Sanpete County Planning Commission Work Meeting

September 1, 2026 5:00 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, and Board Member Justin Atkinson and Sanpete County Recorder Talisha Johnson joined via Google Meet. Sanpete County Deputy Clerk Heather Pyper has been excused.

Planning Commission Chair Cody Harmer called the work meeting to order at 5:00 P.M.

Discussion of City Inspect login

The Planning Commission logged into City Inspect.

Discussion of Proposed 5-Member Commission & 1 Alternate

Mr. Harmer starts the discussion regarding board composition and a proposed transition from a seven-member structure down to a five-member commission with one designated alternate. This structural review follows the resignation of Dallin Carter. Commissioner Bennett noted that operating with five primary voting seats and one active alternate would enhance operational efficiency and maintain a consistent quorum requirement of three members. Under this proposed format, the alternate member would attend all proceedings and participate in board deliberations, exercising a vote only when a regular member is absent. The board expressed unanimous consensus in favor of recommended adjustments to maintain a six-member presence while setting the voting structure to five seats.

Discussion and review of updates to Land Use Matrix and definitions.

The Commission conducted an extensive review of the Land Use Ordinance Matrix to evaluate permitted and conditional classifications across zoning districts. Regarding accessory agricultural uses, the board eliminated the category from the RA-1 half-acre zone, moved it to RA-2 as a conditional use, and removed it from Business Commercial zones. For accessory dwelling units, the board designated them as permitted in Agricultural, RA-1, and RA-2 zones, conditional in Business Commercial zones, and excluded them from Industrial, Sensitive Lands, and Public Facility zones. Small-scale accessory renewable energy was maintained as permitted across all zoning districts, while standard accessory structures were kept permitted in all standard zones but excluded from

Sensitive Lands. Non-private accessory uses were classified as conditional in Agricultural, permitted in Business Commercial, and conditional in Public Facilities. Adult daycare facilities were approved as permitted in Agricultural, RA-1, RA-2, Business Commercial, and Public Facility zones, while being excluded from Industrial zones. Adult entertainment facilities was struck from Business Commercial zones entirely and restricted exclusively to Industrial zones as a conditional use. Agricultural packing, warehousing, and processing facilities were set as permitted across Agricultural, Business Commercial, and Industrial zones, but excluded from residential zones. Agricultural production was made conditional in RA-2 zones and removed from RA-1. Formal Agricultural Protection Area designations were restricted exclusively to Agricultural zones. Agriculture standards were set as permitted in Sensitive Lands and RA-2, and conditional in RA-1 and Public Facilities. Airports, helipads, and landing fields were designated as permitted in Public Facilities, conditional in Agricultural, Business Commercial, Industrial, and Sensitive Lands, and prohibited in residential RA-1 and RA-2 zones. Alcohol production facilities were designated as permitted in Business Commercial and Industrial zones, and conditional in Agricultural zones. Low-impact alcohol sales for special events were set as permitted in Agricultural, Business Commercial, and Public Facility zones subject to state licensing. Animal feed operations were approved as permitted in Agricultural zones. Asphalt mixing and batch plants were made conditional in Business Commercial and permitted in Industrial zones. Livestock auction yards were approved as permitted in Agricultural and conditional in Industrial zones. Auto and truck repair operations were designated as permitted in Business Commercial and Industrial zones, while salvage yards were limited strictly to Industrial zones. Barns and agricultural structures were classified as conditional in RA-1 zones and permitted in all other standard zones.

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

Ms. Sorensen provided a progress update on draft nuisance and noise ordinance revisions reviewed by legal counsel. Ms. Sorensen reported that legal counsel recommended incorporating the noise definitions directly into the county land use document. Ms.

Sorensen will renumber the draft text and prepare the finalized language for board review at the next work meeting ahead of scheduling a formal public hearing.

Discussion of Solar Energy Facilities Ordinance

Tabled

Discussion of Data Center Ordinance

Tabled

Discussion of Subdivision Ordinance 13.24.150 Utilities to be underground.

Tabled

Other business (if necessary)