

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 b. Discussion and possible approval of updating Mayfield Town Code 18.48.040 and 18.48.060 to allow for an Accessory Dwelling Unit c. Approval of Minutes	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. 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, or if they should be allowed as rentals. 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 felt that ADUs should be allowed but must be regulated through appropriate ordinances. It was noted that state law mandates cities and towns cannot prohibit internal ADUs. An example of Moroni's ADU Ordinance was distributed. A motion was made to allow residents to review the matter of allowing ADUs; however, the motion died for lack of a second. Minutes from March 18, 2025 meeting were reviewed. Motion to approve with no changes	Motion: Ross Second: Adam Vote: Unanimous 'Aye' Motion: Ross Second: none Vote: none Motion: Adam Second: Ross Vote: Unanimous 'Aye'
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	was made.	
2. Adjourn	Motion to adjourn was made at 8:04 PM.	Motion: Adam Second: Ross Vote: Unanimous 'Aye'

Minutes Approval _____ Date: 10/27/25 approved on the motion of Adam P. Second by Andy C., vote Unanimous 'Aye' ✓

By: _____ No Chair _____, Chair	Attest: /s/: Amanda Bennett, Recorder <u>ABennett</u>
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