

Sanpete County Planning Commission Meeting

July 07, 2026 6:30 P.M.

Sanpete County Courthouse, 160 North Main, Room 302, Manti, Utah

Attendees: Planning Commission Chair Cody Harmer, Board Members: Claudia Jarrett, Gene Jacobson, Jo-Anne Riley, Dallin Carter and Rick Allred. Also in attendance is Sanpete County Commissioner Mike Bennett, Sanpete County Zoning Administrator Heidi Sorenson, Sanpete County Deputy Clerk Heather Pyper, Sanpete County Recorder Talisha Johnson. Board Member Justin Atkinson has been excused.

Planning Commission Chair Cody Harmer calls meeting to order.

Approval of the Agenda

A motion is made by Cody Harmer to approve the agenda.

Jo-Anne Riley seconded the motion. All in favor, none opposed and the motion passes. Vote by voice: Cody Harmer, aye; Gene Jacobson, aye; Claudia Jarrett, aye; Jo-Anne Riley, aye; Dallin Carter, aye; Rick Allred, aye.

Discussion and possible recommendation of approval to the Board of County Commissioners regarding a moratorium on Data Center development.

Ms. Jarrett introduced a discussion regarding a proposed temporary land use regulation, or moratorium, on data center development within the county. It was noted that the Commission has successfully instituted similar measures previously, including the Pine Creek Road and solar energy facility moratoriums. Ms. Jarrett stated that data center development continues to present major issues for the community. Implementing a formal moratorium would allow the county to pause applications while demonstrating regulatory progress, which could help alleviate public concern. Ms. Jarrett suggested a formal recommendation be forwarded to the Board of County Commissioners to establish the moratorium, citing critical concerns regarding water usage, power grid capacity, general infrastructure strain, and the preservation of local agricultural land. Ms. Jarrett then opened the floor to the Commission for further discussion or a formal motion.

A motion was made by Cody Harmer to recommend a moratorium on any new data center applications to the Board of County Commissioners, to be initiated at any time the

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Commissioners see fit. It was noted that having the item officially on the agenda and discussed establishes a record of intent, even if the 180-day time limit has not yet been triggered.

Gene Jacobson seconded the motion. All in favor none oppose. The motion passes.

Discussion of an amendment to the Land Use Ordinance Section 14.94.040 (Nuisances Specified) to incorporate noise regulations in Buffer Zones.

Ms. Jarrett introduced a discussion regarding a proposed amendment to Land Use Ordinance Section 14.94.040, which would specify nuisances to incorporate noise regulations within designated buffer zones. The Commission noted that substantial progress had been made during the preceding work session, incorporating numerous suggestions and guidelines for staff. However, because a formalized ordinance document was not yet compiled and present for review, the Commission agreed it was necessary to see the amendment in its final ordinance format before taking official action. The Commission then debated the timeline for moving the amendment forward to a public hearing, weighing whether to schedule it for August or September. Ms. Pyper clarified that the public hearing notifications could be prepared in advance. This strategy allows the Commission to review and formally recommend the drafted ordinance at their August meeting, with the public hearing notice instantly posted immediately following that approval. The Commission agreed with this timeline, noting that the approach prevents unnecessary project delays and keeps the amendment moving steadily toward final adoption. No formal motions were made, as the item was restricted to discussion only.

Approval of June Minutes

Motion is made by Jo-Anne Riley to approve the Planning Commission minutes from June 02, 2026, with no corrections.

Rick Allred seconded the motion. All in favor, none oppose. The motion passes.

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Motion is made by Cody Harmer to approve the Planning Commission work meeting minutes from June 10, 2026, work meeting with no corrections.

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

Motion is made by Jo-Anne Riley to approve the Planning Commission work meeting minutes from June 24, 2026, work meeting with no corrections.

Rick Allred seconded the motion. All in favor, none oppose. The motion passes.

Other business (if necessary)

Ms. Sorensen presented an inquiry regarding a request for an overhead electrical power service connection along Sunflower Lane to power an agricultural irrigation pump. It was noted that while the property currently has power connected to existing pivots, the current capacity is insufficient for the new pump, and Rocky Mountain Power cannot draw from the existing lines due to the distance. Ms. Sorensen explained that the proposed line would run along fence lines but remain overhead on farm ground, and the property owner would sign an agricultural use affidavit. Ms. Sorensen clarified that this request is for exclusive farming operations rather than a subdivision development, meaning the standard subdivision ordinance requiring underground utilities does not explicitly apply. The Commission debated the request, balancing the county's general aesthetic and long-term infrastructure goals with the immediate needs of local agricultural operations. Several commissioners initially expressed concern, noting that the underlying intent of the county utility guidelines is to transition all services underground. They emphasized that if the land is sold or developed for residential use decades from now, a permanent overhead infrastructure could create regulatory complications, as the county would be unable to retroactively force the line underground. Some members questioned if an underground line would be more practical, but staff noted that the property owner's primary concern involves digging near established Axtell irrigation lines where utility location tracking via Blue Stakes is restricted on private property. Ms. Jarrett highlighted that the applicant is running all lines underground on their actual property, with the overhead variance limited to a single connection pole near the highway. The Commission reviewed the agricultural affidavit used for power services, which

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legally binds the property owner to use the service exclusively for farming, irrigation, and livestock care, explicitly prohibiting residential, recreational, or commercial uses without separate zoning approval. Commissioner Bennett noted that because the current county ordinance specifies underground requirements for "developments," denying an agricultural infrastructure request could expose the county to legal challenges. The Commission discussed the possibility of introducing a temporary agricultural exemption to shore up the approval and protect the county if the lot use changes in the future. The Commission ultimately provided administrative counsel to staff to proceed with the request, provided that the applicant submits a detailed map or one-line diagram from Rocky Mountain Power pinpointing the exact pole placement. To prevent similar future disputes, the Commission directed that an item be placed on a future public hearing agenda to consider amending the ordinance by removing the word "development," thereby universally requiring all new utility lines to be placed underground across all sectors. Staff noted that Rocky Mountain Power would be notified of any such rule updates.

The Commission returned to the remaining Land Use matrix items to evaluate the education cluster, noting that while institutional types overlap, their community impacts require distinct boundaries. Regarding charter schools, staff noted that the original ordinance lacked explicit zoning classifications and recommended that the county attorney review state code compliance to determine if charter schools should be treated identically to public schools. The Commission discussed the significant traffic and infrastructure demands associated with charter campuses, concluding that they are inappropriate for small residential lots. The Commission designated charter schools as Not Permitted in the half-acre RA-1 zone, Conditional in the one-acre RA-2 zone, Conditional in Agriculture, Permitted in Business Commercial, and Permitted in Public Facilities. For educational and training services, the Commission approved a matrix designation of Permitted in Agriculture, Conditional in RA-1, Conditional in RA-2, Permitted in Public Facilities, Permitted in Business Commercial, and Permitted in Industrial. For trade and vocational schools, the Commission noted that such facilities often require expansive space and generate noise or dust, making agricultural or commercial zones an ideal fit. The Commission designated the use as Permitted in

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Agriculture, Not Permitted in RA-1 and RA-2, Permitted in Business Commercial, Permitted in Industrial, and Permitted in Public Facilities. The Commission outlined the objectives for the upcoming session, directing Mr. Jacobson to apply the approved matrix updates to the active working draft. The Commission requested that the complete 331-item land use list be re-alphabetized rather than separated by category to simplify daily administrative searches. Commissioners agreed to independently review the remaining 57 inferred land use definitions ahead of the next meeting to expedite the final matrix review.

Ms. Jarrett confirmed that the draft solar energy ordinance would be placed on the next work meeting agenda specifically to address definitions and matrix parameters. This ensures the county demonstrates steady, quantifiable progress on the file during the active moratorium. Ms. Jarrett issued a directive that because the solar ordinance remains an unapproved draft, it is strictly restricted to internal Commission use and is not available for public distribution or comment until a formal public hearing is scheduled.

To address ongoing administrative overtime concerns for staff, the Commission confirmed that work sessions will look to establish a standard hour-and-a-half format directly preceding the regular monthly meetings.

Adjournment

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

All in favor, none opposed, and the motion passes. The meeting is adjourned at 7:26PM.