

SANPETE COUNTY COMMISSION MEETING

January 20, 2026, 2:00 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 (joins at the end of the meeting) 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 Sheriff Jared Buchanan. Pledge of allegiance is recited by all.

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

Auditor 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 check #363585 through #363677 and EFT's E111 – E145. The motion is seconded by Commissioner Cheney. Vote by voice is taken: Commissioner Cheney votes aye, Commissioner Bartholomew votes yes, and Commissioner Bennett 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 as of 1/20/2026 is made by Commissioner Bennett. The motion is seconded by Commissioner Cheney, and the motion passes. Ms. Lyon questions whether or not they are waiting to make payment on the tax software program. Jenny Williams, IT Specialist has sent an email to TYLER but has not heard back. Discussion ensues in regards to the potential of the services being shut off if payment is not made. There are two invoices that need to be paid to TYLER Technologies for a total amount of \$62,329.31. Motion is made by Commissioner Bennett to approve the TYLER Technologies invoices in the amount of \$62,329.31. The motion is seconded by Commissioner Cheney, and the motion passes.

KEVIN COOK: APPROVAL FOR ROCKY MOUNTAIN POWER TO RUN PUBLIC UTILITIES TO HIS PROPERTY LOCATED IN THE COUNTY.

Kevin Cook did not attend the meeting but Tom Seely is present to explain this agenda item. Mr. Seely explains he has spoken with Mr. Cook and he will complete the ROW application and pay the \$50.00 fee. Mr. Seely is ok with the project that Mr. Cook is proposing which is running power to his property. Mr. Seely has explained the parameters that need to be met in order to be in compliance. Motion is made by Commissioner Cheney to approve Kevin Cook's application to install power to his property. The motion is seconded by Commissioner Bennett, and the motion passes.

Jolene Rose is running late, so the Commissioners skip ahead to the next agenda item.

JOLENE ROSE REPRESENTING THE UTAH DIVISION OF WILDLIFE RESOURCES: DISCUSSION AND POTENTIAL APPROVAL OF A LETTER OF SUPPORT IN REGARDS TO ACQUISITION OF PRIVATE PROPERTY IN SANPETE COUNTY.

Jolene Rose and Mark Farmer, representing the Utah Division of Wildlife Resources are

present. Ms. Rose explains, according to Utah Division of Wildlife Code, it is required of them to inform the County whenever they are purchasing property in their county and ask for support. Ms. Rose provided maps and a letter stating what the County can provide as far as support. Ms. Rose explains, Mayfield Irrigation has requested thirty acres from the State's WMA, in order to put in an irrigation reservoir. In exchange for that, the State has requested ninety acres of property in return (they require a 3:1 ratio). Mayfield Irrigation has purchased private property located within the Six Mile and Twelve Mile WMA areas. The intention is to complete the property exchanges; give Mayfield Irrigation thirty (30) acres and Utah DWR receives ninety (90) acres. The exchange will include an easement for Mayfield Irrigation to be able to put water into the reservoir. Commissioner Bartholomew inquires to Garrick Willden whether this is something the County was involved with a couple of years ago. Mr. Willden affirms that it is; the County was involved when the irrigation company was trying to locate property. The County had some mining claims north of Mayfield on the Mill Hill. The County was willing to exchange the mining claims but there were many more owners that were involved. The issue was that all owners could not come to a consensus. Commissioner Bartholomew questions whether this is the last step. Ms. Rose explains many properties are purchased using the federal excise tax; such as from buying guns, ammunition and fishing rods. They will now go back to the federal government and request funding to purchase the properties. Ms. Rose is currently waiting for approval of the grant proposal. She explains there are multiple steps that still need approval on the State level. Commissioner Bartholomew questions whether or not this will replace Twins and if there will be fish in there. Garrick Willden explains, Twins was located on Forest Service land and when the slide of 83 happened, a letter was sent stating they needed to breach it and the irrigation company did. It is currently down as low as it was required to be; the irrigation company has already moved their water rights down to the lower reservoir, according to Mr. Willden. Mark Farmer manages the WMA's in the area. Motion is made by Commissioner Bennett to approve the letter of support in regards to the acquisition of private property in Sanpete County with the DWR. The motion is seconded by Commissioner Cheney, and the motion passes. Linda Christiansen will send a copy of the signed letter of support to Ms. Rose.

JENNY WILLIAMS: APPROVAL OF LENOVO QUOTE FOR A LAPTOP TO BE USED IN THE INVESTIGATIONS DEPARTMENT AT THE SHERIFF'S OFFICE.

Jenny Williams presents the agenda item. Ms. Williams is presenting an invoice for a laptop to be used by the investigations department at the Sheriff's Office which requires more heavy duty specs. Motion is made by Commissioner Bennett to approve the purchase of a laptop to be used in the investigations department from Lenovo in the amount of \$2,137.00. The motion is seconded by Commissioner Cheney, and the motion passes.

SHERIFF JARED BUCHANAN: APPROVAL TO PAY KS STATE BANK FOR ANNUAL PAYMENT FOR BODY WORN CAMERAS; APPROVAL TO PAY ONXMAPS, INC. FOR 27 SUBSCRIPTIONS; APPROVAL OF AND SIGN AGREEMENT FOR SERVICE WITH BEVERLY THOMAS AND SANPETE COUNTY.

Sheriff Jared Buchanan presents the agenda items. Sheriff Buchanan states the first agenda item is for the annual payment for body cameras. They were able to get a grant to cover \$15,000.00 of the bill; the remaining will need to be approved for payment out of the operations budget. Motion is made by Commissioner Cheney to approve the payment to KS State Bank for body cameras; \$15,000.00 will come out of the grant account, 10-4215-400 and

the remaining amount of \$4,381.00 from 10-4211-250. The motion is seconded by Commissioner Bennett, and the motion passes. Sheriff Buchanan explains the next agenda item is for 27 subscriptions for patrol maps to be used by all of the patrol deputies. This resource has been used with Search and Rescue and it has been such a great tool. The service helps locate addresses and includes a tracking feature. They are able to download the County map so that when an officer is out of service, the program still works. Motion is made by Commissioner Bennett to approve the OnXmaps invoice for 27 annual subscriptions in the amount of \$2,429.76 out of 10-4211-250. The motion is seconded by Commissioner Cheney, and the motion passes. Sheriff Buchanan explains the last agenda is in regards to Bev Thomas' contract. Ms. Thomas is the Grant Administrator, Emergency Management Administrative Assistant and Merit Commission Secretary. The contract is for January 1st, 2026 through December 31st, 2026. Sheriff Buchanan cannot say enough about the work that Ms. Thomas does for the County; she is invaluable. Motion is made by Commissioner Bennett to approve the agreement for service from Beverly Thomas in the amount of \$35,000.00 yearly, out of 10-4255-120. The motion is seconded by Commissioner Cheney, and the motion passes. The agreement is signed by Commissioner Bartholomew and he echoes Sheriff Buchanan's praise of Ms. Thomas.

MAX LEWIS: APPROVAL OF THE CWS PLAN TO UTILIZE THE EPHRAIM LIONS CLUB FOR EDUCATION PROJECTS FOR THE 2026 BUDGET YEAR.

Max Lewis and Bev Thomas present the agenda item. Max Lewis distributes a packet of information in regards to the Fire Prevention Grant for the Utah Division of Forestry, Fire and State Lands in collaboration with the Ephraim Lions Club. Ms. Thomas explains this is a wonderful program that involves local entities, athletes, students and youth councils. The hope is to get kids involved in civic events, as well as teach fire safety. Mr. Lewis explains they would like to carry the program on into this year with the same amount as 2025, which was \$20,000.00. Motion is made by Commissioner Bennett to approve the CWS Plan to utilize the Ephraim Lions Club for education projects for the 2026 Budget year. The motion is seconded by Commissioner Cheney, and the motion passes.

GARRETT & BELLE KING: DISCUSSION AND POTENTIAL APPROVAL OF AGRICULTURE SHED BUILDING PERMIT, WITH NO POWER OR WATER.

Garrett & Belle King address the Commissioners. Garrett King explains they were shut down on their building permit for a shed in Axtell. The Kings display the set of plans for the Commissioners to review. Belle King states there is no power or water on the property. Mr. King understands they have not been approved in the subdivision process but he is only building a shed for agricultural purposes. Mr. King is aware of the water issues in Axtell. One issue they are having is in order to get approval for a subdivision they will need power. They will need to run power quite a distance to their property and they will need to get a loan. Mr. King would like to build the shed and once water is available; apply for a building permit for livable space. Commissioner Bartholomew states the plans they have that were submitted are more of a house plan. Mr. King explains they knew the County would think that but his plan designer only drew the floor plan to represent a potential home but it is actually an open room; not for living. The new plans have been redrawn and do not reflect living space. The Kings affirm that they do plan on moving into the building eventually. The Kings do not currently own water shares in their name. Their hope is to acquire water when the new line is installed which is currently underway. Mr. King states he will start the process for a minor

subdivision once water is available. The lot is five acres, located on a County Road. The Kings met with the previous Zoning Administrator, Steven Jensen but they have not been before the Planning and Zoning Board with their application. The Kings inquire as to what is the biggest red flag for the County; is it the current water issues with Axtell. Commissioner Bartholomew and Commissioner Bennett suggest they go through Planning and Zoning for the approvals. Scott Olsen, Building Official states the Kings original building permit application was for a garage/ shop. Once the application was reviewed, it was rejected because a building can't be built on a non-conforming lot according to the County Ordinance. The Kings haven't talked to Scott or Heidi in regards to the questions they posed today but they did talk to James recently. Mr. Olsen explains an agricultural building cannot be used for anything in the future other than agricultural use. An agricultural building does not require a permit or inspections; therefore, it can't be converted later. In order to build a structure, they need a legal lot to be approved through Planning and Zoning. The Commissioners stress to the King's that they can build an agricultural shed but it can never be converted to living space. Scott Olsen explains it can't be approved until the water is straightened out. Discussion ensues in regards to the potential timeline of the water approvals. Commissioner Bennett questions whether a letter from the Special Service District in regards to the water would be sufficient. Commissioner Bartholomew expresses empathy for their situation but advises them that this is not the route to take if they want to have a home in the future because of the cost. Commissioner Bennett and Cheney agree. Mr. King doesn't understand why. Scott Olsen explains an agricultural building does not require a permit or inspections, therefore, the building can't be verified in the future. Ultimately, no matter what he classifies the building as, if the lot is not a legal building lot (approved by Planning and Zoning) it can't be approved for a building permit. Discussion ensues on how to help the King's with their predicament. Commissioner Bartholomew questions whether Belle's dad has a water share that he can transfer to them. Ms. King states he does not. Commissioner Bennett expresses appreciation for the King's willingness to try and do it legally; the last individuals just built without approvals. Commissioner Bennett asks if they can receive a letter from the Special Service District stating they are actively working on the water system and the King's will be approved eventually. Heidi Sorensen states if it is done for one, it needs to be done for others. Scott Olsen explains the Planning Commission could potentially approve the application with the stipulation of water is pending to help move the building permit process along. The King's could purchase water shares from Belle's dad, get a letter from the Axtell Special Service District and then apply for a subdivision through Planning and Zoning. Commissioner Bartholomew stresses the importance of doing it right from the beginning to avoid wasting money on a building they can't use the way they want. The process may take a few months but in the long run it will be done right. Mr. Olsen believes the planning commission will accept the letter from the water company but when it comes to building, they will need water on site. The King's will meet with Scott Olsen and Heidi Sorensen to figure out what they need to do for the Planning & Zoning meeting application.

SCOTT OLSEN: APPROVAL TO PAY INVOICE TO ENFUSION TECHNOLOGIES FOR THE BUILDING/ZONING DEPARTMENT PERMITTING SOFTWARE PROGRAM.

Scott Olsen presents the agenda item. Mr. Olsen explains the invoice that he is submitting is for the permitting program that is used by the building and zoning departments. The Zoning Department implemented the program last year and it is going well for them. Mr. Olsen has inquired with other permitting program companies but feels staying with this company is their

best option at this time. Motion is made by Commissioner Bennett to approve the invoice for the building department to be paid to Enfusion Technologies in the amount of \$5,500.00 for the software. The motion is seconded by Commissioner Cheney, and the motion passes.

The Commissioners are waiting for Kevin Daniels to arrive for the next agenda item so they skip ahead to the Planning Commission Board member agenda item and minutes.

SAM SCHOPPE: DISCUSSION AND POTENTIAL APPROVAL TO PURCHASE PARCEL #26589 FROM SANPETE COUNTY; LOCATED NORTH EAST OF SPRING CITY.

Sam Schoppe addresses the Commissioners. The Commissioners are still waiting for Kevin Daniels to arrive, they also request that Talisha Johnson, County Recorder join the meeting. Mr. Schoppe is under the impression that the County owned property that he is interested in purchasing is an easement. Mr. Schoppe is interested in subdividing his property. The property that he is interested in is located between him and Mr. Lyttle. When Mr. Schoppe purchased his property he was unaware of an easement. Mr. Schoppe is questioning where the strip of property came from and how did the County attain it. Mr. Schoppe does not know for a fact that the property is an actual easement. An easement is not indicated on the legal description. Commissioner Cheney explains it is not an easement, it just happens to be a piece of property that someone did not pay taxes on that was obtained by the County in tax sale. Talisha Johnson verifies the property was acquired through a tax sale. Commissioner Bartholomew inquires whether or not this is actual property or just a gap. The property has a serial number so it is not a gap. Mr. Schoppe would like to purchase the property by paying the back taxes. Mr. Schoppe speaks of a couple of developments that he has heard may be coming to that area. Kevin Daniels arrives to the meeting and he is briefed on the current discussion. Mr. Daniels states the County does not necessarily need to notice the sale of the property if it is minimal. The property is 0.44 feet wide by 445 feet long. Mr. Schoppe tells a story in regards to purchasing the property and how he realized this property existed. The property is located north east of Spring City. Commissioner Bartholomew inquires if Mr. Schoppe would be willing to pay \$239.00 to cover the back taxes and fees, plus the \$40.00 recording fee in order to purchase the property. Mr. Schoppe paid a \$50.00 application fee and asked if it could be credited but Commissioner Bartholomew states the County needs to cover their costs. Mr. Schoppe agrees to pay \$280.00 in order to purchase parcel # 26589. Motion is made by Commissioner Bennett to approve the sale of parcel #26589 to Sam Schoppe in the amount of \$280.00. The property is 445 feet long and approximately 5 inches wide. The motion is seconded by Commissioner Cheney, and the motion passes. Discussion ensues in regards to completing the transaction. Talisha Johnson will have the deed ready by Thursday, January 22, 2026.

APPROVAL OF APPOINTING TWO MEMBERS TO THE PLANNING AND ZONING BOARD.

County Clerk Linda Christiansen reports two applications were submitted for the Planning and Zoning Board. The two applicants are; Gene Jacobson and Dallin Carter. Ms. Christiansen mentions the by-laws indicate board member terms are for three years or until their successor replaces them on the board. Motion is made by Commissioner Bennett to approve the two applicants that were submitted to the Planning Board; Gene Jacobson from Fountain Green and Dallin Carter from Manti. Both Board Members will serve a three-year term. The motion is seconded by Commissioner Cheney, and the motion passes.

APPROVAL OF MINUTES

Motion is made by Commissioner Cheney to approve the minutes as stated with no corrections. The motion is seconded by Commissioner Bennett, and the motion passes.

CLOSED SESSION

No closed session was needed.

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

The meeting is adjourned at 3:00 P.M.

ATTEST: 

Linda Christiansen
Sanpete County Clerk

APPROVED: 

Scott Bartholomew
Commission Chair