’s Department advised that, without an ordinance in place, they have no authority to take action. Mr. Hatch notes that a barking dog ordinance has previously been presented to the County Commissioners, who stated they had no plans to adopt one. Mr. Jenson adds that his research revealed only two counties in the state have noise ordinances, and neither specifically addresses dogs. Ms. Riley states that, based on her research, the most effective approach would be for HOAs (Homeowners Associations) and POAs (Property Owners Associations) to develop and enforce their own rules. These organizations could then coordinate enforcement with the Sheriff’s Department. Mr. Harmer states that he did not attend the work meeting but generally feels the County should not adopt noise, dog, or animal ordinances. However, he acknowledges that Buffer Zones are unique since they are adjacent to cities where land use and density have shifted away from agricultural purposes to primarily residential use. Mr. Atkinson asks whether most cities have noise ordinances. Mr. Harmer replies that, if adopted, the County ordinance should match those of adjacent cities. Mr. Atkinson agrees. Mr. Hatch questions whether enforcement would realistically occur. Mr. Harmer concurs, noting that enforcement is always a challenge. Mr. Hatch also raises a logistical issue: if the County were to impound a dog,

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where would it be taken, since cities are unlikely to house County animals? Mr. Harmer recommends moving further discussion of this matter to a future work meeting.

Motion is made by Claudia Jarrett to move out of the public hearing.

The motion is seconded by Justin Atkinson. All in favor, none opposed. The motion passes.

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.

Kevin Merrithew is present. Mr. Jensen presents the item, explaining that Mr. Merrithew is requesting a private landing airstrip on his property, Lot 61 of the Big Hollow Subdivision, specifically Parcel #S24461, located in the Agriculture Zone. Mr. Jensen states that under the current ordinance, the Land Use Matrix only allows airstrips in the Business Commercial, Industrial, and Public Facilities Zones. Airstrips are not currently permitted in the Agriculture Zone. Mr. Jensen notes that Mr. Merrithew previously appeared before the Board of Adjustments, which is the County Commission, and was referred to the Planning Commission for further discussion. Mr. Hatch questions whether the Big Hollow Subdivision fits the definition of an Agriculture Zone, such as having tilled or cultivated land. Ms. Jarrett asks whether the best route would be to rezone a portion of the property to Business Commercial or to amend the Conditional Use Permit. Mr. Harmer states that the County does not allow spot zoning. Discussion follows regarding the exact location of Mr. Merrithew's property. Ms. Riley asks if sheep are herded past the property, to which Mr. Merrithew replies no. Mr. Jacobson states that he has researched Utah Code regarding airstrips and found several examples. He also reviewed FAA requirements, noting that an FAA 7480-1 form must be filed before construction begins. Mr. Jacobson comments that, based on Google Maps, it appears Mr. Merrithew already has an airstrip, but Mr. Merrithew clarifies that it is actually a dirt bike track. Mr. Jacobson continues to outline requirements, including design and safety standards, a 3,200-foot runway, proper width and length, clear zones, safety grading, and lateral protection of 250 feet. He also mentions another county's approach, which includes an "Aviation Easement"—a multi-dimensional easement with an incline of

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1–20 feet extending into the air—and the potential need for neighbor approvals. Ms. Riley expresses concern that neighbor approvals may be required for a Conditional Use Permit change, similar to what is needed for a Boundary Line Adjustment. Ms. Jarrett suggests holding a Public Hearing to discuss adding Conditional Use Permits for airstrips to the Land Use Matrix. She also states that Mr. Merrithew will need to gather signatures from those in support of the airstrip. Mr. Jacobson recommends narrowing the classification to “airstrip” only, to avoid confusion with helipads and airports. Mr. Jenson explains that the Matrix currently groups them together, which is why it was presented in that way. Further discussion follows regarding potential conditions, though multiple side conversations make it difficult to follow all points. Mr. Harmer concludes by moving forward with scheduling a Public Hearing on the matter.

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-22001X.

Mr. Burningham is present. Mr. Jenson presents the item, noting that it has been presented to the Planning Commission previously and was tabled. The Mylar copy of the survey has been reviewed and approved by the Recorder’s Office and submitted, along with a PDF of the Preliminary Survey, for final review by the Planning Commission. An Owner Affidavit has been signed, notarized, and submitted. A letter from Fairview City confirms that water, sewer, and power will be connected to the property after impact fees are paid. The Sanpete County Road Supervisor has approved access to the property from the county road. A Police/Fire/Ambulance Waiver has been signed, notarized, and submitted by the applicants. Taxes are up to date and paid. A copy of the current Title Search has been submitted, and all fees have been paid. The Boundary Line Agreement has been signed and submitted. This application meets all ordinance requirements, and the Zoning Department recommends approval by the Planning Commission. Mr. Harmer asks if the only issue that needed to be addressed was the Boundary Line Agreement. Mr. Jenson explains that the Preliminary and Final Plat were prepared using the verbiage of a municipality rather than the county. Mr.

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Jacobson asks if there is an updated Title Report, noting that the one submitted is from 2024 and a report within 30 days is required. The submitted report shows five conflicts with the property. Ms. Jarrett points out that the property is in the name of Timpholding LLC, not Mr. Burningham. She also notes that the Agenda Item was advertised incorrectly, as the Parcel number should end with an "X" but does not. Ms. Pyper apologizes and takes responsibility for the error. Mr. Jacobson references Fairview City's letter:

"Upon payment of the necessary construction costs, Fairview City will supply standard Power/Water/Sewer located in County Parcel 22001X for Kevin Burningham. All applicable requirements of Sanpete County must also be met before the utilities will be provided. Power impact fees have been paid for standard power. Water and sewer will also be provided by Fairview City." Mr. Jacobson explains that Mr. Burningham must either bond for all utilities or have them fully in place before recording the Plat. Discussion follows regarding utilities. Mr. Jacobson also suggests that Mr. Burningham locate his access as far north as possible to avoid a dangerous turn, and further discussion ensues regarding the access point.

Motion is made by Reed Hatch to table the application of Kevin and Tiffany Burningham (Burningham-Fairview) 1-lot Major Subdivision. 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-22001X***. Due to Plat requirements needing to be completed, Title Search needs to be updated, Construction Bond, Correction on advertisement.

The motion is seconded by Claudia Jarrett. Jo-Anne Riley Abstains and the motion passes.

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*.

Mr. Johnson is present. Steven Jenson presents the item, noting that a Public Hearing has already been held for this amendment. Mr. Jenson explains that when Mr. Johnson previously appeared before the Commission, there was a request for fire mitigation due to one of the

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cul-de-sacs being too long. A letter from the Fire Warden has been submitted confirming compliance. The Planning Commission had also requested a second access point to connect two roads in the subdivision. Owner Affidavits have been signed, notarized, and submitted from all properties affected by the amendment, and signatures from all owners have been provided on the Mylar's. There is one lot currently in the process of being sold; however, both the current owner and the new owner have signed the Mylar to ensure proper authorization.

Motion is made by Jo-Anne Riley to approve the application of Doug Johnson (Freedom Ranch Plat B Subdivision) for the amendment of adjusted Lot lines 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*.

The motion is seconded by Gene Jacobson. All in favor, none oppose and the motion passes.

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 acres, lot 2 of 1.00 acres, lot 3 of 1.00 acres, lot 4 of 5.54 acres and lot 5 of 4.20 acres. Parcel # S-6648X5, S-6649X2.

The Mylar copy of the survey has been reviewed and approved by the Recorder's Office and submitted for final review by the Planning Commission. An Owner Affidavit has been signed, notarized, and submitted. A letter from the Central Utah Health Department confirms approval for five septic systems. Another letter states that solar power will be installed by each subdivision owner at the time a building permit is issued. The Utah Division of Water Rights has approved 5.56 acre-feet of water, meeting the minimum requirement of 1 acre-foot per lot. The water rights are in the applicant's name. The property is served by a shared well that has been drilled, with lines stubbed to each lot; however, a Shared Well Agreement is still required and must be included with the application. UDOT has approved access to each lot of the subdivision from Highway 89. A signed letter from a licensed engineer confirms that the road meets all County ordinance requirements. A Police/Fire/Ambulance

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Waiver has been signed, notarized, and submitted by the applicants. Property taxes are current, and a copy of the current Title Search has been submitted. All fees have been paid. This application meets all ordinance requirements, and the Zoning Department recommends approval by the Planning Commission. Mr. Jenson notes that Ms. Johnson informed him prior to the meeting that the notary section on the Mylar lists Rebekah Griffin's signature but does not indicate Joshua Choate's, which must be corrected. Mr. Jacobson asks about the remaining parcels. Mr. Griffin responds briefly, but Mr. Jacobson continues, explaining that he spoke with Marcus from UDOT, who noted specific requirements for highway access when joining a four-lot subdivision. Jacobson expresses concern about road safety, referencing an accident on the same highway years prior in which a young girl lost her life. Jacobson reads from UDOT's requirements, stating that access approaches must not exceed a 3% slope for at least 50 feet from the intersection center line. He questions whether UDOT approved the engineering plans and explains that Marcus indicated the applicants must hire an engineer to prepare small drawings showing slope, soil type, and grading, and then obtain a UDOT permit for any changes. Mr. Atkinson asks whether access has already been completed. Ms. Jarrett confirms there is a road in place, while Mr. Jacobson expresses confusion about why the subdivision application is being considered when a building is already present. Mr. Jenson clarifies that the building is constructed as an agricultural structure. Mr. Harmer questions whether UDOT inspects access before granting approval. Mr. Griffin states that it is his understanding that a traffic study would only be required if more than five lots were involved. Jacobson reiterates that Mr. Griffin must comply with UDOT code and that Marcus classified the current access as a farm access, which is different from subdivision access. Harmer emphasizes that because Highway 89 is a state road, the county cannot sign off on it. Mr. Hatch asks if everything else is in order once the road issue is resolved. Ms. Riley inquires about the Shared Well Agreement, and Mr. Griffin confirms it will be provided. Jacobson then raises the issue of forming an HOA to maintain the road, prompting further discussion.

Motion is made by Claudia Jarrett to approve the application by Rebekah Griffin and Joshua Choate (West Peak). The parcel is located North of Manti City, in the RA-2 Zone. The subdivision would contain 1 lot of 1.00 acres, lot 2 of 1.00 acres, lot 3 of 1.00 acres, lot 4 of

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5.54 acres, and lot 5 of 4.20 acres. ***Parcel # S-6648X5, S-6649X2.*** Contingent on shared well agreement form and HOA form submitted, also complying UDOTs requirements for accessing the road.

The motion is seconded by Reed Hatch. All in favor, none oppose and the motion passes.

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.

Vincent Blight is present. Steven Jenson presents the item. The Preliminary and Final Survey has been reviewed and approved by the Recorder's Office and submitted for final review by the Planning Commission. However, the Mylar has not yet been submitted. An Owner Affidavit has been signed, notarized, and submitted. A letter from the Central Utah Health Department confirms approval for one septic system. A copy of an electric bill has been submitted, verifying that power has been run to the property and a meter has been installed. The Utah Division of Water Rights has approved 1 acre-foot of water, meeting the minimum requirement, and the water rights are in the applicant's name. A Well Driller's Report has been submitted, confirming that the well has been drilled. The Sanpete County Road Supervisor has approved access to the property from the county road. A Police/Fire/Ambulance Waiver has been signed, notarized, and submitted by the applicants. Property taxes are current and paid. A copy of the current Title Search has been submitted, and all fees have been paid. This application meets all ordinance requirements, and the Zoning Department recommends approval by the Planning Commission. Mr. Harmer asks where the power meter is located. Mr. Blight responds that it is in a shed on the property. Mr. Harmer notes that it is not shown on the Preliminary Plat. Mr. Hatch inquires about contour lines on the Preliminary Plat. Mr. Day asks where the contour lines should be shown. Mr. Jacobson responds that they should be included as required by ordinance, likely covering the full lot. Discussion follows regarding contour line placement.

Motion is made by Claudia Jarrett to approve the application of Vincent Blight (Blight) 1-lot Major Subdivision. The parcel is located East of Sterling City, in the Agriculture Zone. The

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subdivision would contain 1 lot of 11.32 acres. ***Parcel # S-7303X17***. Contingent on submission of the Mylar and Contour lines on the preliminary.

The motion is seconded by Jo-Anne Riley. All in favor, none oppose and the motion passes.

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.

Shyanne Spencer and Zayne Cologie are present. Steven Jenson presents the item. This subdivision was previously presented to the Planning Commission in May 2025 but was tabled because power needed to be stubbed, a drainage ditch in the ravine required power to be routed over it, and the well had not yet been drilled. The Mylar copy of the survey has been reviewed and approved by the Recorder's Office and submitted for final review by the Planning Commission. An Owner Affidavit has been signed, notarized, and submitted. A letter from the Central Utah Health Department confirms approval for one septic system. A letter from Rocky Mountain Power confirms their intent to provide power to the subdivision. The Utah Division of Water Rights has approved 1 acre-foot of water for domestic use, meeting the minimum requirement. The water rights for each lot are in the applicants' names. However, the well has not yet been drilled. The Sanpete County Road Supervisor has approved access to the property from the county road. A Police/Fire/Ambulance Waiver has been signed, notarized, and submitted by the applicants. Property taxes are current and paid. A copy of the current Title Search has been submitted and shows no issues. This application meets all ordinance requirements, and the Zoning Department recommends approval by the Planning Commission. Mr. Jacobson mentions a conversation with Darryl Penrod regarding the Preliminary Plat not showing the Fountain Green irrigation easement. He confirms that Darryl will update the plat accordingly.

Motion is made by Gene Jacobson to approve the application of Shyanne Spencer & Zayne Cologie (Chickenhawk Estates) 1-lot Major Subdivision. The parcel is located Southeast of

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Fountain Green and is in the RA-2 Zone. The subdivision would contain 1 lot of 1.50 acres.

Parcel # S-21513X2.

The motion is seconded by Claudia Jarrett. All in favor, none opposed and the motion passes.

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.

Mr. Jenson presents the item. Discussion follows regarding property details, including easements, record updates, and confirmation that the road will extend from 9th East and connect to the property. Mr. Schlappi explains that he intends to install roads and proceed with Agricultural (Ag) Splits. He states that he has spoken with Mount Pleasant City, which confirmed that the property will not be annexed. Mr. Atkinson notes that the length between the road and the cul-de-sac is too long and will require a secondary access. Mr. Hatch states that with Ag Splits, property owners generally have more flexibility. Mr. Jacobson clarifies that these lots would transition into Major Subdivisions. Mr. Hatch suggests ensuring that all easements are in place, as the property will be divided under Ag Splits. Mr. Harmer points out that the County does not regulate Ag Splits. Mr. Jacobson adds that the road does not currently meet County requirements and must be redone. He also recommends that Mr. Schlappi consult with John Chartier from the Utah Division of Water Rights before drilling any wells. Mr. Harmer expresses concern about proceeding with Ag Splits instead of properly establishing buildable lots. Discussion continues on whether to pursue a subdivision process or Ag Splits.

Approval of July Minutes

Ms. Jarrett states that one major concern she had was discussed with Ms. Pyper, who spoke with the County Attorney following meeting conversations. Ms. Pyper explains that if a subdivision has been or will be presented, any discussion must be on the record; the Planning Commission should avoid discussing it off the record as a quorum. Conversations can be held off the record, but only if a quorum is not present. Mr. Harmer adds that this guidance is covered in the Public Meeting Act training.

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Motion is made by Claudia Jarrett to approve the Planning Commission minutes from July 09, 2025, with no corrections.

The motion is seconded by Reed Hatch. Cody Harmer abstains and the motion passes.

Motion is made by Claudia Jarrett to approve the Planning Commission Work Meeting Minutes from July 09, 2025, with no corrections.

The motion is seconded by Cody Harmer. All in favor, none oppose and the motion passes.

***Not on the Agenda**

Mr. Jacobson brings to the Planning Commission's attention that there has been a repeated statement requiring a 100-foot barrier around a domestic well within the plat. He clarifies that this is not a requirement in State Code. State Code only specifies that a well must be at least 100 feet from a septic drain.

Adjournment

With no further business before the Planning Commission, a motion to adjourn is made by Reed Hatch. The motion is seconded by Gene Jacobson. All in favor, none opposed, and the motion passes. The meeting is adjourned at 9:32p.m.