

**SANPETE COUNTY COMMISSION MEETING**

**February 25, 2014, 2:00 P.M.**

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

Present are: Commission Chair Claudia Jarrett, Commissioners Steve Frischknecht and Scott Bartholomew, County Attorney Brody Keisel, and County Clerk Sandy Neill.

Also present are: Scott Olsen, Paul Ashton, Kaylene Ashton, Robin Clifford, Leon Day, David Asay, Jeffery Junz, Peter Haven, Wanda Terry, Helina Carter-Thomas, Tom Mower, and Michael Larson.

Meeting is called to order by Commission Chair Claudia Jarrett.

**PUBLIC HEARING TO DISCUSS AND HEAR PUBLIC COMMENT CONCERNING A PROPOSED AGRICULTURAL PROTECTION AREA (APA) ON APPROXIMATELY 200 ACRES LOCATED EAST OF MT. PLEASANT AND OWNED BY STEWARDSHIP RANCHES, LLC**

**PUBLIC HEARING TO DISCUSS AND HEAR PUBLIC COMMENT CONCERNING A PROPOSED AGRICULTURAL PROTECTION AREA ON APPROXIMATELY 7,229.43 ACRES LOCATED EAST OF MT. PLEASANT AND OWNED BY TEM PROPERTIES LLC AND STEWARDSHIP RANCHES, LLC**

The public hearings for both areas is held together.

County Attorney Brody Keisel explains the procedures that have been followed for this request for an Agriculture Protection Area. Notice was sent to property owners within 1,000 feet, and was posted in the newspapers. This meeting today is the public hearing. Concerns raised at this meeting will be sent to the advisory board (Sanpete Conservation District Board) and also to the Planning and Zoning Commission. They will make their findings, and present a written report recommending accepting, modifying, or rejecting the application. This will be done within 45 days.

Tom Mower, petitioner explains his request. They have cows, and raise hay for them on the land. He speaks of relatives who have had problems in the past because they were not in an agriculture protection area.

Robin Clifford's property is connected to the property. She would like to eventually build a home, and wonders what restrictions there will be on her. Mr. Keisel responds that although he is not her attorney, the purpose of agriculture protection areas is to protect the ag property from zoning changes, nuisance lawsuits, and to give notice to property owners that this area is protected from these. Reed Hatch asks about existing subdivisions near-by. Helena Carter-Thomas understands that adjacent property owners have an opportunity to join the protection area if they want to. A proposal would need to be filed by either adding to this proposed area, or with a minimum of 20 acres a new APA could be formed. Mr. Mower was asked if he has had problems in Sanpete County. He states he has not yet. He wants to prevent future problems. Paul Ashton has property on Pleasant Creek that abuts this property. Would any extra permission need to be granted to build on his property? Mr. Keisel responds no extra permission should be needed. The APA would need to notify those building within 300' that they are an AGA so that they are aware. Reed Hatch asks what could be

built in the APA? How about the use of motorcycles, 4 wheelers, etc? Keisel responds right of ways won't be affected. Leon Day mentions that ½ of the property is in the sensitive zone, requiring 40 acres to build. Wanda Terry in Milburn wonders if all farmers should get this protection. It is an option that is available in the law. It's up to each property owner to decide. Jeff Kunz w/Aspen Grove states they had mink farms in Lehi, and people complained of the smells. A ballpark was built nearby. The lights and sounds damaged the growth of the minks. A compromise was made, and the ballpark was not used during the season that the minks reproduced, protecting their agricultural use of the land. Assessor Ken Bench wonders why a portion of the land is not on Greenbelt. Mr. Mower responds that he needs to look into that.

No more public comments are made. Scott Olsen is concerned about back taxes that are due. If they are not corrected before this comes to the Planning Commission, this will not be placed on their agenda.

Motion is made by Commissioner Frischknecht to approve sending the request for an Agricultural Protection Area on approximately 200 acres located East of Mt. Pleasant and owned by Stewardship Ranches, LLC to the Planning Commission and the advisory board. The motion is seconded by Commissioner Bartholomew, and the motion passes.

Motion is made by Commissioner Bartholomew to approve sending the request for an Agricultural Protection Area on approximately 7,229.43 acres located East of Mt. Pleasant and owned by TEM Properties, LLC and Stewardship Ranches, LLC to the Planning Commission and the advisory board. The motion is seconded by Commissioner Frischknecht, and the motion passes.

Motion is made by Commissioner Frischknecht to adjourn. The motion is seconded by Commissioner Bartholomew, and the motion passes.

The meeting is adjourned at 2:33 P.M.

ATTEST: *Sandy Neill*  
Sandy Neill  
Sanpete County Clerk

APPROVED: *Claudia Jarrett*  
Claudia Jarrett  
Commission Chair