

SANPETE COUNTY COMMISSION MEETING

December 2, 2025, 1:00 PM

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

Present are: Commission Chair Scott Bartholomew, Commissioners Mike Bennett and Jim Cheney. County Attorney Kevin Daniels and County Clerk Linda Christiansen.

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.

STACEY LYON: APPROVAL OF CLAIMS; APPROVAL OF FINANCES; APPROVAL OF PAYMENT OF THE FIRST RESPONDER FIRST INVOICE.

Stacey Lyon presents the agenda items. No questions or concerns are voiced in regards to the claims. Motion is made by Commissioner Bennett to approve payment of claims #363280 through #363379. The motion is seconded by Commissioner Cheney. Vote by voice is taken: Commissioner Cheney votes aye, Commissioner Bartholomew votes aye/yes, and Commissioner Bennett votes aye. The vote is unanimous and the motion passes. Ms. Lyon answered a question that Commissioner Bennett had in regards to the finances. Motion to approve the finances as of December 2nd, 2025, is made by Commissioner Bennett. The motion is seconded by Commissioner Cheney, and the motion passes. Ms. Lyon explains the County is required to participate in a program which supports first responders (patrol deputies, search and rescue, dispatchers, etc.) and their spouses, with mental health services and training. Ms. Lyon explains they can call a number or access help through an app. Motion is made by Commissioner Cheney to approve the payment to First Responders First in the amount of \$2,550.00. The motion is seconded by Commissioner Bennett, and the motion passes.

TOM SEELY: APPROVAL OF PAYMENT OF THE UTAH TRACK & WELDING INVOICE.

Tom Seely presents the agenda item. Mr. Seely explains he had a hole in the bucket of a loader. Originally, he received a quote in the amount of \$12,134.34 but the actual cost for the repair is \$14,741.74. Motion is made by Commissioner Bennett to approve the invoice to Utah Track & Welding; originally it was approved for the amount of \$12,134.34, the new invoice amount is \$14,741.74. The motion is seconded by Commissioner Cheney, and the motion passes.

DISCUSSION AND POTENTIAL APPROVAL OF THE RIGHT-OF WAY EXCAVATION LICENSE FOR SILVER SPUR CONSTRUCTION, LLC IN ORDER TO INSTALL HDPE WATERLINE FOR AXTELL SPRING DEVELOPMENT PROJECT ON SOUTH FIELD ROAD.

Mike Buckley presents the agenda item. Mr. Buckley is the Construction Manager for Silver Spur Construction. Discussion ensues in regards to the spring; they are unsure how much water will be produced by the spring. They need to go across South Field Road and then to the side of it in the easement for this project. Motion is made by Commissioner Bennett to approve the right-of-way excavation license for Silver Spur Construction to install HDPE waterline for Axtell Spring Development Project on South Field Road, south of Mayfield. The motion is seconded by Commissioner Cheney, and the motion passes. Linda Christiansen will

email the approval to Tyson at Silver Spur Construction. The Commissioners skip ahead to the Sheriff's agenda item.

DISCUSSION AND POTENTIAL APPROVAL OF THE RIGHT-OF-WAY EXCAVATION LICENSE FOR KASEY PETERSEN IN ORDER TO DIG A TRENCH ACROSS THE ROAD TO BURY ELECTRICAL CONDUIT ON THE CORNER OF 11180 W. AND 10100 SOUTH.

Kasey Petersen presents the agenda item. Commissioner Bartholomew states he understands the trench has already been dug. Mr. Petersen was under the impression that when he received approval after submitting his Mylar and plans, that was the only approval he needed. Mr. Petersen did the excavation work himself and he marked the road with stakes to notify drivers they were digging. The Commissioners explain the reasons for the right-of-way permit. Commissioner Bennett questions whether he has a bond in place. Mr. Petersen responds no. Commissioner Bennett reads from the ROW application that specifies the requirement of the bond posted on dirt and gravel roads. The road he dug the trench on is gravel. Commissioner Bartholomew explains they are not trying to be hard on him but he had to go through this process recently and it is a requirement for anyone that digs on a County Road. The rules are in place to cover the County. Commissioner Bennett requests that Mr. Petersen supply the County with a bond. Tom Seely explains the bond covers the County in the case that the road settles or is damaged. Mr. Petersen will be put on the next agenda. The Commissioners move forward to the Edward Morin agenda item.

SHERIFF JARED BUCHANAN: APPROVAL TO HIRE AS A PATROL DEPUTY ASHLEY BUTCHER; APPROVAL TO PAY COREMR FOR YEARLY SUBSCRIPTION.

Captain Gary Larsen presents the agenda items. Captain Larsen believes Deputy Butcher is from Mayfield. Motion is made by Commissioner Bennett to approve the hiring of Patrol Deputy Ashley Butcher at a Grade 7, Step 1 at \$27.11 an hour, effective 12/2/2025. The motion is seconded by Commissioner Cheney, and the motion passes. Motion is made by Commissioner Bennett to approve the invoice for Coremr L.C. in the amount of \$4,030.00 for the jail. The motion is seconded by Commissioner Cheney, and the motion passes.

JOSH ALLSOP: APPROVAL OF PAYMENT TO JORGENSEN POWERSPORTS FOR THE SEARCH AND RESCUE INVOICE.

Josh Allsop presents the agenda item. Josh Allsop explains he received a bill to replace a side by side transmission that broke down in Sand Hollow. The payment for the invoice will come out of the Search and Rescue budget. He also explains this is the machine that they put tracks on and they have had problems with the transmission for years; it finally gave up during a training. Motion is made by Commissioner Bennett to approve the invoice from Jorgensen Powersports in the amount of \$4,599.81 to repair the 2021 Can-Am for Search & Rescue, out of that budget. The motion is seconded by Commissioner Cheney, and the motion passes.

EDWARD MORIN: DISCUSSION AND POTENTIAL APPROVAL IN REGARDS TO BUILDING PERMIT CONCERNS.

Edward Morin presents the agenda item. Mr. Morin explains the reason that he is before the Commissioners today. Mr. Morin hands out documents for their reference. Mr. Morin explains his subdivision was approved and they took that as the indication to proceed. They applied for a building permit but received notice that they did not have sufficient amounts of water to the subdivision. Mr. Morin has spoken to Scott Olsen & Commissioner Cheney in

regards to his issues and he understands the requirement of one-acre foot per dwelling is non-negotiable. Mr. Morin explains he had originally spoken to Steven Jenson when he applied for his subdivision and stated he only had 2.96 acre feet of water. Mr. Jenson told him he could present it to the Planning Commission and see if it would be adequate. State Water rights recognizes the water is efficient for 3 edu's. Mr. Morin realizes the other two lots are not impacted because they have a full acre foot of water; the third lot, which is his does not have enough. Mr. Morin would not have spent all of the money to develop the property if he would have known this would be an issue. Mr. Morin entrusted in what Steven Jenson told him and now he has a lot that he can't use. The other two lots have been sold. Mr. Morin does not have irrigation water that he could convert. Discussion ensues on how Mr. Morin obtained the original 2.96 acre feet of water to develop the subdivision. For the last 4 years, Mr. Morin has been looking for additional water because he considered developing property adjacent to his property but he hasn't been looking every day. Mr. Morin explains he has been told that he can't buy a small amount of Horseshoe Irrigation water from an individual because it would require them to dry up their entire property, according to a conversation that he had with Randy Strate. Commissioner Cheney examined the map of the water drainage that he is in and he states it included the entire northern area of the County. Commissioner Cheney states he can purchase water from anyone in that drainage to transfer to his property. Mr. Morin does not believe this is his mistake; the County approved it. Commissioner Cheney states it is the developer's responsibility to do his due diligence and by doing so he would have read that one-acre feet of water is required per home. Commissioner Bartholomew states he has copies of the minutes from the Planning Commission and Commission meetings when his subdivision was reviewed for approval. The minutes reflect that he has 3 acre feet of domestic use water; one-acre feet for each lot. Mr. Morin feels like Steven Jenson misrepresented. Commissioner Bartholomew explains they take the information that is presented to them and it was not stated that they did not have three acre feet. Scott Olsen, Building Official states he listened to the recordings of the meeting with Heidi Sorensen, Zoning Administrator and it was never stated (or corrected) that he did not have the full 3 acre feet of water. Mr. Olsen also mentions that Mr. Morin had stated early today that he was going to see if the Planning Commission would accept the lesser amount of water when presented by Mr. Jenson but it was never addressed in either meeting. Mr. Olsen also clarifies the State only requires .45 acre feet of water per edu, which is less than the County requires. To qualify for adequate water shares on the State level for 3 edu's, a person would only need less than 1.50 acre feet. Commissioner Bartholomew asks if Mr. Morin understood that he did not have 3 acre feet of water and Mr. Morin stated yes. Commissioner Bartholomew then asked if he stated in the meetings that he did not have 3 acre feet of water and Mr. Morin stated he did not. Mr. Morin did not think he was being untruthful; he was entrusting Mr. Jenson's advisement. Kevin Daniels states they can legally deny his request. Commissioner Bennett states that Mr. Morin needs to acquire 0.344 acre feet of water before he can occupy a building. Commissioner Bennett discussed this issue with Scott Olsen; Mr. Olsen is ok with approving the building permit while he tries to acquire water. The stipulation would be that he could not receive an occupancy permit until the water is properly added. Commissioner Cheney is against that proposal. Commissioner Cheney knows of people that have water for sale and he will provide their names to Mr. Morin. Mr. Olsen also states that in the past, if a subdivision had issues after the approval, the entire subdivision was affected and could not proceed until the issue was rectified. Mr. Olsen questions how the Commission would like to proceed in this scenario. Should the Building and Zoning Departments deny all building permits in this subdivision until Mr. Morin has

acquired the needed water? Commissioner Cheney states if the lot owner owns one-acre foot of water and meets the requirements, the County should not deny their application. The Commissioners agree that if the other two lots have the required amount of water, they should be able to build. Motion is made by Commissioner Cheney that Danish Woods Subdivision will not be permitted to build a home on the third lot until they obtain the additional 0.034 to make a full acre feet of water. The motion is seconded by Commissioner Bennett, and the motion passes.

***DISCUSSION IN REGARDS TO FARMERS FREEWAY/TAR CANYON WATER PROJECT**

Kelly Chappell with Ensign Engineering and Dennis Marker, Gunnison City Manager are present. Commissioner Bartholomew explains the reason the Commissioners asked them to be in attendance of the meeting today. Commissioner Bartholomew states they would like to know what Gunnison has in mind with the right-of-ways for the water project. Kelly Chappell gives a brief explanation in regards to the timeline and progress of the project. Mr. Chappell explains Gunnison City has been in need of an additional water source for some time. A couple of years ago, the city drilled some test wells and one proved to be a potential reliable source. The project consists of; drilling a new well, putting in pipe in order to get the water to Gunnison City. The location of the well is approximately 8 miles west of Gunnison which means it will take a lot of pipe to get it to the city. Since the drilling of the test well, the biggest challenge has been funding. They have met with landowners west of Gunnison City to discuss the laying of the pipe design and potential easements that may be needed. Dennis Marker explains that in the early stages of the project, they had discussed the possibility of going down the center of the road because Farmer's Freeway is already established as a prescriptive public right-of-way. They did meet with Commissioner Hatch and Tom Seely at that time to discuss the project and the potential costs. Mr. Chappell explains the route would go from the Tar Canyon well which is located on property owned by Gunnison City. It is then proposed that the waterline will come into the County Road (Upper Dover Road) which is a dirt road. There is minimal shoulder; the majority of the area is fence, road, fence. The best option in that section is to propose that the trench be compacted upon backfill and then capped with base course on the top of the trench. Tom Seely mentions the easement requirement has been changed to 66', which would give more room to go down the side and not in the road. Tom Seely states it is cheaper to fix fence than replace the road. They plan to do that when they get to the pavement section of road. Commissioner Bartholomew does not understand why they don't go on the inside of landowner's property. Dennis Marker explains survey work has shown that the Upper Dover Road is an actual public right-of-way corridor over to the pavement. Mr. Chappell explains they will then go east (as Tom Seely explained) by placing the waterline on the north side of the pavement. If the area is too narrow they will have to replace some fencing. The plan is to stay out of the pavement. There may be some unforeseen issues in the future but they understand there is a County standard of flowable fill beneath the asphalt. The intent is not to put a saw blade to the asphalt at all. Commissioner Bartholomew states there is a phone line all along the north side. They have been in communication with the telecommunications company and they indicated they may want to install additional fiber. Dennis Marker assures the Commissioners that they are taking all utilities and potential issues into consideration to ensure the best possible route. The Commissioners review a document that has been prepared with cross-sections of the water project design. Commissioner Bartholomew questions whether they have contacted the telephone company to blue stake for the location of their line. Mr. Chappell states they won't

blue stake for a design concept. Commissioner Bartholomew states the line does not sit along the fence because they did not have room. Commissioner Bartholomew emphasizes the importance of contacting the phone company before any work begins. Dennis Marker states they then come off of the Farmer's Freeway, go through Sorensen's property and up through the Trustlands to the tanks. They have considered going to the treatment plant as a possibility. Commissioner Bennett questions why they chose to go down Farmer's Freeway? Dennis Marker states that option was one of five; the cost and long term ability to maintain the lines has steered them to this route. Commissioner Bartholomew questions an area on the drawing that indicates going into the asphalt. Mr. Chappell explains it is a base core shoulder that is proposed to be added once construction is complete, the trench is still proposed to be outside of the asphalt. They do not foresee disturbing any asphalt at this point. The concept at this point is about 90% surety that this will be the route that they go but they are still working on funding. Commissioner Bartholomew states their concerns stem from the Bartholomew Well; when it was put in, a lot of promises were made and it ended up costing the County a lot of money fixing the road. Tom Seely speaks in regards to bonds and liability; the more the road is torn up, the more they will be liable to fix it. Tom Seely's biggest concern is having something buried under an oiled road. Dennis Marker explains there will be two different pipes in the trench; one is the transmission line from the well to the tanks and the other line is a service line. Due to discussions with property owners, the service line was added for those that would like to hook onto the waterline in exchange for easements. Commissioner Bartholomew questions what type of bond the County will require for this project. Discussion ensues in regards to the bond requirements for a job this size. Mr. Chappell asks Tom Seely his thoughts in regards to mag seal and if he likes it or not. Tom Seely has had good luck with mag but it is highly corrosive. Mr. Seely points out the area of the road that is mag sealed on the map. Mag seal also tends to require yearly maintenance. Tom Seely states his only concern is because of how tight some spots are, they are going to be extremely lucky if they don't have places that settle. The area is very wet and once it is dug up, it will take a few years to get the ground stable again. Dennis Marker explains the easements they are obtaining from property owners extend into the property in the case that they need to pile dirt up on it or in order to go closer to the fence for the trench. Approximately a half of a mile in the dirt part of the road is the narrowest. Commissioner Bennett inquires in regards to the timeline for the project. Dennis Marker explains they have put a portion of the project out to bid and they should get those back later this month. Discussion ensues in regards to funding for the project. Commissioner Bartholomew directs Mr. Chappell to coordinate with Tom Seely as the project develops on the needed applications and approvals. Dennis Marker mentions when they came for the conditional use permit on the well, it was indicated that they would need to return for another permit on the pipeline. Tom Seely reiterates the concerns he has already voiced. Mr. Chappell understands his concerns and they are going to do their best to stay out of the road.

BRYAN BIES: DISCUSSION AND POTENTIAL APPROVAL OF THE REMODEL BID FOR THE COMMISSION ROOM; DISCUSSION AND POTENTIAL APPROVAL OF REMODEL PROJECT IN THE BUILDING DEPARTMENT.

Bryan Bies presents the agenda item. The Commissioners received the bids via email in order to review them prior to the meeting. One concern voiced by Commissioner Cheney is in regards to seeing the design before the bid is approved. Bryan Bies explains the basic design of the new Commission Room. Discussion ensues in regards to the basic design. It is suggested they hold off on approval of the bids until a good design is determined. The

Commissioners decide to wait on the approval until they are happy with the design. Mr. Bies will have the design together by the next Commission meeting. Discussion ensues in regards to a boiler going down; there is concern that the other boiler can go out any day. Mr. Bies suggests getting two boilers at the same time with new piping. Mr. Bies should have the bids on the boilers by the next meeting as well. There should be enough in this year's budget to remodel the Commission Room and replace the boilers. Mr. Bies mentions the Assessor's office wants to add walls and doors. The reasoning is to provide residents with a private area to discuss their property with the staff. The last item is in regards to the proposed Building Department remodel. The Commissioners would like to look at the office space. Scott Olsen states it should only take a little bit of sheetrock but the entire office space will need to be repainted and carpeted. It would create more space for the Zoning office.

KEVIN CHRISTENSEN: APPROVAL TO REPRINT 2,500 ARAPEEN TRAIL MAPS; DISCUSSION AND POTENTIAL APPROVAL OF AIRPORT ADVISORY BOARD MEMBER.

Kevin Christensen presents the agenda items. Mr. Christensen explains the last time the maps were printed was 2 years ago. Some of the maps are sold to pay back some of the money for printing costs. Mr. Christensen explains they used to give all of the maps away but he found that if people paid for them, they actually use them. This order should last another two years. Motion is made by Commissioner Bennett to approve the reprint of 2,500 Arapeen Trail maps in the amount of \$2,189.00, out of the tourism budget. The motion is seconded by Commissioner Cheney, and the motion passes. Mr. Christensen explains that each entity will choose a representative with a technical background to be on the Airport Advisory Board. Ephraim City has already made their selection. Mr. Christensen recommends Tom Herbert be considered to represent Sanpete County on the advisory board. Mr. Herbert owns and operates True North Flight School. Mr. Herbert has been in charge of the fly-in event the last few years. Motion is made by Commissioner Bennett to approve Tom Herbert to the Airport Advisory Board. The motion is seconded by Commissioner Cheney, and the motion passes. Mr. Herbert encourages the Commissioners to reach out to him whenever they have questions or concerns. * Not on the agenda; the Commissioners indicate they have received a bunch of phone calls in regards to an issue that Kevin Christensen is aware of. Mr. Christensen explains the Forest service is in the works of doing an ROS map; one for the summer and one for the winter. The map basically gives guidelines for recreation in the forest, such as where you can or can't snowmobile in the winter. Mr. Christensen states there is an area east of Milburn (Dry Creek), the upper part of Dry Creek Canyon is proposed to be included in a motorized area. The bottom half is proposed to be in a non-motorized area. Mr. Christensen met with the Forest Service last week to explain how that may be problematic. Years ago it had been discussed with Kyle Beagly from the Forest Service and he mentioned this plan was in the works. Mr. Christensen states now is the time to get the route (map) changed in order to avoid waiting another 30 years for the next map revision to occur. Mr. Christensen discussed concerns with a local sheep grower today. Discussion ensues in regards to placing gates for cattle and sheep drives during certain times of the year. Another issue that Mr. Christensen mentions to Kevin Daniels is in regards to the sheep crossing private land over to sheep lane but the land owner has shut that section of the drive area off which created an issue because they cannot use the corralling area that has been used in the past. Kevin Daniels has been contacted by the new property owner. Mr. Daniels states it is not a County issue but he was trying to help by talking to the new property owner to continue the natural path of the livestock. Commissioner Collard had patched the relationship with the past owner but the new owner has

a different feeling about the agreement. Currently they are renegotiating the access, even if it means there will be some costs in order to use the access. Commissioner Bennett requests that he is notified when there are Forest Service meetings in the future. *

APPROVAL OF AN ORDINANCE VACATING CERTAIN ROADS AND RIGHTS OF WAY WITHIN UNINCORPORATED SANPETE COUNTY, WHICH ROADS OR PORTIONS THEREOF ARE AS FOLLOWS; 1105, 240, 465, 248, 249, 468 AND 927.

Kevin Daniels states he has reviewed the Ordinance in regards to vacating roads and it is similar to other documents that have been passed. Commissioner Bennett verifies with Kevin Daniels that this is the final step. Mr. Daniels also states the document needs to be recorded. Commissioner Bartholomew reads Ordinance No. 12022025-001 in its entirety. Motion is made by Commissioner Cheney to approve the Ordinance #12022025-001 vacating certain roads and right-of-ways within unincorporated Sanpete County; 1105, 240, 465, 248, 249, 468, and 927. The motion is seconded by Commissioner Bennett, and the motion passes. Vote by voice is taken: Commissioner Cheney votes aye, Commissioner Bartholomew votes aye, and Commissioner Bennett votes aye. The Ordinance is signed and dated by Commissioner Bartholomew and County Clerk Linda Christiansen.

KEVIN DANIELS: APPROVAL OF DENTON INVOICE #1011638 IN REGARDS TO THE BRADLEY CASE.


Kevin Daniels presents the agenda item. Motion is made by Commissioner Cheney to approve the Denton invoice, #1011638 in regards to the Bradley case in the amount of \$2,366.50. The motion is seconded by Commissioner Bennett, and the motion passes.

APPROVAL OF MINUTES

No corrections to the minutes are needed. Motion is made by Commissioner Bennett to approve the minutes from the last commission meeting, November 18th, 2025. The motion is seconded by Commissioner Cheney, and the motion passes.

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

The meeting is adjourned at 2:46 P.M.

ATTEST: 
Linda Christiansen
Sanpete County Clerk

APPROVED: 
Scott Bartholomew
Commission Chair