

SANPETE COUNTY COMMISSION MEETING

October 7, 2025, 1:00 PM

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

Present are: Commission Chair Scott Bartholomew, Commissioner Jim Cheney and County Clerk Linda Christiansen. Commissioner Mike Bennett is excused.

Meeting is called to order by Commission Chair Scott Bartholomew.

OPENING PRAYER OR REMARKS AND PLEDGE OF ALLEGIANCE

Prayer is offered by Commissioner Jim Cheney. Pledge of allegiance is recited by all.

Commissioner Bartholomew excuses Commissioner Bennett due to meetings in Cedar City but also mentions that Commissioner Bennett's mom passed away with services on Friday.

PRESENTATION OF CERTIFICATE OF COMPLETION OF THE OLENE S WALKER VOTE

CERTIFICATION PROGRAM TO SHANYA PETERSON AND HEATHER PYPER.

County Clerk Linda Christiansen explains that around 2022, legislation discussed the requirement that election officials must complete vote certification training. Ms. Christiansen has already received her certification. Utah Code requires the elected official and at least one full-time deputy to complete the 10 class course through Weber State. The two election office Deputy Clerks; Shanya Peterson and Heather Pyper have completed the Olene S Walker Vote Certification Program. The Utah Code requirement of 20a-1-107 is referenced. Ms. Christiansen presents the award, certificate and pin to the deputies and a photo is taken.

STACEY LYON: APPROVAL OF CLAIMS; APPROVAL OF FINANCES; APPROVAL TO PAY ECOLIFE FOR MOSQUITO ABATEMENT; APPROVAL OF A CELL PHONE STIPEND AND A COUNTY CREDIT FOR JENNY WILLIAMS.

Auditor Stacey Lyon presents the agenda items. No questions or concerns are voiced in regards to the claims. Motion is made by Commissioner Cheney to approve payment of claims #362695 through #362905. The motion is seconded by Commissioner Bartholomew. Vote by voice is taken: Commissioner Cheney votes aye and Commissioner Bartholomew votes aye. The vote is unanimous and the motion passes. No questions or concerns are voiced in regards to the finances. Motion to approve the finances is made by Commissioner Cheney. The motion is seconded by Commissioner Bartholomew, and the motion passes. Ms. Lyon questions which Commissioner is over mosquito abatement and Commissioner Cheney responds that he is. Commissioner Cheney received a couple of phone calls in regards to mosquito issues due to stagnant water but they all agree that there were very few issues throughout the County. Motion is made by Commissioner Cheney to approve the payment to Ecolife for mosquito abatement in the amount of \$13,472.85. The motion is seconded by Commissioner Bartholomew, and the motion passes. Ms. Lyon requests approval for cell phone stipend in the amount of \$38.00 a month and a credit card with the limit of \$2,000.00 for Jenny Williams, the new IT Director. Motion is made by Commissioner Cheney to approve the cell phone stipend in the amount of \$38.00 per month and a credit card with the limit of \$2,000.00 for Jenny Williams. The motion is seconded by Commissioner Bartholomew, and the motion passes.

AMY WILLDEN: APPROVAL TO PAY THE DATA CENTER FOR POSTAGE OF THE 2025 TAX NOTICES.

Amy Willden presents the agenda item. Ms. Willden requests the deposit payment to the Data Center for postage of the 2025 tax notices. Motion is made by Commissioner Cheney to approve the payment to The Data Center for postage of the 2025 tax notices in the amount of \$10,650.00. The motion is seconded by Commissioner Bartholomew, and the motion passes.

TALISHA JOHNSON: APPROVAL TO PAY US IMAGING INVOICE FOR SCANNING SERVICES.

Talisha Johnson presents the agenda item. Ms. Johnson reports that US Imaging did a good job of scanning her big books that are kept in the vault. Once the files are finalized they will be uploaded into her recording system. Her office is scanning the smaller books when they have the time. Motion is made by Commissioner Cheney to approve the payment to US Imaging for scanning services in the amount of \$34,620.12. The motion is seconded by Commissioner Bartholomew, and the motion passes.

LUKE ROWLEY: DISCUSSION AND POTENTIAL APPROVAL TO USE THE EVENT CENTER FOR WINTER PICKLEBALL.

Luke Rowley presents the agenda item. Mr. Rowley requests the use of the Event Center from November 1st through March 31st. A person will be charged \$30.00 to use the facility in the morning to play pickle ball. Mr. Rowley has measured the area and they would be able to put four pickle ball courts in. They have the nets purchased already; last year they used the Armory. He would like to use a special tape to mark the court boundary lines and would like the tape to stay in place because it takes approximately 8 hours to lay it. Mr. Rowley will also run a winter league; potentially on Tuesday and Wednesday nights, which will cost \$20.00 a person. Mr. Rowley states he will split the money collected with the County. Commissioner Cheney expresses concern in regards to the tape; he questions whether another material or boundary could be used. Mr. Rowley states there is a special tape that they used on the Armory floor that will not leave a residue or cause any damage to the floor. Kevin Christensen does not see any issues due to the early morning hours that he is requesting. If they wanted to use the facility on a weekend that would cause more issues with scheduling the facility for other events. Mr. Christensen states he is ok with the tape usage as long as he uses the special tape that is expensive. Mr. Rowley would like to bring pickle ball tournaments to the community in the future. Mr. Rowley also states that events will take priority over pickle ball. He would like to keep the side nets at the event center because they are difficult to take in and out; he will coordinate with Kevin Christensen. No holes will be drilled in the floor. Mr. Rowley will handle all registrations and fee collecting; then a check will be cut to the County. Linda Christiansen voices concern as to how the pickle ball leagues may effect events during the holidays; such as Christmas and New Year's parties. Mr. Rowley states from December 20th to January 3rd; no pickle ball will take place. Mr. Rowley can be flexible with his league nights in order to avoid conflicts with any scheduled events. Motion is made by Commissioner Cheney to approve the use of the Event Center for Pickle Ball League from November 1st to March 31st, coordinating with Kevin (Christensen), and events will take priority over anything else. The motion is seconded by Commissioner Bartholomew, and the motion passes. Due to the precise time scheduled and noticed for the public hearings, the Commissioners jump ahead to the next agenda items; Scott Olsen's agenda item.

**PUBLIC HEARING WITH DISCUSSION AND POSSIBLE APPROVAL OF APPLICATION FOR
JONATHAN & KAREN SALUONE TO AMEND AND VACATE A PORTION OF THE J. SALUONE
SUBDIVISION TO GO BACK TO AGRICULTURE LAND. THE VACATED AREA WOULD CONSIST
OF 4.46 ACRES. THE AFFECTED PROPERTY IS LOCATED WEST OF MT. PLEASANT, UTAH.
THE J. SALUONE SUBDIVISION IS RECORDED AS AN APPROVED SUBDIVISION. MORE
SPECIFICALLY DESCRIBED AS LOT 1 PARCEL #S-64763 AT 7.30 ACRES.**

Steven Jenson presents the agenda item. Jonathan & Karen Saluone are present. Mr. Jenson explains the original acreage was 11.76 acres; reducing the lot to 7.30 to square up, sell the remaining acreage to an adjacent property owner and return to agricultural land. Mr. Jenson explains the history of the parcel and how it was originally configured. They would like to vacate 4.46 acres out of the subdivision and leave the remaining portion of 7.30 acres in the subdivision. Commissioner Bartholomew opens the public hearing for public comment; no comments are made. Mr. Jenson states this application was brought before the Planning Commission in August for approval and they did not need many reminders in regards to the property because the subdivision application was recently approved. Following the approval, the Saluone's were approached by a neighbor to sell the portion of acreage that is proposed to vacate. This will not affect the subdivision or cause any health or safety issues. Motion is made by Commissioner Cheney to approve the application made by the Saluone's to amend and vacate a portion of the J. Saluone Subdivision to go back to agriculture land. The vacated area would consist of 4.46 acres, west of Mt. Pleasant. The motion is seconded by Commissioner Bartholomew, and the motion passes. Commissioner Scott Bartholomew and County Clerk Linda Christiansen sign the Mylar. The Planning Commission Chair and Kevin Daniels need to sign the Mylar prior to the document being recorded.

*They have a few minutes before the next public hearing so they continue to the next agenda item which is; Jason Rhodes.

**PUBLIC HEARING AND DISCUSSION TO RECOMMEND APPROVAL TO AMEND THE FREEDOM
RANCH PLAT B SUBDIVISION. THE AFFECTED LOTS 5, AND 6 ARE AMENDING LOT LINES.
AND ARE LOCATED NORTHEAST OF MT. PLEASANT, UTAH. THE FREEDOM RANCH PLAT B
SUBDIVISION ARE RECORDED AS AN APPROVED SUBDIVISION. MORE SPECIFICALLY
DESCRIBED AS PARCEL #S-22506X16, AND S-22506X15.**

Steven Jenson presents the agenda. Mr. Jenson explains this application has been in the works for over 20 years. Doug Johnson has collected all of the signatures needed for the plat amendment; including one lot that was in the process of being sold so they had current and new owners sign the plat. Another subdivision next to this property (Ray Zoll's) had intentions of seeking approval at the same time but was not able to due to acquiring more water. There will be a sliver of vacant land that will be added to Ray Zoll's subdivision when it goes before the Planning Commission for approval but it has not been done as of yet. The Planning Commission has recommended this application for approval. Commissioner Bartholomew opens the public hearing for public comment; no comments are made. Motion is made by Commissioner Cheney to approve the amended Freedom Ranch Plat B Subdivision. The affected lots, 5 and 6 are amending lot lines in Freedom Ranch. The motion is seconded by Commissioner Bartholomew, and the motion passes. Commissioner Bartholomew and County Clerk Linda Christiansen sign the Mylar. Mr. Jenson will get with the County Attorney to sign before it is recorded. They resume where they left off on the agenda; proceeding to the Tom Bailey agenda item.

SCOTT OLSEN: RATIFY APPROVAL TO POST A JOB LISTING FOR COUNTY ZONING ADMINISTRATOR.

Scott Olsen presents the agenda item. Commissioner Bartholomew states this job listing is needed because Steven Jenson, current Zoning Administrator is leaving the County for another job. Mr. Olsen states he posted the job, Wednesday of last week, after receiving approval to do so from Commissioner Bennett. Mr. Jenson's last day is October 16th. Motion is made by Commissioner Cheney to approve the job listing for the new County Zoning Administrator. The motion is seconded by Commissioner Bartholomew, and the motion passes. Mr. Olsen voices concern in regards to operating the office once Mr. Jenson leaves and how the Commissioners would like the Zoning office to operate without an administrator. The Commissioners will think about it and talk to Mr. Olsen after today's Commission meeting.

SHERIFF JARED BUCHANAN: APPROVAL TO PAY PEAK MOBILE FOR REPEATERS; APPROVAL TO PAY X-CHAIR FOR DISPATCH CHAIRS; APPROVAL TO PAY CALLYO FOR ANNUAL SUBSCRIPTION; APPROVAL OF ANNUAL REPORT FOR FY25 BEER TAX FUNDS.

Sheriff Jared Buchanan and Neil Johnson present the agenda items. Sheriff Buchanan explains the first item is for the new paging repeaters for the Horseshoe. Motion is made by Commissioner Cheney to approve the payment to Peak Mobile for repeaters in the amount of \$5,827.90, out of 10-4215-250. The motion is seconded by Commissioner Bartholomew, and the motion passes. Commissioner Bartholomew questions whether or not that brings everything up to the new standards. Mr. Johnson states yes; Sheriff Buchanan states no because Emery County has better technology than we do. The next agenda item comes out of the \$44,000.00; 911 surplus grant money that they receive yearly. The invoice will pay for four new chairs. Motion is made by Commissioner Cheney to approve the purchase from X-Chair for dispatch chairs in the amount of \$4,826.00. The motion is seconded by Commissioner Bartholomew, and the motion passes. The next agenda item will come out of the Task Force Grant for wires. Motion is made by Commissioner Cheney to approve the payment to Callyo for the annual subscription in the amount of \$3,888.00. The motion is seconded by Commissioner Bartholomew, and the motion passes. The last agenda item that the Sheriff presents is in regards to changes with the annual beer tax report. Sheriff Buchanan states the categories listed on the beer tax report, which are; Prevention, Treatment, Law Enforcement and Confinement for a total amount of \$43,734.14. Motion is made by Commissioner Cheney to approve the Beer Tax report, in the amount of \$43,734.14 for expenditures. The motion is seconded by Commissioner Bartholomew, and the motion passes. Sheriff Buchanan states they will come in for approval as those expenditures are made.

TOM SEELY: DISCUSSION AND POTENTIAL APPROVAL OF THE BID FROM PROWEST FOR ARCGIS MAP FOR CULVERT PROGRAM.

Tom Seely presents the agenda item. Mr. Seely explains he is requesting approval for a GIS culvert map. This is the same company that created a map for Sevier County and it will provide a list of culverts, with size and length for inventory in the County. It will also provide the condition of the culvert to track those that need to be replaced. Initially it will be a lot of work but eventually it will save him a lot of time and be a more efficient way to track the culverts in the County. Commissioner Bartholomew asks if Mr. Seely tracks his like the State does; he replies that they have not because the lack of help on the GIS side. Currently, he is

about three months behind on tracking the culvert data. Motion is made by Commissioner Cheney to approve the bid from Prowest for the ArcGIS map for culvert program in the amount of \$3,275.00. The motion is seconded by Commissioner Bartholomew, and the motion passes.

JASON RHODES: REVIEW AND POTENTIALLY ALLOW ROAD ACCESS FOR MAJOR SUBDIVISION LOCATED ON LITTLE PIGEON HOLLOW ROAD.

Jason Rhodes presents the agenda item. Mr. Rhodes explains he had come before the Commissioners at their last meeting for a right-of-way excavation license and following that meeting Commissioner Bennett called and asked him to verify with UDOT that they were ok with the approval. Originally he spoke to Collin Pace at UDOT and Mr. Pace stated he did not have a problem with it. Mr. Rhodes then requested a letter stating as such. Shortly after his request, he received an email from Mr. Pace encouraging the County to require a study. Mr. Rhodes is planning on three lots but would like to know how many more he can have. Tom Seely says the problem lies with determining how busy the road will become and at what point a turning lane is required. Mr. Seely also mentions that other property owners in the area have intentions of developing. Steven Jenson explains that Commissioner Bennett told him UDOT would not permit any accesses off of that road because of the existing traffic and development already in the area. Commissioner Cheney explains they were contacted by UDOT after the last meeting in regards to his development. Mr. Jenson also states the State Road only allows access to a development which consists of seven lots or less. Discussion ensues in regards to the number of homes that are in the area. Linda Christiansen finds the email that UDOT sent Mr. Rhodes and reads it. The email from UDOT does state that UDOT cannot require anything in regards to the development but recommended the County require him to complete a traffic impact study. Commissioner Bartholomew states there should be a study if a hundred homes are built but Mr. Rhodes only wants to build a development that he can someday give a lot to each of his sons. Mr. Jenson states there are other developers that have stated they want to build as well and they would all be coming off of Little Pigeon Hollow Road. Mr. Jenson mentions there is one developer that has spoken to him in regards to a large development from Little Pigeon Hollow Road to the mountain. A discussion ensues in regards to the requirements of the aforementioned study and as to who would perform the study. Mr. Jenson believes an engineer would complete the study by installing the strips on the road that count the number of cars that travel the road in that area. Mr. Jenson believes for every lot; the average homeowner makes 10 trips on the road each day. Therefore, a ten lot subdivision would potentially add 100 trips on the road each day, in addition to the other cars that have already been traveling the road. Commissioner Cheney questions what the County will do with the data once it is collected. Tom Seely states the data would be used to determine whether or not the number reported would require a turn lane. Linda Christiansen questions who has to pay for the study because there is speculation that others in the area also want to build but Mr. Rhodes is before them today. Does he have to pay for something that all of the developers should be required to pay for? Mr. Rhodes doesn't believe anyone else in the area is ready to build. Mr. Rhodes would like to know the limit (number) of lots that he can put in. It still goes back to, how many people are and will be traveling the road to then require a turning lane. Commissioner Bartholomew states the County has run into this before and a traffic study is needed. Mr. Jenson states Clark Flake has begun an application to develop in the same area; it originally showed 22 lots but now it is down to 4. Mr. Rhodes questions what happens once the study is complete? There is still confusion as to who is analyzing the data collected because the email from UDOT states they cannot require anything of the developer.

Commissioner Cheney suggests they run the study to see how many homes would cause a turning lane to be installed and stop the approvals up to that point. Commissioner Cheney explains that once the traffic exceeds the number to cause a turning lane, the County can't afford to pay for a turning lane. Mr. Jenson can reach out to UDOT and clarify the number that causes a turning lane. Mr. Rhodes expresses concern because he proceeded with the project with the understanding that he was approved; now what does he do? Commissioner Cheney suggests he hold off for a few more days until Mr. Jenson gets a hold of UDOT. Motion is made by Commissioner to table this road access for a major subdivision located on Little Pigeon Hollow road until the County gets clarification from UDOT, which Steven will work on, hopefully in the next few days. The motion is seconded by Commissioner Bartholomew, and the motion passes. Linda Christiansen will put it on the next County Commission agenda.

TOM BAILEY: DISCUSSION AND POTENTIAL APPROVAL TO OBTAIN A PERMIT FOR ROAD IMPROVEMENT OF A SHORT SECTION OF COUNTY ROAD THAT LEADS TO HIS HOME.

Tom Bailey presents the agenda item and he clarifies that the road actually leads to his brother's home. Tom Seely explains Mr. Bailey wants to double chip a section of road. Commissioner Bartholomew questions whether or not the road needs to be improved in order to do that and Tom Seely states Darin Christensen has been working on it. Tom Seely does not have any issues with them doing it; the road could be double chipped with no issues for a long time due to the light traffic. Others have requested the double chip in high traffic areas but it was not allowed. Mr. Seely wants an engineer to approve the road construction. Commissioner Bartholomew requests clarification that Tom Seely is ok with the road construction but an engineer will need to approve any road construction going forward. Mr. Seely states he wants the road built to County specs in order to eliminate any speculation that they received special privileges. Mr. Seely states there were some narrow spots in the road that they are working on to widen to the 24' requirement and the 66' easement is already in place. Mr. Seely relays a message to Mr. Bailey that he already spoke to Mr. Christensen about in regards to the driveway being grandfathered but if more homes are built the access will have to meet the new standards and will need to be approved. He also addresses the road section 284; he cannot find record of the road being closed. Mr. Seely states the road is closed and has a fence across it and unless he can give proof that the road was closed by the County it needs to be addressed. Mr. Bailey states it was closed in 2020. Mr. Seely researched Commission minutes in the Clerk's office and documents in the recorder's office and he did not find any such record. Motion is made by Commissioner Cheney to approve the permit to improve the road as stated, and going forward the road improvements will be done by an engineer and meet County specs. The motion is seconded by Commissioner Bartholomew, and the motion passes.

*The next agenda requester is not in attendance yet so they move on to the next agenda item.

GLEN JOHNSON REPRESENTING QUARRY FIELD IRRIGATION COMPANY AND SELF: DISCUSSION AND POTENTIAL APPROVAL TO KEEP LANE OPEN BEHIND TEMPLE HILL, NEXT TO THE NEW DEVELOPMENT NORTH OF MANTI.

The Commissioners return to this as the last agenda item. Glen Johnson did not show up and the County Clerk's office could not get a hold of him. Tom Seely has returned to the meeting. Commissioner Bartholomew indicates to Mr. Seely that there is confusion as to whether the

road is a city or county road. Mr. Johnson had indicated to Ms. Christiansen that the city was supposed to take the road but they never did. Discussion ensues in regards to the location of the road. Ms. Christiansen informs the Commission that Mr. Johnson has a road that will be addressed for the third time in the October 21st public hearing. Kevin Christensen is unavailable to consult in regards to this issue. Tom Seely believes the city took the road over when they annexed the property in that area. If Mr. Johnson returns to the clerk's office, they will let him know that the road is a city maintained road and he needs to contact the city.

KEVIN L. DANIELS: APPROVAL TO PAY DENTON'S INVOICE #1001914, IN REGARDS TO THE BRADLEY CASE.

Kevin Daniels is not in attendance but Linda Christiansen has a copy of the invoice that needs approval. Motion is made by Commissioner Cheney to approve the payment of the Denton's invoice #1001914, in regards to the Bradley case in the amount of \$7,958.00. The motion is seconded by Commissioner Bartholomew, and the motion passes.

BRYAN BIES: APPROVAL TO PAY BIG RIG CONSTRUCTION FOR FINAL INVOICE IN REGARDS TO THE JUDGE'S CHAMBERS REMODEL.

Bryan Bies presents the agenda item. Hunter Judkins, the General Contractor, states a change order was made to add conduit to all the data points but other than that the invoice did not change from the bid. The Commissioners compliment him on an excellent job. Motion is made by Commissioner Cheney to approve the payment to Big Rig Construction for the final invoice in regards to the Judges Chamber remodel in the amount of \$6,886.60. The motion is seconded by Commissioner Bartholomew, and the motion passes.

RATIFY APPROVAL TO PAY KMTI FOR 2025 COUNTY FAIR ADVERTISING.

The Commissioners remember approving this item at the last meeting. Linda Christiansen reminds them that they did, but it was not on the agenda. Motion is made by Commissioner Cheney to ratify the approval of the KMTI 2025 County Fair advertising payment in the amount of \$5,500.00. The motion is seconded by Commissioner Bartholomew, and the motion passes.

APPROVAL TO PAY DEPARTMENT OF NATURAL RESOURCES FOR COUNTY PORTION OF SANPETE COUNTY FIRE WARDEN.

Motion is made by Commissioner Cheney to approve the payment to the Department of Natural Resources for our portion of County Fire Warden in the amount of \$100,721.62. The motion is seconded by Commissioner Bartholomew, and the motion passes.

DISCUSS AND POTENTIALLY APPROVE THE APPOINTMENT OF THE POSITION OF MISS SANPETE DIRECTOR.

Commissioner Cheney states they received one application from Kristyn Bore from Gunnison area. He reads over her resume and highlights her experience in pageants. Motion is made by Commissioner Cheney to approve the appointment of the Miss Sanpete Pageant Director to Kristyn Bore. The motion is seconded by Commissioner Bartholomew, and the motion passes.

*Linda Christiansen states her staff cannot get a hold of Mr. Johnson to address his agenda item. Commissioner Bartholomew believes the road he is concerned about is a Manti City road. Talisha Johnson also spoke to Mr. Johnson and she thought it was a County road.

Commissioner Bartholomew requests that the County Clerk contact Tom Seely and ask if he will return to the meeting.

APPROVAL OF MINUTES

No questions or concerns are voiced in regards to the minutes. Motion is made by Commissioner Cheney to approve the minutes. The motion is seconded by Commissioner Bartholomew, and the motion passes.

*Commissioner Bartholomew addresses an invoice that did not get on the agenda that needs to be paid. The invoice is for Robert Weidner, a DC lobbyist that helps with PILT money. Cade Penny addresses the Commissioners before he leaves and a short discussion ensues. Motion is made by Commissioner Cheney to approve to pay for the annual dues for Public Land and Natural Resources work by Robert K. Weidner for 2026 in the amount of \$12,000.00. The motion is seconded by Commissioner Bartholomew, and the motion passes.

They return to the Glen Johnson agenda item.

CLOSED SESSION

No closed session was needed.

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

The meeting is adjourned at 2:25 P.M.

ATTEST:



Linda Christiansen
Sanpete County Clerk

APPROVED:



Scott Bartholomew
Commission Chair