

Sanpete County Planning Commission Meeting

May 05, 2026 6:30 P.M.

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

Attendees: Planning Commission Board Members: Claudia Jarrett, Gene Jacobson, Justin Atkinson Jo-Anne Riley and Dallin Carter. Also in attendance is Sanpete County Commissioner Mike Bennett, Sanpete County Deputy Clerk Heather Pyper, Sanpete County Recorder Talisha Johnson and Sanpete County Code Enforcement Officer James Richins. Chairman Cody Harmer and Sanpete County Zoning Administrator Heidi Sorensen have been excused.

Planning Commission Chair Pro-Tem Claudia Jarrett calls meeting to order.

Ms. Jarrett informs attendees that an item had been added to the agenda at the last minute by Commissioner Bennett. She clarified that the item was listed strictly as a discussion, meaning the purpose was only to consider whether the Commission may want to pursue or investigate the possibility of creating a new ordinance. She emphasized that no public comment would be taken on this item during this meeting. She further explained that the discussion would be brief and limited, and that the item would likely be moved to a future work meeting for more detailed review. If the Commission chose to move forward, the ordinance would be formally drafted and presented at a later date as a proposal, including a regulatory matrix. At that point, it would go through the full public process, including a public hearing where public input would be invited. When asked for clarification on which agenda item she was referring to, Ms. Jarrett responded that it was the discussion regarding a potential Sanpete County ordinance for solar farms and data centers.

Approval of the Agenda

A motion is made by Gene Jacobson to approve the agenda.

Jo-Anne Riley seconded the motion. All in favor, none opposed and the motion passes. Vote by voice: Gene Jacobson, yes; Claudia Jarrett, yes; Dallin Carter, yes; Justin Atkinson, yes.

Discussion and possible approval for a 4-lot Small Subdivision (Asgard Subdivision) application by Thor Bjarnson. The proposed subdivision is located south of Moroni in the Agriculture Zone. Lot - 1 of 5.00 acres, Lot - 2 of 6.00 acres, Lot - 3 of 5.00 acres and Lot - 4 of 5.00 acres. Parcel # S-25634X3.

Sanpete County Planning Commission Meeting

May 05, 2026 6:30 P.M.

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

Brian Gibbons, Agatha Gibbons, Diane Bjarnson are present. Mrs. Jarrett presents the item and invites the applicant's to come forward. The Commission began reviewing details of the plat and supporting materials. Mr. Jacobson asked for clarifications regarding a parcel located north of Lot 4 that did not carry a lot designation. Mr. Gibbons confirmed that this is a remainder parcel and not part of the subdivision. This led to further discussion about the existing well located on that parcel. While the well itself has already drilled, Mr. Jacobson noted that Lot 4 relies on that well for water, even though it is not located within the subdivision boundary. Because of that, Mr. Jacobson emphasized the need for a formal legal document, such as a deed restriction, easement agreement, or written instrument, clearly establishing that Lot 4 has permanent access to the well and associated water rights. Mr. Gibbons indicated that documentation is in process due to complications involving a deceased party on the original water right. Mr. Jacobson requested that formal proof be provided to ensure long-term access and legal clarity for future property owners. The discussion then turned to utilities and infrastructure. Mr. Gibbons confirmed that conduit for water had been installed beneath the roadway, and a public utility easement is shown on the plat. Mr. Jacobson recommended ensuring that all utility easements, tied to the well and electrical service, are clearly documented and labeled for clarity. Road access and layout were also reviewed. A previously existing road connection was determined to be non-compliant due to its proximity and angle relative to Utah State Route 132. As a result, that portion has effectively become a private driveway rather than a public access point. The subdivision's primary access will instead be from the cul-de-sac. Mr. Jacobson clarifies that while the road is built to county standards and open to public use, maintenance responsibility will remain with the subdivision. Mr. Jacobson raised concerns regarding drainage along the roadway, specifically whether a bar pit or drainage feature is needed to manage runoff and prevent erosion or water damage to Lot 1. Mr. Gibbons noted that a culvert pipe has been installed, but no specific requirement for a bar pit had been identified by engineers. Mr. Jacobson recommended further evaluation to protect the applicant's investment and ensure long-term road stability. Ms. Jarrett states, the title report identified multiple historical easements, including those associated with Mountain States Telephone and Telegraph and Moroni Irrigation, as well as a possible oil and gas lease. While a general public utility

Sanpete County Planning Commission Meeting

May 05, 2026 6:30 P.M.

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

easement is shown on the plat, Mr. Jacobson pointed out that the specific locations of these recorded easements are not clearly identified. For the benefit of future property owners, the applicant was advised to work with the surveyor to either map these easements accurately or include a clear note referencing their existence and recorded locations. Mr. Gibbons acknowledged that these easements were intended to be included and committed to following up to ensure they are properly reflected on the plat. It was also noted that a stop sign will be required where the subdivision road connects to the highway. Ms. Pyper advised the applicant to coordinate with the county road supervisor to complete that requirement. Ms. Pyper then confirmed for the record that all major application components had been submitted and reviewed, including the engineer's road letter, site plan, owner affidavit, septic approval, water rights certificate, state-approved access permit, emergency services acknowledgment, solar plan, floodplain evaluation, tax clearance, title report, and both preliminary and final surveys. The subdivision has also been reviewed and approved by the county recorder and address coordinator. Overall, the subdivision appears substantially complete, with the primary outstanding items being: formal documentation ensuring water access for Lot 4, clarification and mapping of recorded easements, and minor infrastructure considerations such as drainage and signage.

The motion is made by Gene Jacobson to approve the application filed by Thor Bjarnson for a 4-lot Small Subdivision (Asgard Subdivision). The proposed subdivision is located south of Moroni in the Agriculture Zone. Lot - 1 of 5.00 acres, Lot - 2 of 6.00 acres, Lot - 3 of 5.00 acres and Lot - 4 of 5.00 acres. **Parcel # S-25634X3**. With the caveat of a stop sign to be installed at the subdivision entrance in accordance with county road requirements. That a legal document be provided establishing that Lot 4 shall have permanent access to water and electricity through an easement associated with the existing well. That the document specifically identify the applicable water right number and confirm that the point of diversion at the well pertains to Lot 4. In addition, that the applicant further investigate and address the perpetual oil and gas lease identified within the title search documentation.

Sanpete County Planning Commission Meeting

May 05, 2026 6:30 P.M.

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

Dallin Carter seconded the motion. All in favor, none oppose. The motion passes.

Ms. Jarrett welcomes James Richins to the meeting.

Discussion and preliminary approval for a 1- lot Major Subdivision (Sterling Lakeview Subdivision) application by Sam Maestas. The proposed subdivision is located north of Sterling in the RA-2 zone. Lot- 1 of 3.62 acres. Parcel #S-7256X5.

Discussion was held regarding the proposed subdivision application and the status of the preliminary plat. Mr. Richins presents the submitted materials and noted that several required items had been approved, including the plat map, town range section map, owner affidavit, city buffer form, site plan, septic tank permit, water right certificate, road access, police/fire/ambulance waiver, Rocky Mountain Power feasibility, floodplain certificate, and stormwater plan. The preliminary survey remained under review pending Commission approval, and final survey approval would be contingent upon completion of all requirements. It was also noted that road access had not yet been approved. Ms. Jarrett discussed concerns previously identified during the prior meeting, including frontage requirements, water transfer documentation, hammerhead turnaround sizing and design, and other redlined corrections from the engineer review. Questions were raised regarding whether an updated plat reflecting those corrections had been submitted. Mr. Richins indicated that the most recent plat on file was the version previously reviewed and that no updated plat had yet been received addressing all required revisions. Ms. Jarrett questions whether preliminary approval could still move forward, acknowledging that the item had not previously been listed for action on the agenda and therefore no formal action had been taken at the earlier meeting. Ms. Jarrett noted that the applicant had requested preliminary approval in order to provide documentation to a lender while final corrections were being completed. Mr. Atkinson and Mr. Jacobson expressed that they were generally comfortable proceeding with preliminary approval provided the applicant addressed the outstanding redlined items identified by staff and the engineer. Discussion clarified that all required revisions would need to be completed and reflected on an updated plat prior to final approval. Mr. Jacobson also noted that the applicant would still need to coordinate with the surveyor and civil

Sanpete County Planning Commission Meeting

May 05, 2026 6:30 P.M.

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

engineer to ensure all required corrections were incorporated before the subdivision could proceed further.

The motion is made by Jo-Anne Riley to approve the application filed by Sam Maestas for a 1-lot Major Subdivision (Sterling Lakeview Subdivision). The proposed subdivision is located north of Sterling in the RA-2 zone. Lot- 1 of 3.62 acres. *Parcel #S-7256X5*.

Justin Atkinson seconded the motion. All in favor, none oppose. The motion passes.

Discussion and preliminary approval for a 7-lot Major Subdivision (West Haven Subdivision) application by Dale Lewis. The proposed subdivision is located east of Wales in the Agriculture Zone. Lot -1 of 9.63 acres, Lot 2 of 9.63 acres, Lot - 3 of 9.20 acres, Lot - 4 of 9.53 acres, Lot - 5 of 9.86 acres, Lot - 6 of 8.59 acres, Lot - 7 of 8.96 acres. Parcel # S-25809 and S-25827.

Leon Day is present. Mr. Richins presents the submitted materials and noted that several required items have been approved, including the plat map, township/range/section map, owner affidavit, site plan with setbacks, septic permit, fire/police/ambulance waiver, title search, tax notice, floodplain certificate, and stormwater plan had all been approved. Mr. Richins noted that the survey still required corrections and remained subject to final approval. Ms. Jarrett asked whether the current review was only for preliminary approval, and discussion followed regarding the status of the utilities and infrastructure. Mr. Jacobson questions the location of the well and whether a shared well agreement had been submitted if one well was intended to serve all seven lots. Mr. Jacobson noted that one well could potentially satisfy the subdivision requirements, but had not yet seen a formal well agreement between the lots. Mr. Richins confirmed that the applicant had submitted water rights documentation. Discussion also focused on utility installation requirements. Mr. Jacobson noted that County subdivision regulations require utilities to be installed underground. Questions were raised regarding overhead power lines observed near the entrance of the subdivision and whether those poles predated the current development. It was acknowledged that if the poles were existing infrastructure, they may have been permitted to remain, while utilities within the subdivision itself appeared to comply with underground installation

Sanpete County Planning Commission Meeting

May 05, 2026 6:30 P.M.

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

requirements. Additional discussion addressed roadway improvements and engineering requirements. Mr. Jacobson noted that because the application was a major subdivision, the applicant would need to provide engineered documentation confirming that the roadway had been properly constructed. Although the road infrastructure was already in place and appeared to be completed, the Mr. Jacobson stated they still needed verification regarding the underlying road base and construction standards. Mr. Day explained that testing would likely involve taking core samples or similar engineering verification measures. Mr. Atkinson states that, conceptually, the subdivision appeared to meet the required criteria for lot sizes, layout, and infrastructure placement. Mr. Jacobson expressed that the project appeared to be progressing appropriately toward preliminary approval, though additional documentation and engineering verification would still be required before final approval could be considered.

The motion is made by Justin Atkinson to approve the application filed by Dale Lewis for a 7-lot Major Subdivision (West Haven Subdivision) The proposed subdivision is located east of Wales in the Agriculture Zone. Lot -1 of 9.63 acres, Lot 2 of 9.63 acres, Lot - 3 of 9.20 acres, Lot - 4 of 9.53 acres, Lot - 5 of 9.86 acres, Lot - 6 of 8.59 acres, Lot - 7 of 8.96 acres. *Parcel # S-25809 and S-25827.*

Dallin Cater seconded the motion. All in favor, none oppose. The motion passes.

Discussion and preliminary approval for a 6-lot Major Subdivision (Marianne Estates) application by Jennifer Willson. The proposed subdivision is located west of Centerfield in the RA-2 Zone. Lot - 1 of 1.026 acres, Lot - 2 of 1.026 acres, Lot - 3 of 1.026 acres, Lot - 4 of 1.026 acres, Lot - 5 of 1.026 acres, Lot - 6 of 1.026 acres.
Parcel # S-10208X2

Leon Day, Marianne Flygger, Jennifer and Lance Willson are present. Mr. Richins presents the submitted materials and noted that several required items has been approved, including the plat map, township/range/section map, owner affidavit, city buffer zone form, site plan, road access approval, police/fire/ambulance waiver, title search, floodplain certificate, and stormwater plan had all been approved. He noted that the final survey was still pending.

James also explained that the city buffer zone form still required the applicants to complete

Sanpete County Planning Commission Meeting

May 05, 2026 6:30 P.M.

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

the top portion for the city's records and stated he had discussed the matter with Kevin Daniels. Discussion then turned to the subdivision's water situation. Mr. Jacobson noted that this was one of the first subdivisions reviewed in that area since prior concerns regarding water certificates and water rights and asked whether the issue had been resolved and documented. Mr. Willson explained that they had entered into a connection agreement with Centerfield City for culinary water service. As part of that agreement, they would convey water certificates to the city. In addition, each lot would retain two irrigation water shares. Mr. Willson clarified that the city required the water to be converted from underground to surface shares as part of the agreement. Mr. Atkinson confirmed that the subdivision would connect to existing infrastructure already located along the roadway, including an eight-inch water line and a twelve-inch sewer line. Mr. Willson stated that previous disagreements with the city regarding water had been resolved and that the matter was ready to move forward. Additional discussion focused on public utility easements shown on the plat. Mr. Jacobson noted that the County ordinance references perimeter public utility easements around lots but explained that the Commission had not consistently required those easements in recent years as long as setbacks have been provided. Mr. Jacobson noted that this subdivision included a fifteen-foot perimeter utility easement around the lots and questioned whether the Commission should revisit the ordinance language during a future work meeting. Mr. Willson explained that the utility easement had been included at the request of Centerfield City as part of the development agreement to allow for future infrastructure needs. Mr. Atkinson discussed the distinction between utility easements and drainage easements, with some members expressing that drainage easements may still provide value for future stormwater management or runoff control. It was ultimately agreed that the broader issue regarding perimeter utility easements and ordinance consistency would be more appropriately addressed during a future work meeting rather than as part of the current subdivision review.

Sanpete County Planning Commission Meeting

May 05, 2026 6:30 P.M.

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

The motion is made Gene Jacobson to approve the Preliminary Plat application filed by Jennifer Willson for a 6- lot Major Subdivision (Marianne Estates). The proposed subdivision is located west of Centerfield in the RA-2 Zone. Lot - 1 of 1.026 acres, Lot - 2 of 1.026 acres, Lot - 3 of 1.026 acres, Lot - 4 of 1.026 acres, Lot - 5 of 1.026 acres, Lot - 6 of 1.026 acres. ***Parcel # S-10208X2.***

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

Mr. Willson acknowledged that the subdivision would return to the Planning Commission for final plat approval and stated that any remaining questions regarding utility easements could be addressed at that time. Mr. Day stated, prior to final approval, all utilities would be installed and the engineering work for the roadway, sewer, and water infrastructure would be completed. Discussion focused on the purpose of the proposed public utility easement shown on the plat. Mr. Jacobson asked whether the easement was being required because the subdivision bordered neighboring properties or directly adjoined the city. Mr. Willson clarified that there was one additional property between the subdivision and Centerfield City, meaning the subdivision did not directly border the city. Mr. Willson explained that the utility easement was included as part of their connection agreement with Centerfield City and was intended as a gesture of cooperation to allow for potential future infrastructure access if needed. They stated that their intent was simply to be “city friendly” and to demonstrate a willingness to accommodate future utility needs. They also acknowledged that they may have interpreted the agreement more broadly than necessary and that if the easement was not required by the County or the city, they would be willing to remove it from the plat. Mr. Jacobson noted that developers generally should not be required to provide public utility easements solely for the benefit of neighboring properties, as those responsibilities typically fall to the adjoining landowners. It was further noted that, because the subdivision did not directly border the city and existing sewer and water infrastructure were already located within the county road, there did not appear to be a clear need for additional perimeter utility easements.

Sanpete County Planning Commission Meeting

May 05, 2026 6:30 P.M.

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

Discussion of concept review for a Concept plan review for 6-lot Major Subdivision (Grizzly Gulch Subdivision, Phase 1) application by Kris Jorgensen. The proposed subdivision is located south of Mt. Pleasant in the RA-1 Zone. Lot - 1 of 1.04 acres, Lot - 2 of 2.00 acres, Lot - 3 of 2.00 acres, Lot - 4 of 2.00 acres, Lot - 5 of 1.97 acres, Lot - 6 of 3.57 acres. Parcel # S-26268X1 and S-26268X2.

Kris Jorgensen and Casey Peterson are present. Mr. Richins presents the submitted materials and noted that several required items have been approved, including the plat map submission, township/range/section map, city buffer zone form, site plan, septic system approval through Mount Pleasant City, water service through Mount Pleasant City, stormwater plan, floodplain evaluation (with corrections still needed), and police/fire/ambulance waiver (also needing corrections). The owner affidavit and road access still required corrections, and a final survey remained pending. Mr. Jorgensen explained that the development is located on the edge of Mount Pleasant City limits and is designed as a phased subdivision. Phase one includes primarily two-acre lots, with potential future phases depending on market demand. Mr. Jorgensen stated that the project is designed in coordination with Mount Pleasant City utilities. The city is not annexing the property but is providing culinary water, sewer, and power through a development agreement. A key component of the project is extending and looping the city sewer system, beginning from an existing connection near Horseshoe Mountain Hardware and tying it through future phases of the subdivision. The project is designed to support future expansion while minimizing disruption to existing county roads. Discussion clarified that the main access road connects from Stewart Lane (9700 East), with future development expected to create a loop system rather than a dead-end cul-de-sac. Commissioners raised questions about roadway connectivity, naming confusion between adjacent roads, and long-term circulation plans, especially given concerns about narrow access and future traffic demand. Mr. Jorgensen explained that future phases would complete the loop and improve circulation. Mr. Peterson stated utility placement, noting that a 10-foot public utility easement (PUE) is being placed around lots consistent with city requirements. Mr. Jorgensen explained that utilities are being routed to the rear of lots at the city's request to accommodate future infrastructure expansion and avoid disturbance to existing county roads. Power and sewer infrastructure are already partially installed or planned in

Sanpete County Planning Commission Meeting

May 05, 2026 6:30 P.M.

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

coordination with the city. Additional discussion focused on long-term connectivity to surrounding parcels, including the possibility of extending roadway access westward to improve ingress/egress options and regional connectivity. Mr. Atkinson emphasized the importance of coordinated planning with adjacent developments and the city's master transportation plan. Ms. Jarrett reiterated that this was a concept-level discussion intended to identify issues early in the process, particularly regarding roadway alignment, utility coordination, and future phase planning, but no formal action or approval was taken.

Discussion of easement for Terry Litster to Parcel # S-6294.

Mr. Lister and Leon Day are present. The Commission reviewed a discussion regarding access requirements and roadway standards for a property consisting of three grandfathered parcels. Staff and Commissioners discussed whether the matter constituted a subdivision or whether it should be treated as individual building lots served by a private access. Mr. Richins explained that the property consists of three grandfathered parcels created prior to 1981 and accessed by an existing private drive. He noted that the road is narrow at the entrance, approximately 24 feet due to historic fencing and boundary constraints, but expands further into the property where utility access and easements are already established. He clarified that while the frontage appears limited, the parcels were legally created long before current subdivision standards and are not being processed as a new subdivision. Mr. Day added that long-established utility lines along the corridor indicate that easements have existed for many years. He explained that because these are grandfathered parcels and not a new subdivision, full subdivision roadway standards may not apply in the same way, even though the access remains under review for safety and functionality. Discussion focused on whether the County's 66-foot public roadway standard applies in this situation. Mr. Jacobson noted that the Roadway Design and Construction Manual generally requires a 66-foot right-of-way for public roads, but questioned whether that standard should apply to private access serving only three dwelling units on grandfathered parcels. It was further discussed that the access appears to function as a private road rather than a public subdivision road, and therefore may not require full subdivision roadway standards. Commissioners referenced prior County approvals where reduced roadway widths were accepted in similar

Sanpete County Planning Commission Meeting

May 05, 2026 6:30 P.M.

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

circumstances based on existing development patterns and safety considerations. The Commission also discussed safety and emergency access concerns, including whether emergency vehicles could safely access the properties and whether existing utilities and easements along the corridor impact access design. It was noted that telephone and power lines exist along the property boundary and may include historic easements, though exact documentation and widths were unclear. A question was raised regarding whether Planning Commission review was necessary if the parcels are not being subdivided. It was discussed that building permits would still require zoning and building department review, but the need for Planning Commission action on roadway width standards was questioned. Ms. Jarrett questions whether the issue represented a variance request or a clarification of ordinance applicability, noting that it may stem from interpretation of the County's roadway design standards rather than a formal subdivision application. Mr. Lister confirmed that no further subdivision is currently planned and that the intent is to construct one home initially, with potential future individual sales of the remaining parcels, each of which would require access agreements consistent with private road standards. Any future development beyond that would be required to comply with County standards at that time. After discussion, the Commission reached a general understanding that the issue appears to stem from applying subdivision roadway standards to grandfathered parcels and private access rather than a new development. The consensus was to refer the matter back to the zoning administrator and Building Department for clarification to determine the appropriate interpretation of the ordinance and whether the 66-foot roadway requirement applies in this situation.

Discussion of Conditional Use Permit for Bob Stephenson (Wind Walker Homestead).

This item has been tabled until June 2nd 2026.

Discussion of updates to Sanpete County Land Use Matrix.

The Commission reviewed updates to the County business license matrix and definitions. Mr. Richins presented a revised Land Use Matrix, noting it had been placed on the shared drive for review by the Commission. The update was described as a comprehensive revision

Sanpete County Planning Commission Meeting

May 05, 2026 6:30 P.M.

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

intended to align business license categories with updated definitions and to incorporate missing categories not currently addressed in County ordinance. It was explained that many new business types are currently not defined within the County's existing matrix, creating gaps in how business license applications are processed. Staff noted that the revised matrix includes examples and definitions adapted from surrounding counties to provide structure for categories that are currently absent locally. It was clarified that the intent was not to differentiate from other counties, but to address missing definitions and ensure consistency in County administration. Discussion followed regarding the extent of the proposed updates. Staff indicated that nearly all proposed additions represented new definitions not currently included in the County's matrix or ordinance. Commissioners confirmed they had access to the clean version of the document and had reviewed it. When asked about next steps, staff indicated that approval of the revised matrix and definitions would require consensus from the Commission, as well as formal adoption through the appropriate process. It was agreed that a work meeting would be necessary to review all proposed definitions in detail and determine which should be added or modified. Ms. Pyper noted that previous discussions had focused on pricing structures which was not the intent, and had already been approved by the County Commissioners, and clarified that the current effort was strictly focused on definitions and zoning classifications. Staff confirmed that most categories would require addition or revision. Discussion included whether airstrip-related uses were included in the updated matrix, which staff confirmed they were. Commissioners also raised questions regarding inclusion of bunkhouse definitions and whether clarification from staff (Heidi) would be needed prior to finalizing the document. It was noted that some related items were already scheduled for public hearing on June 2nd. Staff and Commissioners agreed that additional clarification was still needed on certain definitions before final adoption. It was suggested that a work meeting be scheduled to finalize remaining categories, followed by public hearing as required for ordinance amendments to the business license matrix and definitions. The Commission concurred that no final action would be taken at this time and that further review with staff would be scheduled to complete the update process.

Sanpete County Planning Commission Meeting

May 05, 2026 6:30 P.M.

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

Discussion of Sanpete County Ordinance for Solar Farms and Data Centers.

Commissioner Mike Bennett presents the item. Commissioner Bennett provided background information and requested consideration of whether the County should begin developing standards and regulations for these types of land uses. Commissioner Bennett stated that, at present, Sanpete County does not have any ordinances, zoning provisions, or matrix definitions addressing solar farms or data centers. He noted the purpose of the discussion was to begin identifying potential standards the County may want to establish in advance of any future proposals. Concerns were raised regarding the long-term impacts of solar farm development, including decommissioning and site restoration. It was noted that in some areas, solar installations have been abandoned at the end of their operational life, potentially leaving cleanup responsibilities to landowners or local jurisdictions. The Commission discussed the importance of establishing requirements to ensure proper removal, reclamation, and mitigation of visual and environmental impacts. It was further discussed that, without designated zoning or ordinance language, such uses may default to being allowed in multiple areas, which could create unintended placement across the County. Commissioners emphasized the importance of proactively defining where and how these uses may be permitted. The discussion also included data centers, with Commissioners noting increasing statewide and national interest in such facilities. It was acknowledged that even though Sanpete County has limited current activity in this area, future development is possible and should be anticipated through planning and ordinance development. Commissioners agreed that additional research is needed, including review of how other counties regulate solar farms and data centers, appropriate zoning designations, setback requirements, infrastructure demands, and environmental or visual mitigation standards. It was suggested that staff gather comparative data and examples from other jurisdictions prior to drafting any ordinance language. Ms. Jarrett expressed consensus that this item should move forward into a formal work meeting for further study and development of potential ordinance and matrix updates. It was also noted that any future regulation would likely require updates to both the land use ordinance and business/matrix definitions, followed by public hearings before adoption. The Commission concluded that this discussion serves as an initial step in addressing the topic and formally places it on record for future consideration and ordinance development.

Sanpete County Planning Commission Meeting

May 05, 2026 6:30 P.M.

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

Approval of April Minutes

Motion is made by Gene Jacobson to approve the Planning Commission minutes from April 07, 2026, with no corrections.

Dallin Carter seconded the motion. All in favor, none oppose. The motion passes.

Other Business (if necessary)

Ms. Jarrett reminded the commission of upcoming public hearings and administrative items.

Ms. Jarrett clarified that a public hearing is scheduled for June 2 at 6:30 p.m. to address the proposed Ranch-related item previously noticed. It was noted that the hearing will proceed as posted, and no additional items beyond the noticed agenda item will be addressed during that hearing. Ms. Jarrett also confirmed that a separate matter involving bunkhouse regulations had already been properly noticed and would be included in the public hearing process as required. It was reiterated that no additional public hearing items would be added outside of those already posted.

Mr. Jacobson brought forward an additional inquiry regarding an off-grid solar panel installation on private property. It was explained that the proposed system serves a single property and is not visible or impactful to surrounding properties due to the size and location of the parcel. Mr. Jacobson advised that individual off-grid solar systems of this nature are typically handled administratively through the building permit process and do not require Planning Commission review. The Commission agreed with staff's recommendation that the off-grid solar system does not require formal Planning Commission action and should be directed to the Building Department for standard permitting review. The discussion concluded with clarification of agenda timing and confirmation of the Commission's direction regarding both the upcoming public hearing items and the administrative solar permit matter.

I. Adjournment

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

Sanpete County Planning Commission Meeting

May 05, 2026 6:30 P.M.

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

Gene Jacobson seconded the motion. All in favor, none opposed, and the motion passes. The meeting is adjourned at 7:54PM.