

Sanpete County Planning Commission Meeting

August 04, 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 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 Dallin Carter resigned.

Planning Commission Chair Cody Harmer calls meeting to order.

I. **Approval of the Agenda**

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

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

II. **Discussion and possible approval for a 1-lot Small Subdivision (King Subdivision) application by Garrett and Belle King. The proposed subdivision is located south of Axtell in the Agriculture Zone. Lot 1 of 5.00 acres. Parcel # S-11072X2**

Ms. Sorensen presents the item and states that the applicant, has completed the subdivision process and submitted the required documents including a plat map, owner affidavit, and site plan. She states the septic tank permit has been obtained. The County Road Supervisor has approved Road access. Police, fire, and ambulance waivers have been signed and submitted. A Letter of Feasibility has been submitted stating Power will be serviced by Rocky Mountain Power. The Water Right Certificate has been obtained and approved by Axtell Water District. A title search has been completed, all taxes are current, a floodplain elevation certificate and Preliminary Survey has been submitted, and all fees have been paid. The County Recorder and Address Coordinator have also approved the application. The Commission discussed the water availability status for the lot due to the active water moratorium in Axtell. Ms. Sorensen confirmed that the applicant provided a letter from the Axtell Special Service District stating that connection to the municipal water pipeline will be permitted once system expansion projects are operational. The Commission noted that the letter functions as a will serve agreement allowing the subdivision process to proceed prior to physical connection. The Commission reviewed utility service plans for the property, specifically concerning electrical power lines installed by Rocky Mountain Power. Members noted that power lines had recently been installed overhead along the access road before transitioning underground to the lot. Mr. Harmer highlighted that new overhead power installations violate current county land use ordinances, which require all newly constructed power lines to be placed underground. Commission members discussed options for addressing the non-compliant overhead power installation without unfairly penalizing the applicants. The Commission determined that while the subdivision could be approved, building permits for a primary residence should be withheld until the water system connection is operational and Rocky Mountain Power places the power line underground in accordance with county code. The Commission further directed staff to send an official notification from the county to Rocky Mountain Power regarding the mandatory underground utility requirement.

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A motion was made by Claudia Jarrett to approve a 1-lot Small Subdivision (King Subdivision) application by Garrett and Belle King. The proposed subdivision is located South of Axtell in the Agriculture Zone. ***Parcel # S-11072X2***

Rick Allred seconded the motion. Jo-Anne Riley abstains. The motion passes.

III. Discussion and possible approval for a 6-lot Major Subdivision (Grizzly Gulch Subdivision, Phase 1) application by Kris Jorgensen. The proposed subdivision is located South of Mount Pleasant in the RA-1 Zone. Lot 1 of 1.54 acres, Lot 2 of 2.25 acres, Lot 3 of 2.25 acres, Lot 4 of 2.25, Lot 5 of 2.23 acres, and Lot 6 of 3.88 acres. Parcel #'s S-26268x1 and S-26268x2.

Ms. Sorensen presents the item and states that the applicant, has completed the subdivision process and submitted the required documents including a plat map, owner affidavit, City Buffer Zone Form, and site plan. She states that septic tank permits have been obtained. Road access has been approved by the County Road Supervisor. Police, fire, and ambulance waivers have been signed, notarized and submitted. Power is available on site and will be serviced by Mount Pleasant City Power. A title search has been completed, all taxes are current, and a stormwater plan has been submitted, and all fees have been paid. The application has also been approved by the County Recorder and Address Coordinator. Mr. Atkinson asked for clarification on the proposed roadway configuration along the northern boundary. In response to member inquiries regarding right-of-way dimensions, Mr. Jorgensen clarified that the dedicated right-of-way width is officially 33 feet, with an additional 5-foot buffer provided (totaling 38.11 feet) to maintain proper setbacks from an existing fieldhouse structure along the Mount Pleasant City limit line. The applicant noted that the layout aligns with long-term regional transportation planning for a future 66-foot east-west collector corridor extending toward Horseshoe Mountain. Mr. Jorgenson confirmed that access for Lot 1 will originate off 9700 East, and that full roadway construction for the northern segment will occur during Phase 2. The applicant also confirmed that Mount Pleasant City agreed to supply municipal water in exchange for extending sewer infrastructure from Horseshoe Mountain Road, avoiding the need for individual septic systems or private wells. All utility lines, including electrical power handled through Mount Pleasant City, have been installed underground. During the plat review, Sanpete County Recorder Talisha Johnson (stating her name for the record) joined the discussion and noted discrepancies between the lot acreages listed on the preliminary plat and those shown on the final Mylar. Mr. Jorgensen and staff explained that acreages increased on the final plat because ownership of the adjacent roadway (9700 East) was incorporated into the lot calculations rather than terminating at the road centerline. The Commission examined the Mylar plat further and identified minor lot line realignments affecting Lot 6 that resulted in acreage variations from what was officially advertised in the public notice. During discussion, the Commission clarified that if the applicant adjusts the lot lines back to match the original advertised acreages, the final plat Mylar can be executed by the Chair without delay. If the applicant chooses to maintain the newly adjusted lot lines, the revised acreages must be re-advertised for public notice prior to final execution and submission to the County Commission.

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A motion was made by Gene Jacobson to approve a 6-lot Major Subdivision (Grizzly Gulch Subdivision, Phase 1) application by Kris Jorgensen. The proposed subdivision is located South of Mount Pleasant in the RA-1 Zone. Lot 1 of 1.54 acres, Lot 2 of 22.25 acres, Lot 3 of 2.25 acres, Lot 4 of 2.25, Lot 5 of 2.23 acres, and Lot 6 of 3.88 acres. **Parcel # S-26268x1 and S-26268x2.**

Cody Harmer seconded the motion. All in favor none oppose. The motion passes.

IV. Discussion and preliminary approval for a 7-Lot Major Subdivision (Seely Lane Estates Subdivision) application by Larry Seely. The proposed subdivision is located East of Fairview in the RA-1 Zone. Lot 1 of 0.81 acres, Lot 2 of 0.83 acres, Lot 3 of 0.50 acres, Lot 4 of 0.51 acres, Lot 5 of 0.84 acres, Lot 6 of 1.43 acres and Lot 7 of 2.56 acres. Parcel # S 21959X. and S-21959X3.

Ms. Sorensen noted that Fairview City is supplying municipal utility services to the development, and a signed municipal buffer zone form was provided. Staff also noted that this application connects to the previously recorded Selena Subdivision to complete the 66-foot right-of-way alignment. The Commission reviewed the preliminary plat dimensions, specifically examining the road frontage and radius measurements for Lot 1 along the cul-de-sac. Sanpete County Recorder Talisha Johnson, confirming her presence, verified that the recorded plat details reflect a 45-foot radius and a 104.13-foot arc length, satisfying county frontage requirements by exceeding the 100-foot minimum. Ms. Johnson also confirmed that four separate boundary line agreements resolving historic fence line positions were officially recorded and fully align with the proposed preliminary subdivision boundaries. The Commission discussed road design standards within municipal buffer zones. Mr. Jacobson noted that pursuant to county land use regulations governing major subdivisions within a 1-mile municipal buffer zone, internal subdivision roads and cul-de-sacs must comply with municipal asphalt surfacing standards. The Commission reviewed the emergency services waiver form. Ms. Jarrett noted that while Fairview City agreed to provide fire protection services, it declined to provide police coverage. Mr. Harmer directed Ms. Sorensen to update the county's standard waiver form to feature distinct lines for police, fire, and ambulance services so applicants and service providers can explicitly denote which individual services are provided. Members examined an existing access and irrigation easement depicted on the plat running through the cul-de-sac between Lots 6 and 7. Mr. Harmer noted that this feature was previously reviewed during initial phase discussions and represents an established historical farm easement.

Motion is made by Claudia Jarrett to recommend preliminary approval for the seven-lot Seely Lane Estates Subdivision located east of Fairview in the RA1 zone on parcels S21959X and S21959X3, subject to staff verifying the exact recorded documentation for the farm easement crossing between Lots 6 and 7. The motion was seconded by Cody Harmer. Upon a call for the vote on the amended motion, the motion passed unanimously.

V. Discussion of Conditional Use Permit for Birch Creek Service Ranch.

Ms. Sorensen opened the discussion by noting that the required land use definitions for a Birch Creek Service Ranch facility (a privately owned site designated, maintained, intended, or used to provide temporary housing, recreation, and service opportunities, including

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bunkhouses, central dining, and meeting facilities) and bunkhouses (a simple building offering basic sleeping accommodations with or without a bathroom) was formally reviewed in a public hearing and officially adopted by the Sanpete County Board of Commissioners. Applicant Eric Peterson stated his name for the record and presented updated site plans. The Chair confirmed that the updated plans remove kitchens from the bunkhouse structures to maintain compliance with county land use standards. The Commission reviewed the water rights documentation for the 80-acre property. Ms. Sorensen and Mr. Harmer noted that the state Division of Water Rights listed the water usage as commercial (1.8 acre-feet, covering 35 camp participants for two months, a three-unit lodge for ten months, and restaurant operations) rather than standard domestic usage. Mr. Peterson explained that when the water allocation was calculated with the Division of Water Rights in Richfield in 2006, the state applied a custom formula based on two shares of Horseshoe Mountain Irrigation water to account for seasonal peak attendance during summer months (30 youth and 15 staff) and variable off-season retreat usage. Mr. Jacobson noted that county policy prohibits part-time residential designations for subdivisions, but acknowledged that commercial camp calculations differ. Mr. Jacobson recommended that Mr. Peterson consult with state water rights officials (Hayden Coons) to re-verify the well flow capacity and confirm whether adding an onsite storage tank (such as a 1,000-gallon to 2,000-gallon tank) or transferring additional water shares into the existing well will satisfy long-term capacity requirements and support fire suppression in the Wildland-Urban Interface (WUI) zone. The Commission discussed emergency access and egress for the site, which currently relies on Lee Homestead Road. Mr. Harmer noted that the property features internal looped driving paths on the 10-acre developed portion and suggested that Mr. Peterson explore long-term secondary emergency access options across neighboring properties if development in the surrounding area increases. Ms. Jarrett clarified the procedural framework for the CUP, noting that conditional use permits fall under staff administrative jurisdiction (Heidi) rather than requiring County Commission approval. Members agreed that a single master CUP should cover the overall master plan and future bunkhouse additions across the property, rather than requiring individual \$750 permit applications for each separate building. Staff will review and update the master CUP conditions as individual building permits are submitted in future phases. Ms. Sorensen confirmed she will verify state water right capacity letters, evaluate fire storage tank options, review secondary emergency access plans, and finalize the administrative conditional use permit conditions.

VI. Approval of July Minutes

Motion is made by Claudia Jarrett to approve the Planning Commission minutes from July 7, 2026, with no corrections.

Cody Harmer seconded the motion. All in favor, none oppose. The motion passes.

Motion is made by Claudia Jarrett to approve the Planning Commission work meeting minutes from July 7, 2026, work meeting with no corrections.

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

VII. Other business (if necessary)

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Ms. Sorensen presented an inquiry on behalf of applicant Jeff Strange regarding potential conditional use options for a proposed RV park project. Staff noted that the primary subject property is a 3.34-acre parcel located across from the Contoy Arena within the Mount Pleasant City municipal buffer zone, along with an adjacent sliver under a half-acre. Ms. Sorensen noted that even if combined with adjacent commercial acreage within Mount Pleasant City limits, the total area reaches approximately 4.34 acres, falling short of Sanpete County's mandatory 5-acre minimum requirement for RV park developments. Mr. Harmer reported discussing the matter directly with the applicant and advising that the county cannot issue a variance or conditional use permit for a development that fails to satisfy base county lot size requirements. Mr. Harmer noted that the recommended course of action is to petition Mount Pleasant City for municipal annexation, as municipal density and RV park standards are significantly smaller than county requirements. The Commission discussed the applicant's note regarding the municipal annexation process, acknowledging that state statutory annexation procedures can require up to six months to finalize. Addressing a potential request to issue a conditional use permit conditioned upon future annexation, the Mr. Harmer and Commission agreed that placing a permit condition reliant on third-party municipal approval is unfeasible, particularly given past municipal opposition to annexation petitions. The Commission noted additional property development challenges, including jurisdictional division, subdivision status, and utility access constraints. The project spans both city and county boundaries, creating conflicting regulatory oversight. Additionally, the property is not currently recognized as a single legal lot and would require formal subdivision approval prior to building or utility permit issuance. Furthermore, water and sewer infrastructure options are restricted, with recently installed water lines crossing private property lines. The Commission reaffirmed that the project must satisfy county minimum acreage and subdivision standards or undergo complete municipal annexation before proceeding.

The Commission received an informal presentation from Stacy Goodwin regarding property under contract located off Pigeon Hollow Road, south of the Wind Walker Ranch on the east side of the road. Mr. Goodwin stated his name for the record and explained he was conducting due diligence prior to purchasing a 20-acre parcel from a previously approved 80-acre split known as the Downward or Shaheen Beck Subdivision, with plans to create 5-acre residential lots. Mr. Harmer commended Mr. Goodwin for performing due diligence prior to completing property acquisition. Mr. Harmer and Commission clarified several regulatory requirements for the proposed development. Because the parent parcel was previously created via subdivision and is situated in close proximity to prior splits, any further division into 5-acre parcels must be processed as a major subdivision rather than a small subdivision. Mr. Jacobson explained that a major subdivision can be platted as a multi-phase master plan. The applicant may submit a comprehensive plat and execute infrastructure improvements, such as drilling wells, running underground power, and constructing roads, phase-by-phase. The applicant confirmed that water rights transfers are included in the purchase contract. Mr. Jacobson noted that state and county regulations require valid water rights for each proposed lot, while allowing up to seven residential connections per shared well subject to state water resources and engineering standards. Mr. Harmer encouraged Mr. Goodwin to review the Sanpete County Subdivision Ordinance and coordinate with Ms. Sorensen during the due diligence period.

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VIII. Adjournment

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

Cody Harmer seconded the motion. All in favor, none opposed, and the motion passes. The meeting is adjourned at 8:04PM.