

Sanpete County Planning Commission Meeting

March 03, 2026 6:30 P.M.

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

Attendees: Planning Commission Chairman Cody Harmer, Board Members: Claudia Jarrett and Gene Jacobson, Justin Atkinson and Reed Hatch. Sanpete County Zoning Administrator Heidi Sorensen, Sanpete County Building Official Scott Olsen and Sanpete County Deputy Clerk Heather Pyper. Also in attendance is Sanpete County Commissioner Mike Bennett. Board Members Jo-Ann Riley, Sanpete County Recorder Talisha Johnson, Sanpete County Attorney Kevin Daniels, as well as Shelli Simmons and Amy Walker have joined via ZOOM. Board Member Dallin Carter has been excused.

Planning Commission Chairman Cody Harmer calls meeting to order.

Approval of the Agenda

A motion is made by Claudia Jarrett to approve the agenda.

Reed Hatch seconded the motion. All in favor, none opposed and the motion passes. Vote by voice: Cody Harmer yes; Gene Jacobson, yes; Claudia Jarrett, yes; Reed Hatch, yes.

Discussion and possible approval for a 1-lot Small Subdivision (BC Poulson Properties) application by Brad Poulson. The proposed subdivision is located east of Moroni in the Agriculture Zone and would consist of 1-lot of 5.03 acres. Parcel # S-27449X17.

Ms. Sorensen presented the item and reported that the required documentation had been submitted, including a Floodplain Elevation Certificate, plat map, and site plan. She further stated that the Owner Affidavit had been signed and notarized and that the City Buffer Zone form had been completed. A septic tank permit had been obtained from the Central Utah Health Department, and a Water Right Certificate showing the required flow had been provided, with confirmation that the well had been drilled. Tom Seely had signed off on the access from the County road, and the Police/Fire/Ambulance waiver had been signed and submitted. Additional documentation included a Letter of Feasibility from Rocky Mountain Power, and an updated title search. Ms. Sorensen also noted that the County Recorder and the County Address Coordinator had reviewed and approved both surveys. Ms. Jarrett asked for clarification that the plat being presented was the final plat, and Ms. Sorensen confirmed that it was. Mr. Jacobson questioned the Source Protection Zone, noting that it appeared to extend

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onto an adjacent property. Mr. Harmer responded that the area would technically fall within the ten-foot setback easement of the neighboring property and therefore should not require a separate agreement with that property owner.

The motion is made by Reed Hatch to approve the application filed by Brad Poulson (BC Poulson Properties) for a 1-lot Small Subdivision. The proposed subdivision is located east of Moroni in the Agriculture Zone and would consist of 1-lot of 5.03 acres. *Parcel # S-27449X17.*

Claudia Jarrett seconded the motion. All in favor, none oppose. The motion passes.

Discussion and possible approval of a 6-lot Major Subdivision (Southfield Heights Subdivision) application by Gordon Andersen. The proposed subdivision is located south of Mayfield in the RA-1 Zone. Lot-1 of 3.69 acres, Lot-2 of .56 acres, Lot-3 of 1.33 acres, Lot-4 of 2.81 acres, Lot-5 of 4.83 acres, and Lot-6 of 3.80 acres. Parcel # S-11117.

Ms. Sorensen reported that the following documentation has been submitted, including Floodplain Elevation Certificate, plat map, and site plan; the Owner Affidavit had been signed and notarized along with the City Buffer Zone Form. A Septic Tank Permit had been obtained from the Central Utah Health Department, and a Water Right Certificate showing the required flow had been provided, with the well already drilled and a Shared Well Agreement in place. Tom Seely had signed off on the County road access, and a road design had been completed and submitted by an engineer. Additional documentation included a Police/Fire/Ambulance waiver, a Letter of Feasibility from Rocky Mountain Power, and an updated title search. Ms. Sorensen also noted that the County Recorder and the County Address Coordinator had reviewed and approved both surveys. Mr. Hatch inquired about the well location, and Ms. Sorensen clarified that it was on Lot 4. Mr. Harmer asked if the subdivision had previously been presented to the Planning Commission, and Ms. Sorensen confirmed it had, as a four-lot subdivision, with approval contingent on water and power being on the property. Mr. Jacobson asked about three easements for water lines, noting that not all appeared to be accounted for. Ms. Sorensen stated that existing wells are located on Lot 1 and Lot 4. Mr. Jacobson further noted the absence of a Well Protection Zone. Side conversations were making it difficult to understand the recording. Ms. Jarrett clarified that

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Lots 2, 4, 5, and 6 would be sharing one well. Mr. Jacobson also raised a question regarding the Fence Line Agreement, since the fence did not align with property boundaries, and Mr. Johnson stated that the legal description covers two parcels and that the discrepancy was due to secondary ties.

The motion is made by Claudia Jarret to approve the application filed by Gordon Andersen (Southfield Heights Subdivision) for a 6-lot Major Subdivision. The proposed subdivision is located south of Mayfield in the RA-1 Zone. Lot-1 of 3.69 acres, Lot-2 of .56 acres, Lot-3 of 1.33 acres, Lot-4 of 2.81 acres, Lot-5 of 4.83 acres, and Lot-6 of 3.80 acres. ***Parcel # S-11117.***

Reed Hatch seconded the motion. All in favor, none oppose. The motion passes.

Discussion and possible approval of a Petition filed by Cameron White to amend the plat of the Golden Acres Subdivision. The affected property is located southeast of Fairview in the Agriculture Zone. This amendment would add two additional lots to the subdivision. Lot 1 of 5.50 acres, Lot 2 of 5.50 acres, Lot 3 of 5.50 acres and Lot 4 of 5.72 acres. Parcel #'s S-64585, S-64586, S-22025X & S-22025X1.

Don Meacham is present. Ms. Sorensen presents the item. Ms. Sorensen presented the item and reported that the required documentation had been submitted, including a Floodplain Elevation Certificate, plat map, and site plan. She further stated that the Owner Affidavit had been signed and notarized. A Septic Tank Permit has been obtained from the Central Utah Health Department. Water Right Certificate and the well has been drilled the well has been drilled and there is a Shared Well Agreement. Tom Seely the Road Supervisor has signed off on the access from the County road. There is a road design completed and by an engineer submitted. Police/Fire/Ambulance waiver has been signed and submitted. There is a Letter of Feasibility from Fairview City, and an updated Title Search. The County Recorder and address coordinator have approved both surveys. Mr. Harmer asks on clarification on where the property is. Mr. Meacham states, just south of Fairview 2 miles on Mountainville road. Mr. Harmer brings up the water rights associated with the subdivision and states the documentation that has been submitted shows 0.45 acre-feet of well water per lot and an

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additional 0.55 acre-feet of surface irrigation water, creating a total of one acre-foot per lot. Mr. Harmer asks how he will tie the water shares to the lots. Mr. Meacham states that the irrigation shares originate from the Birch Creek Irrigation Company and that a recorded document places the 0.55 acre-feet in perpetuity with the lots rather than with individual owners. Mr. Meacham further explains that this document had originally been recorded when the first two lots were approved and would continue to apply as additional lots are created under the overall plan. Mr. Hatch questions how the irrigation water was legally tied to the property and whether the shares could later be transferred. Discussion followed regarding whether irrigation shares should be converted into underground water rights through a change application with the Utah State Division of Water Rights. Mr. Hatch notes that irrigation shares can sometimes be sold separately from the land unless legally converted or otherwise restricted. Mr. Meacham responded that documentation had been prepared attempting to permanently attach the shares to the lots so they could not be transferred to other properties. Additional discussion addressed whether Birch Creek Irrigation Company allows conversion of irrigation shares into underground water rights. Mr. Jacobson notes that such conversions are generally permitted under state law, though the process may require significant time and documentation. Further discussion addressed the total water allocation per lot and the structure of the shared well agreement. Mr. Meacham explained that the well would serve several lots within the subdivision while additional wells may be developed for other lots in the future phases of the property. He also explained that the overall property contains approximately sixty acres and that the long-term plan includes up to ten lots, though only four lots were currently being considered for approval. Planning Commission members expressed concern about consistency with current County ordinance requirements regarding water rights for subdivisions. Mr. Jacobson noted that in previous years some subdivisions had been approved with a combination of well water and irrigation shares, but more recent interpretations of the ordinance have required one full acre-foot of underground water right per lot obtained through a well. Mr. Jacobson expressed concern whether approving the current request would comply with existing county ordinances and how such approvals had been handled since the applicant's previous request. Mr. Harmer also expresses concern whether the current request could be considered part of a phased development based on

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earlier approvals or whether the new lots should be treated as a new subdivision subject to current ordinance requirements. Mr. Olsen reads County Ordinance 13.24.200 relating to subdivision water requirements. Commission members reviewed language within the ordinance that references both water rights and irrigation company documentation, noting differing interpretations regarding whether irrigation shares could be used to meet the one acre-foot requirement or whether that requirement must be satisfied solely through underground water rights. Members also discussed the distinction between water rights assigned by the State and irrigation shares issued through a canal company, noting that a water right is generally attached to the land while irrigation shares represent the physical distribution of water through the irrigation company. After discussion, Mr. Jacobson stated that while the Commission wished to assist the applicant, they were obligated to comply with the County ordinances.

The motion is made by Gene Jacobson to approve the petition filed by Cameron White to amend the plat of Golden Acres Subdivision. The affected property is located southeast of Fairview in the Agriculture Zone. This amendment would add two additional lots to the subdivision. Lot 1 of 5.50 acres, Lot 2 of 5.50 acres, Lot 3 of 5.50 acres and Lot 4 of 5.72 acres. Parcel #'s S-64585, S-64586, S-22025X & S-22025X1. Contingent upon review by the County Attorney regarding the interpretation and legality of Ordinance 13.24.200 as it applies to the water requirements for the subdivision. Also, any future subdivision of the remaining property would be required to comply with the current County standard of one acre-foot of underground water right per lot obtained through a well.

Cody Harmer seconded the motion. Jo-Anne Riley abstains from the motion. Vote by voice, Cody Harmer, aye; Justin Aktinson, aye; Gene Jacobson, aye; Claudia Jarrett, aye. Motion passes.

Discussion and possible approval of a 2-lot Major Subdivision (Lamb Subdivision) application by Don Perry. The proposed subdivision is located north of Wales in the Agriculture Zone. Lot-1 of 6.18, Lot-2 of 6.18 acres. Parcel #'s S-25579X2 and S-25579X3.

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Mr. Perry is present. Ms. Sorensen presents the item. Ms. Sorensen presented the item and reported that the required documentation had been submitted, including Floodplain Elevation Certificate, plat map, and site plan. She further stated that the Owner Affidavit had been signed and notarized. A Septic Tank Permit has been obtained from the Central Utah Health Department. Water Right Certificate and the well has been drilled and there's a Well Driller's report. Tom Seely the Road Supervisor, has signed off on the access from the County road. Police/Fire/Ambulance waiver has been signed and submitted. Additional documentation included a Letter of Feasibility from Rocky Mountain Power, tax notices, and an updated Title Search. Ms. Sorensen states that the application had been reviewed and approved by the County Engineer and the County Address Coordinator. During the review, Ms. Jarrett asks for clarification on the water supply for the subdivision. Ms. Sorensen explains that the two lots would not share a well and that two separate wells had been drilled for the property. The wells share a source protection area with overlapping setbacks, which had been illustrated in the submitted documents. Mr. Hatch noted that the wells were drilled to approximately 250 to 300 feet in depth. Ms. Jarrett also asked for clarification on the water rights documentation associated with the wells. Ms. Jarrett asked whether the official water right from the Utah State Division of Water Rights had been submitted with the application, noting that while the driller's report had been included, the water right documentation had not initially appeared in the packet. Ms. Pyper reviewed the state records and confirmed that the well permit and associated water right information were available through the State system, showing approximately 1.08 acre-feet for one of the wells, with separate documentation for the second well. Mr. Harmer noted that the documentation was current but had not been included in the original packet provided to the Commission. Following confirmation of the water right documentation and review of the remaining materials, Mr. Harmer indicates that the application appeared to meet the subdivision requirements. No further concerns were raised by the Commission.

The motion is made by Claudia Jarrett to approve the application filed by Don Perry (Lamb Subdivision) for a 2-lot Major Subdivision. The proposed subdivision is located north of

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Wales in the Agriculture Zone. Lot-1 of 6.18, Lot-2 of 6.18 acres. *Parcel #'s S-25579X2 and S-25579X3.*

Reed Hatch seconded the motion. All in favor, none oppose. The motion passes.

Discussion and possible approval of a 9-lot Major Subdivision (Rockwood Hollow Subdivision) application by Michelle Miles. The proposed subdivision is located west of Mount Pleasant in the Agriculture Zone. Lot-1 of 11.85 acres, Lot-2 of 6.05 acres, Lot-3 acres of 6.38 acres, Lot-4 of 6.84 acres, Lot-5 of 6.34 acres, Lot-6 of 6.53 acres, Lot-7 of 6.23 acres, Lot-8 of 6.09 acres, Lot 9 of 6.39 acres, Common Area of 13.67 acres. Parcel #S-22284 and S-22284X.

Michelle Miles and Jordan Harmon are present. Ms. Sorensen presents the item and states the applicant had been working on the project for some time and had completed most of the application requirements. Ms. Sorensen reported that the required documentation has been submitted including a plat map, signed and notarized Owner Affidavit, and site plans. Approved septic tank permits had been obtained by the Central Utah Health Department, Water Right Certificate showing the required flow had been provided, with confirmation that the well had been drilled. The Police/Fire/Ambulance waiver had been signed. A power feasibility letter from Rocky Mountain Power confirmed power availability on site. Additional documentation included a title search, verification that taxes had been paid, floodplain information, and payment of required fees. Ms. Sorensen also reported that the County Recorder and County Address Coordinator had reviewed and approved the surveys. Work on the subdivision road was still in progress, and the County Road Supervisor had inspected the site and noted that grading work was underway. Covenants, Conditions, and Restrictions (CC&Rs) had also been submitted with the application. During discussion, Mr. Hatch reviewed the water rights documentation. The certificates listed several names, including Mount Pleasant Holding LLC and Devils Pass Water Company Inc., along with individual ownership records. Jordan Harmon explained that the water rights were either held directly or through entities associated with the development and that the holding company structure had been created for tax and management purposes. Mr. Hatch confirmed that

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ownership documentation had been provided verifying that the same individual was connected to the listed entities and therefore controlled both the property and associated water rights. Mr. Jacobson asks about the designation of Parcel A as a common area and how it would be held following subdivision approval. Questions were raised regarding whether each lot owner would receive a percentage ownership in the common area or whether the property would remain in the developer's name. Mr. Jacobson explained that in most subdivisions the common area is shared proportionally among lot owners, typically as an undivided fractional interest. Mr. Harmer noted that if the ownership interest were not distributed among the lot owners, the parcel could be taxed separately. After discussion, the Mr. Jacobson indicated that the most common and straightforward method would be for each of the nine lot owners to hold an undivided one-ninth interest in the common area, with taxation distributed proportionally through each lot. Mr. Jacobson also reviewed the road construction for the subdivision. He noted that the road was still under construction and that the final road base and surface materials had not yet been completed. Ms. Miles confirmed that additional base material and final improvements would be installed and that the work would be completed according to the engineered road design. It was explained that the engineer would be required to certify the road construction, including compaction testing and other required inspections, before final approval could be signed. Additional discussion addressed easements identified in the title report. Ms. Jarrett noted that several easements were referenced in the title search but only a portion of them appeared on the submitted plat. These included utility easements, ingress and egress easements, and other historical easements such as a power easement previously granted to Utah Power and Light. Ms. Jarrett explained that the ordinance requires easements referenced in the title report to be noted on the final plat, either through mapped locations or by listing them in the title block. Staff advised that the plat could be updated to include a notation identifying the applicable easements before final recording. Mr. Jacobson further discussed road access and emergency access to the subdivision. Ms. Miles indicated that a secondary access route existed to the north that could provide an alternate exit if necessary. Mr. Jacobson noted that the subdivision layout appeared well designed and that significant progress had been made on site improvements. Mr. Harmer suggested that approval of the subdivision could be

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considered contingent upon completion and certification of the road construction, inclusion of the easement notations on the final plat, and clarification in the CC&Rs regarding the ownership interest in the common area. Mr. Jacobson also discussed the concept of a pioneering or off-site improvement agreement, noting that because the developer was constructing significant road improvements, future developments in the area that benefit from the road could potentially reimburse a proportional share of the cost within a specified time period. Mr. Jacobson indicated that such provisions could be included as part of the approval record.

The motion is made by Gene Jacobson to approve the application filed by Michelle Miles (Rockwood Hollow Subdivision) for a 9-lot Major Subdivision. The proposed subdivision is located west of Mount Pleasant in the Agriculture Zone. Lot-1 of 11.85 acres, Lot-2 of 6.05 acres, Lot-3 acres of 6.38 acres, Lot-4 of 6.84 acres, Lot-5 of 6.34 acres, Lot-6 of 6.53 acres, Lot-7 of 6.23 acres, Lot-8 of 6.09 acres, Lot 9 of 6.39 acres, Common Area of 13.67 acres. ***Parcel #S-22284 and S-22284X.*** Including the following stipulations: that the common area be allocated as an undivided one-ninth interest to each of the nine lots; that a pioneering agreement be granted to the developer allowing the developer to recoup a proportionate share of off-site road improvement costs for a period of ten years; that the agreement would not be administered by the County but that future subdivision approvals in the area would notify applicants of the agreement, with the developer responsible for initiating the reimbursement request when additional subdivisions are proposed; that the off-site improvements be completed in accordance with the Sanpete County Roadway and Construction Design Manual requirements; and that all easements identified in the current title report be noted on both the preliminary and final plats prior to recording.

Reed Hatch seconded the motion. All in favor, none oppose. The motion passes.

After the motion was made, Mr. Jacobson provided additional comments regarding how the property may be assessed for tax purposes. The comments were advisory in nature and were not directly related to the motion before the Planning Commission.

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Discussion and possible approval of a 3-lot Small Subdivision (Juniper Hills Subdivision) application by Jennifer Kartchner. The proposed subdivision is located west of Mount Pleasant in the Agriculture Zone. Lot - 1 of 7.00 acres, Lot - 2 of 6.00 acres and Lot - 3 of 13.32 acres. Parcel #'s S-22280X10, S- 22280X15, S- 22280X18, S-22280X19.

Jennifer and Chad Kartchner are present. Ms. Sorensen presents the item and Ms. Sorensen reported that the required documentation has been submitted including a plat map, signed and notarized Owner Affidavit. Approved septic tank permits had been obtained by the Central Utah Health Department, Water Right Certificate showing the required flow had been provided, with confirmation that the well had been drilled. The Police/Fire/Ambulance waiver had been signed. A power feasibility letter from Rocky Mountain Power confirmed power availability on site. Additional documentation included a title search, verification that taxes had been paid, floodplain information, and payment of required fees. Ms. Sorensen states the road improvements are being made. She also reported that the County Recorder and County Address Coordinator had not reviewed and approved the surveys.

Mr. Harmer asks about the clearance with the water right still in protest. Ms. Sorensen states it is not out of the protest time frame. Ms. Kartchner addresses the board members and asks to explain what has been happening. Ms. Kartchner explains she started the process in 2022 and met with Steven Jensen to go over certain guidelines as the Ordinances are difficult to understand. She explains she was denied when she asked to present a Preliminary Plat to the Planning Commission and was told she needed to submit both the Preliminary Plat, Final Plat, and the entire checklist completed. She states there is correspondence between her and Mr. Jensen showing he advised her of that process. Ms. Kartchner continues stating she submitted her application on October 8, 2025 and five days later received notification that Mr. Jensen was resigning and that due to staffing issues all approvals would be paused until February. Ms. Kartchner states she reached out to the Zoning Administrator asking for an update on the status. She states she had to obtain a construction loan to complete the road improvements and the delays have caused a hardship for her family. Ms. Kartchner states her attorney is present as well. Mr. Hatch asks about the roadway on the west side of the subdivision, noting the lots appear to extend past the fence line. Ms. Kartchner states she had

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a conversation with the Jorgensen family and they indicated the fence could remain with a Fence Line Agreement. Mr. Hatch also raises concern that one lot appears to be split by a road and states that per the County Ordinance this is not allowed. Mr. Olsen states that as long as the easement goes all the way to the property line it should be acceptable. Ms. Kartchner asks for clarification regarding the need for a Fence Line Agreement. Mr. Hatch states he does not believe one is necessary and that the existing fence could simply be moved to the edge of the property line. Mr. Jacobson raises concerns about “No Trespassing” signs posted on a public access road. Discussion follows regarding the road and fence line. Multiple conversations occur at the same time and portions of the discussion cannot be clearly distinguished on the recording. Mr. Hatch suggests Ms. Kartchner speak with Ms. Miles about moving the fence on the south side of the property to the boundary line so that a Fence Line Agreement would not be necessary. Mr. Jacobson states the subdivision may be close to the threshold requiring the road to be asphalted under the County Roadway Design Manual and notes that he counted several residences in the area but not all of them. Mr. Hatch asks if those residences are legal. Ms. Pyper states that matter is not related to Ms. Kartchner’s property. Ms. Kartchner asks if the situation would affect her subdivision and Mr. Harmer states it does not. Ms. Johnson states everything appears correct from the Recorder’s perspective except that on February 26 the Simmons property was transferred from a trust into individual ownership and the plat will need to be updated to reflect that change. Ms. Kartchner states the documents were updated as of that morning. Mr. Harmer asks which portion of the road would need to be constructed to County standards. The Commission reviews Google Maps displayed on the television while Mr. Olsen provides a description of the road and surrounding terrain. Mr. Harmer explains the section of road outside the subdivision that would need to be completed. Ms. Kartchner states that only the road within the subdivision has been completed and the outside portion has not. Mr. Harmer states those would be considered off-site improvements. Ms. Kartchner states the project qualifies as a Small Subdivision and that the Ordinance does not require infrastructure outside the subdivision. Mr. Olsen continues explaining the roadway requirements. Ms. Kartchner states that Mr. Jensen had informed her that no infrastructure outside the subdivision would be required. Mr. Harmer responds that the Commission follows the

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Ordinance rather than verbal guidance. Ms. Kartchner states the Zoning Administrator serves as the gatekeeper and she has written correspondence and voice recordings documenting the guidance she received. Mr. Jacobson states that a cul-de-sac or turnaround may be required and notes that the Roadway Design Manual states that if a road exceeds 500 feet there must be a turnaround such as a hammerhead configuration. Discussion follows regarding possible turnaround locations. Ms. Kartchner references Sanpete County Small Subdivision Ordinance Title 13.080.060(i) stating that a subdivision does not require infrastructure beyond what is generally available in the surrounding area. Additional discussion occurs regarding the Ordinance. Ms. Kartchner also references Utah Code 17-27a-605 as supporting the same position. Mr. Jacobson states there are still parameters that must be met in order to qualify as a Small Subdivision. Mr. Olsen reads portions of the Sanpete County Subdivision Ordinance including Title 13.080.060(h), (i), and (j), which address acceptable access to a public street, infrastructure requirements consistent with surrounding areas, and required improvements. Mr. Olsen also reads from Sanpete County Subdivision Ordinance 13.24.040 regarding street requirements, stating that all streets within unincorporated Sanpete County must meet the standards outlined in the Sanpete County Road Design Manual and that if a conflict arises the Road Design Manual will control. The discussion then references the Low Volume Gravel Road standard within the Roadway Manual. Mr. Jacobson acknowledges the applicant's efforts to complete the project properly. Ms. Jarrett asks what the next step in the process will be. Ms. Kartchner states the requirements being discussed create an excessive burden. Mr. Hatch states his concern is that Ms. Kartchner has written documentation and recordings of the guidance provided by Mr. Jensen while he was serving as a County representative. Mr. Daniels states Mr. Hatch is correct that such information would be relevant, however he has not personally seen any written documentation from Mr. Jensen. He notes he is aware of an approximately hour-and-a-half recorded phone call and requests that if such materials exist they be submitted for review. Ms. Kartchner states that Mr. Daniels has not yet met with her attorney regarding the documents. Mr. Daniels states documents can be submitted through Ms. Sorensen. Discussion becomes heated. Ms. Jarrett again asks what the next step should be. Mr. Harmer advises that the roadway issues should be clarified before proceeding further. Ms. Kartchner again explains the hardship the delays have caused

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her family. Mr. Harmer reiterates that the Commission must follow the Ordinance. Mr. Atkinson asks how long the road segment requiring approval would be. Ms. Kartchner states she requested that information on January 8 but has not received a response regarding the location or length of the required improvements. Mr. Jacobson states their engineer could determine that by reviewing the Roadway Design Manual. Mr. Olsen states that information had previously been communicated. Ms. Kartchner states they requested it in writing to avoid completing the work incorrectly. Mr. Olsen states the access easement description identifies where the road improvements would need to occur. Ms. Kartchner states they formally requested that information, including through a GRAMA request, and had not received a response. Mr. Olsen states the matter had been turned over to the County Attorney's Office. Mr. Daniels states he spoke with Ms. Kartchner's counsel regarding the Utah Government Records Access and Management Act request and informed them that several requests were overly broad in time and scope. He states there was an agreement that if an updated request were submitted the County would comply. Mr. Atkinson asks if the easement meets the standard requirements. Mr. Harmer states that it does. Mr. Hatch reiterates that Ms. Kartchner should provide the documentation she referenced to the County Attorney so the matter can move forward. Mr. Daniels states the materials should be sent to both the County Attorney's office and Ms. Sorensen. Ms. Kartchner states her attorney will submit them. Discussion again becomes heated. Mr. Harmer interrupts the discussion and states the meeting needs to move forward. He thanks Mr. Daniels for participating in the meeting and for providing legal guidance. Mr. Harmer states the relevant information is contained in the County Ordinance and the Roadway Design Manual and encourages the applicant to review those materials during the due diligence period. Mr. Jacobson suggests that the applicant's civil engineer review the Ordinances and Manuals so the remaining requirements can be completed and approved. Mr. Harmer states all supporting documentation should be submitted to Ms. Sorensen and Mr. Daniels so the process can move forward and any required updates can be added to the plat. Ms. Kartchner asks that the materials be reviewed within thirty days. Mr. Harmer assures her the items will be reviewed in a timely manner and states that he was present in the office earlier that morning when the updated documents were submitted and that they were reviewed at that time.

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The motion is made by Claudia Jarrett to table the application filed by Jennifer Kartchner (Juniper Hills Subdivision) The proposed subdivision is located west of Mount Pleasant in the Agriculture Zone. Lot - 1 of 7.00 acres, Lot - 2 of 6.00 acres and Lot - 3 of 13.32 acres. *Parcel #'s S-22280X10, S- 22280X15, S- 22280X18, S-22280X19.* Pending submission of particular documents related to the discussion with the prior Zoning Administrator to Heidi and get an official opinion from the County Attorney and at that point in time when other things that we talked about tonight whether the road is required, the water is out of protest period, and a submission of an approved Water Right is done we will then entertain an approval and discussion of the subdivision.

Reed Hatch seconds the motion. All in favor, none oppose. The motion passes.

Approval of February Minutes

Motion is made by Claudia Jarrett to approve the Planning Commission minutes from February 03, 2026, with no corrections.

Jo-Anne Riley seconded the motion. All in favor, none oppose. The motion passes.

Other Business (if necessary)

Ms. Pyper addresses the members and informs them about the Regional Growth Summit in Richfield scheduled for May 6, 2026 from 5:00 PM to 9:00 PM.

Ms. Jarrett asks for clarification regarding a statement in the previous month's minutes which read that Mr. Fox explained that under current state law water rights may be protected for up to forty years if assigned to a subdivision, even if not immediately used. Mr. Harmer states that to his understanding that information is correct and that the protection period could potentially be extended. Ms. Jarrett also states that at a meeting she attended there is a law firm (engineering firm as clarified by Ms. Jarrett) working to gather data related to water well metering. Ms. Jarrett states the County may need to make a statement that wells and shared wells must now be metered and reported. Mr. Hatch responds that this topic was discussed a couple of years ago and that it is not the County's responsibility to enforce metering. He states the County cannot withhold a building permit based on whether a well is metered and that monitoring well metering is the responsibility of the State. Mr. Olsen states that on average approximately one hundred wells are drilled in Sanpete County each year. Multiple

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discussions occur at the same time and portions of the conversation cannot be clearly distinguished on the recording. Mr. Harmer states he would like to address the .25 supplemental water requirement referenced in the County ordinance and also discuss Sensitive Land and Cluster Subdivision regulations under Title 13.32. Ms. Sorensen states that everyone has now been added to City Inspect.

Adjournment

With no further business before the Planning Commission, a motion to adjourn is made by Reed Hatch.

Claudia Jarrett seconded the motion. All in favor, none opposed, and the motion passes. The meeting is adjourned at 9:23 PM.