

SANPETE COUNTY COMMISSION MEETING

January 6th, 2026, 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 Scott Bartholomew. Pledge of allegiance is recited by all.

APPOINTMENT OF COMMISSION CHAIR FOR 2026; ASSIGNMENT OF COMMISSIONER DUTIES.

Motion is made by Commissioner Bennett to appoint Scott Bartholomew as Commission Chair. The motion is seconded by Commissioner Cheney. Vote by voice is taken: Commissioner Cheney votes aye, Commissioner Bartholomew votes aye, and Commissioner Bennett votes aye. The vote is unanimous and the motion passes. Motion is made by Commissioner Bennett to leave the assignments as the previous year with the title changes to Ephraim/Manti Airport Board to the Sanpete County Regional and Six County AOG to R6. The motion is seconded by Commissioner Cheney, and the motion passes. (Assignments are as follows; Commissioner Bartholomew: Roads/Special Service District #1, County Landfill Co-Op, County Roads, Special Assessment District/Indianola Valley Fire Department, Fire District/Special Service District #2, Sanpete Water Conservancy District, R6 Representative, Public Health, Mental Health, Public Lands, Gunnison Valley Hospital SSD, Axtell SSD. Commissioner Cheney: HR/Personnel, County Roads, County Fair, Economic Development, USU Extension/4H, UAC, Other SSD's (not listed above), Inter-Generational Poverty, Children's Justice Center, Mosquito/Grasshopper Abatement, SSD#3, Skyline Mtn and Indian Ridge Water Conservancy District. Commissioner Bennett: Commission Chair Pro Tem, E911, Jail, Law Enforcement, Emergency Management, Natural Resources, County Building Inspector, County Indigent and Public Welfare, Planning and Zoning, County Roads, UDOT, Forest Service/BLM Liaison, Courthouse and Grounds, Weed Board, Ex Officio Rep to Sanpete County Regional Airport Board.)

STACEY LYON: APPROVAL OF CLAIMS; APPROVAL OF FINANCES; APPROVAL TO PAY TYLER TECHNOLOGIES.

Auditor Stacey Lyon presents the agenda items. No questions or concerns are voiced in regards to the claims. Ms. Lyon explains they have implemented electronic fund transfers instead of paper checks. The ETF's will be listed separately from the checks and will need approval before payment is sent. Motion is made by Commissioner Bennett to approve payment of claims #363475 through #363584 and the EFT's, E101-110. The motion is seconded by Commissioner Cheney, and the motion passes. No questions or concerns are voiced in regards to the finances. Motion to approve the finances as of 1/6/2026 is made by Commissioner Bennett. The motion is seconded by Commissioner Cheney, and the motion passes. Commissioner Bartholomew states Amy Willden, the Treasurer had spoken with the Commissioners in regards to TYLER so they would like to table payment until next meeting in order to look into a few things. Ms. Lyon clarifies that the majority of the bill is not related to the Treasurer's office. Ms. Lyon requests

that the County keep the financial software. The bills that need to be paid are for December 2025-November 2026. Commissioner Bartholomew suggests a meeting with the Assessor, Recorder, Auditor, Treasurer and Attorney. Ms. Lyon explains the financial side is completely independent of the tax side of the system. Linda Christiansen will schedule a work meeting before the next Commission Meeting.

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 representing Silver Spur Construction states this is approval for the same line but they split the two inch because a farmer wanted it in a different location; north of the intersection that they crossed. Motion is made by Commissioner Cheney to approve of the right-of-way excavation license for Silver Spur Construction. The motion is seconded by Commissioner Bennett, and the motion passes. The license is signed by Commissioner Bartholomew and Tom Seely.

TOM SEELY: APPROVAL TO PAY SEVIER COUNTY ROAD DEPARTMENT INVOICE FOR 2004 TRAIL KING TILT DECK TRAILER.

Tom Seely presents the agenda item. Mr. Seely states Sevier County offered a used 2004 Trail King Tilt Deck Trailer to Sanpete. The trailer is in good shape and the Road Department can use it for hauling equipment and materials without making multiple trips. Motion is made by Commissioner Bennett to approve the invoice to Sevier County Road Department for the 2004 Trail King Trailer in the amount of \$14,500.00. The motion is seconded by Commissioner Cheney, and the motion passes.

The Commissioners are ahead of schedule and can't address the public hearing until 1:15 so they move on to the Jay Yardley agenda item.

1:15 PM: PUBLIC HEARING TO CONSIDER AND POTENTIALLY RECOMMEND FOR APPROVAL OF PROPOSED UPDATES TO THE SANPETE COUNTY GENERAL PLAN WATER ELEMENT.

Gabby Blackburn representing Sunrise Engineering presents the agenda item. Ms. Blackburn explains that Sunrise Engineering is the consultant that helped Sanpete County write the water element. The writing of the water element is in response to state requirements with a deadline of December 31st, 2025 but Sunrise spoke to the State Attorney whom allowed Sanpete to adopt in the first meeting of 2026 without negative actions. Multiple meetings took place between Sanpete Planning and Zoning Commission and Sunrise to discuss the water element. The main things that the water element addresses are; effect of permitted development on water demand and infrastructure, methods to reduce water demand and per capita use, operational modifications to reduce waste and coordination with water systems and agencies. The water element is meant to be advisory and nothing in the plan is mandatory. It is up to the resident on whether or not they want to implement or pursue any of it. The Sanpete County Water Element will be adopted into the General Plan which is an advisory document kept by the Planning and Zoning office. The Commissioners thank Ms. Blackburn for the work she did on the document. Commissioner Bartholomew opens the meeting to accept public comment.

Michelle Miles addresses the Commission. Ms. Miles questions how this affects a homeowner and how much water they need to build a home. Commissioner Bartholomew states this has

nothing to do with a residential water requirement. Ms. Blackburn explains the water element is designed to look at ways to reduce water consumption. She also explains the importance of water consumption for Sanpete County and the County is not necessarily focused on reducing any of the residents' water use. Ms. Blackburn repeats the main things that she identified earlier in her presentation in regards to the water element. Ms. Miles inquires as to where she can locate the water element and the zoning office replies that it will be posted on their website as part of the General Plan. Commissioner Bartholomew states the implementation of the water element is a state mandated requirement. Commissioner Cheney addresses all of the comments he read on Facebook in regards to the false information of this plan increasing the amount of water required to build a home. Ms. Miles inquires if the amount of water required for a home will be addressed anytime soon. It was stated the discussion with the intent to raise water requirements has not come up again and if it does it will be publically noticed. Keith Jensen resident of Wales, inquires whether or not the rest of the General Plan is up to date. Ms. Blackburn addresses the question and states that had been addressed with the Planning Commission. Ms. Blackburn mentions the County has applied for a grant to update the parts of the General Plan that are outdated. Some sections have been updated over the years and the most recent update to the General Plan was adopted in 2022, she believes. Ms. Blackburn states it would be best practice to update every five years but it would be a difficult task to locate a County that actually does that. The hope is to update the General Plan with the Grant in the near future. No more public comment is made. Motion is made by Commissioner Cheney to accept the water element plan and add it to the General Plan. The motion is seconded by Commissioner Bennett, and the motion passes. Ms. Blackburn will include Heidi Sorensen, Zoning Administrator when she sends the document to the State.

Kevin Daniels arrives to the meeting.

JEFF JACOBSEN REPRESENTING CITIZENS OF SANPETE COUNTY: DISCUSS THE CLOSING OF A COUNTY ROAD.

Jeff Jacobsen addresses the Commissioners. Mr. Jacobsen states he is before them today representing approximately 14 men from the Gunnison/ Axtell area. Mr. Jacobsen and other residents are highly concerned about the closure of the road from Highway 89 down to the spillway in Axtell. Mr. Jacobsen explains the road goes to a fishing destination for many individuals. Mr. Jacobsen has spoken to the County Road Supervisor prior to the Commissioners approving a property owner (Mr. Despain) to lock the gate. Mr. Jacobsen states it is illegal to block ingress or egress but Mr. Despain has installed big posts in the ground with a locked gate. Commissioner Bennett inquires as to whether the gate includes a sign. Mr. Jacobsen says there is one on the gate and others around the property. He forgot the picture that he took of the sign but he says the sign states; no trespassing, no hunting, no fishing, no sightseeing- private property, only legitimate people allowed. He understands Mr. Despain is worried about his sheep getting out; his solution is that the County should reopen the road and install a cattle guard. Mr. Jacobsen explains the location on the spillway where he likes to fish. Mr. Jacobsen does not understand why Mr. Despain keeps telling him the property they are on is private property; he believes it is County property. Commissioner Bennett explains an issue that was brought before them is the amount of trash that is left on Mr. Despain's property. Tom Seely states the County has cleaned the trash up twice. Mr. Jacobsen believes that information is fabricated. Commissioner Bartholomew affirms there has been trash on the premises as well as vandalism to the dam facility. Mr. Jacobsen states

that he does not litter and his traps are not located on private property. Commissioner Bartholomew inquires as to whose property Mr. Jacobsen is fishing and trapping on. Mr. Jacobsen has been doing it for fifty years but he does not know who owns the property. He argues with Commissioner Bartholomew in regards to whether Mr. Despain's property is completely fenced off. Mr. Jacobsen uses have a heart traps and the property is a multi-use area for fishing and trapping. He is the only one that traps; most people fish on that road. Commissioner Bartholomew requests that the County Recorder obtain an ownership map of the area. Commissioner Bartholomew explains he can't access someone's private property without permission. Mr. Jacobsen believes he should be allowed to travel a County road. Tom Seely explains that he is allowed to go down a County road; but you are not allowed to cross a fence or enter private property. Mr. Seely also states that the sign on the gate should state that access can be granted by calling a number for permission. Discussion ensues in regards to what is permissible or not and who owns the property. Commissioner Bartholomew explains to Mr. Jacobsen that when he crosses the dam he is trespassing. Mr. Jacobsen understands his point but he has been doing it for fifty years. Tom Seely hunted on that same property as a kid but it was privately owned then and he should have obtained permission to be on private property. Mr. Seely agrees that it is a County Road and the County maintains it but the property around it is still private. Mr. Seely states he needs to get permission in order to access the property. Tom Seely also states the only legal way to fish the river is by standing in it (or floating it) but to get to it, the property is private. Mr. Jacobsen expresses frustration and again suggests the County install a cattle guard. Commissioner Bartholomew states if he has a legitimate reason to be on the property, he needs to contact the phone number on the gate and they will let him in. Mr. Jacobsen does not believe Mr. Despain will allow it. The discussion continues in regards to private property rights versus recreational use. Commissioner Cheney suggests asking for permission. The discussion is going nowhere and Commissioner Bartholomew reinforces the fact that the property is privately owned. Mr. Jacobsen believe he has rights to be there because he has done it for fifty years; Kevin Daniels explains if he shoplifted for fifty years, that doesn't make it legal. Mr. Jacobsen states there is a large group that would like access so Commissioner Cheney suggests they have a spokesperson representing the group talk to the property owner. County Recorder Talisha Johnson returns with the County ownership maps. The Commissioners review the maps. Commissioner Bartholomew points out the properties owned by Deer Hollow Ranch (Mr. Despain) to Mr. Jacobsen. Commissioner Bartholomew states one more time; a person has the right to go on a County road, you do not have the right to leave the road and go on to private property. Mr. Jacobsen states, he understands but expresses frustration. Mr. Jacobsen expresses concern because some people go there to bird watch and now they can't. The Commissioners and Tom Seeely tell Mr. Jacobsen numerous times to call the property owner for permission. Mr. Jacobsen guarantees that if he calls, Mr. Despain will not open the gate. Kevin Daniels inquires if he has ever tried calling; Mr. Jacobsen responds no. Mr. Jacobsen is told if he asks for permission and is denied (for a legitimate reason), he can come back to the County and petition the decision to the Commissioners. Mr. Jacobsen inquires if he can drive his truck down the road to bird watch. Kevin Daniels explains that if he calls for permission (and is granted permission), drives down the road and stays in the truck or on the road; that is allowed. Kevin Daniels gives an interactive demonstration on what is considered permissible or not when on a County road. If his toes are off the road; that is considered trespassing, staying on the road is permissible. Mr. Jacobsen states he will be back because the conversation is going nowhere.

SHERIFF JARED BUCHANAN: APPROVAL TO APPLY FOR, SIGN AND EXPEND ALCOHOL AND DRUG FEE COMMITTEE GRANT OF \$15,000.00; APPROVAL TO PAY RMUS FOR INSIDE DRONE FROM TASK FORCE FUNDS; APPROVAL TO PAY SPECIALTY VEHICLE CONCEPTS FOR THE REPAIR OF A POLE CAMERA FROM TASK FORCE FUNDS; APPROVAL TO OPEN RECRUITMENT FOR PATROL DEPUTY.

Sheriff Jared Buchanan presents the agenda items. Sheriff Buchanan explains this is a grant that they have applied for and if they are approved it will be used to purchase body cameras. Motion is made by Commissioner Cheney to approve to apply for the ADF Equipment Grant and expend the funds for body cameras in the Sheriff's Department, in the amount of \$15,000.00. The motion is seconded by Commissioner Bennett, and the motion passes. The total bill for the body cameras is \$19,381.00. Sheriff Buchanan does not have the grant paperwork with him for the Commissioners to sign. The next item on the agenda is for an indoor drone that will be paid from the task force budget. The drone would be used in a barricaded subject scenario or in a high risk crime. The task force board has approved the drone. Motion is made by Commissioner Cheney to approve the invoice to RMUS in the amount of \$4,156.83 out of task force funds. The motion is seconded by Commissioner Bennett, and the motion passes. Sheriff Buchanan explains a mobile pole camera at the Sheriff's office has been down for some time and the invoice is to have it repaired. Sheriff Buchanan did inquire about getting a new camera but the cost for a new one is considerably more. Motion is made by Commissioner Cheney to approve the invoice to Specialty Vehicle Concepts, Inc (quote 25-5002G) in the amount of \$3,810.00 for the repair of a pole camera. The motion is seconded by Commissioner Bennett, and the motion passes. Sheriff Buchanan explains the last agenda item is due to the approval of a new sergeant position that was approved for this budget year. Sheriff Buchanan would like to hire a new deputy before he starts with promotions. Motion is made by Commissioner Cheney to approve to open recruitment for a patrol deputy at a grade 7 to Grade 11 pay range for a new patrol officer. The motion is seconded by Commissioner Bennett, and the motion passes.

The next two agenda items have already been addressed so the Commissioners move on to the Resolution in regards to a fee schedule.

JAY YARDLEY: DISCUSSION AND POTENTIAL APPROVAL TO PURCHASE PARCEL #10123 FROM SANPETE COUNTY; PARCEL LOCATED 2 MILES EAST OF GUNNISON HIGH SCHOOL.

Jay Yardley and Kevin Sorensen are present in regards to the agenda item. Kevin Sorensen states there is a piece of county owned land that is adjacent to property owned by him and Jay Yardley. They would like to see that the property lines shift to reflect the current survey. Mr. Yardley explains that he will be selling his farm at some point and would like to have the fence lines match the survey if possible. When he had the survey of the property, the County owned property was discovered. Talisha Johnson explains the County has owned the property since 1916 and the old tax card does state it is part of the road. Commissioner Bartholomew explains the process including the need to properly notice the sale of the property. Mr. Yardley and Mr. Sorensen are aware that they need to follow a process and just want to get the process started. Linda Christiansen reminds Mr. Yardley that he needs to pay the application fee to the County Clerk's office on his way out. Motion is made by Commissioner Cheney to start the process to put County property up for sale, parcel # 10123, 0.65 acres. The motion is seconded by Commissioner Bennett, and the motion passes.

BRYAN BIES: APPROVAL TO PAY MAD DOG FLOOR COVERINGS FOR FLOORING MATERIAL.

Bryan Bies presents the agenda item. Mr. Bies presents an invoice for material only, to install flooring in the building department. Motion is made by Commissioner Bennett to approve the invoice to Mad Dog Floor Coverings for materials in the amount of \$7,674.76. The motion is seconded by Commissioner Cheney, and the motion passes.

The time is 1:15 so the Commissioners return to the Public Hearing agenda item.

LINDA CHRISTIANSEN: DISCUSSION AND POTENTIAL APPROVAL OF A RESOLUTION ADOPTING A FEE SCHEDULE FOR ANNEXATIONS AND INCORPORATIONS TO INCLUDE RADIUS REVIEW, MAILING LIST PREPARATION AND NOTICE OF INTENT MAILING COSTS.

County Clerk Linda Christiansen presents the agenda item. Ms. Christiansen states Sanpete has been hit with some big projects lately. In her three years of service, multiple annexations have been accepted, one coming up is proposing a 1500-acre annexation into Fairview City. Sanpete County also accepted a proposal for a 900-acre incorporation outside of Mt. Pleasant. One concern of hers is the financial impact of the statutory requirements to notify residents of the proposed projects. In the past, the County would send a certified letter to the County residents affected but she could not find the code that required the letter to be sent certified. Her thoughts are that it may have been required in past years and it was a reassurance that the letter was received. With more projects coming through the County, Ms. Christiansen would like to establish a fee schedule for transparency and consistency. Ms. Christiansen gave a copy of the proposed Resolution and fee schedule to Kevin Daniels for review. Ms. Christiansen explains a certified letter is almost \$11.00. A sponsor of an annexation has been paying for the mailings but most of the projects are small. With the larger projects, the cost of certified mailings on top of envelopes, paper and staff time equates to thousands of dollars versus a few hundred if they are mailed standard. Ms. Christiansen is proposing a Resolution that addresses the costs of materials and time for the Recorder and Clerks office for noticing of Incorporations and Annexations. The purpose of the Resolution is to cover the costs incurred with the process of noticing, as well as giving consistency across the board for future projects. Ms. Christiansen did find an interesting thing in regards to Incorporation projects that implied there is a way to apply for reimbursement from the Lieutenant Governor's office for certain costs. Ms. Christiansen is going to look deeper into that code reference. The individual that has been working with Sanpete on the Heritage Hills incorporation project is no longer with the LG's office so that may be a little bumpy transition. The Commissioners believe this a good plan going forward; it is simple and clear for the sponsor. Kevin Daniels arrives in the meeting and states the Resolution is fine for them to proceed. Motion is made by Commissioner Cheney to adopt Resolution # 01062026-001 in order to adopt a fee schedule. The motion is seconded by Commissioner Bennett, and the motion passes.

APPROVAL OF MINUTES

Motion is made by Commissioner Cheney to approve the minutes as stated. The motion is seconded by Commissioner Bennett, and the motion passes.

Motion is made by Commissioner Bartholomew to go into closed session to discuss pending or reasonably imminent litigation and personnel problems and issues. The motion is seconded by

Commissioner Bennett, and the motion passes.

A short break is taken before going into closed session.

CLOSED SESSION

Motion is made by Commissioner Bennett to go out of closed session. The motion is seconded by Commissioner Cheney, and the motion passes. No action was necessary due to this closed session.

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

The meeting is adjourned at 3:10 P.M.

ATTEST:



Linda Christiansen
Sanpete County Clerk

APPROVED:



Scott Bartholomew
Commission Chair