

## **Duchesne County Planning Commission Meeting Minutes**

**Date:** May 14, 2025

**Location:** Duchesne County Administration Building, Commission Chambers

**Time:** Meeting called to order at 5:00 PM

**Adjourned:** 5:40 PM

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### **Commissioners Present:**

- Chairperson Connie Sweat
- Commissioner Reed Van Wagoner
- Commissioner Thomas Winterton
- Commissioner Terry Nelson
- Commissioner Kelsey Carter

### **Commissioners Absent:**

- Commissioner Annette Miller
- Commissioner Shilo Hatch

### **Staff Present:**

Mike Hyde, Josh Felter

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### **Call to Order:**

Chairperson Connie Sweat called the meeting to order, welcomed attendees, and explained that the Planning Commission would open public hearings for the matters listed on the agenda. She reminded those attending in person to sign in, and those online to introduce themselves. She noted that the proceedings were quasi-judicial and outlined expectations for decorum and testimony, as required under Utah Code. No commissioners disclosed any pre-hearing contacts, site visits, or conflicts of interest.

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# Agenda Item A: Public Hearing – Ordinance 25-419 (Vista Valley Estates Unit 4 Plat Amendment)

## Staff Presentation:

Presented by: Mike Hyde

*Findings of fact are on file with the Community Development Department.*

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## Questions and Discussion:

- **Commissioner Terry Nelson** asked for clarification on the location of Vista Valley.
    - **Mike Hyde** explained that it lies west of the Highway 208 and Highway 40 junction, containing many small non-conforming lots created in the 1960s.
  - **Chairperson Connie Sweat** asked whether the newly created lots would be usable under current zoning.
    - **Mike Hyde** clarified that five-acre minimums apply only to newly platted land. These reconfigured lots would be less non-conforming than before, and potentially buildable with Tri-County Health Department approval.
  - **Commissioner Thomas Winterton** asked about the need for five acres to install a well and septic system.
    - **Mike Hyde** confirmed that five acres is only required for new subdivisions, not reconfigurations of old platted land. Health department approval for soils and setbacks would still be necessary.
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## Motion:

**Commissioner Thomas Winterton** moved to recommend that the County Commission approve Ordinance 25-419 as presented.

**Seconded by:** Commissioner Terry Nelson

**Vote:** Unanimous

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# Agenda Item B: Public Hearing – Ordinance 25-420 (Vista Valley Estates Unit 6 Plat Amendment)

## Staff Presentation:

Presented by: Mike Hyde

*Findings of fact are on file with the Community Development Department.*

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## Questions and Discussion:

- **Mike Hyde** noted that this amendment involves Unit 6 of Vista Valley Estates, east of Unit 4, and includes vacation of Riata Circle and portions of Sage Way.
  - New larger lots are proposed, with acreage ranging from approximately 0.29 to 3.35 acres.
  - Staff recommended the inclusion of a turnaround at the north end of Rustler Road due to its dead-end against conservation easement property.
  - **Commissioner Terry Nelson** and **Chairperson Connie Sweat** asked for clarification on the turnaround requirement.
    - **Mike Hyde** confirmed it would be located at the North end of Rustler Road and designed to meet Wildland Urban Interface Code standards (cul-de-sac, hammerhead, etc.).
  - **Commissioner Reed Van Wagoner** confirmed that Arroyo Road would remain open and accessible.
    - **Mike Hyde** noted that a turnaround on Arroyo Drive was unnecessary due to connectivity via Sage Way.
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## Applicant Presentation:

**Joe Tippetts**, representative for TransWest Express, confirmed the company's support for the turnaround condition and stated that a revised plat will be submitted accordingly.

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## **Motion:**

**Commissioner Thomas Winterton** moved that the Planning Commission recommend to the County Commission approval of Ordinance 25-420 to amend the plat of Vista Valley Estates, unit 6, subject to the plat amendment survey being amended prior to recording to provide a county-standard turnaround at the north end of Rustler Road.

**Seconded by:** Commissioner Reed Van Wagoner

**Vote:** Unanimous

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## **Approval of Minutes:**

**Commissioner Terry Nelson** moved to approve the minutes of the March 5, 2025 meeting.

**Seconded by:** Commissioner Reed Van Wagoner

**Vote:** Unanimous

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## **Information Only Items:**

- **Next Meeting:** Scheduled for June 4, 2025, at the Crossroads Center in Roosevelt. A general plan open house will follow regular business at 5:00 PM.
  - Commissioners were encouraged to review the general plan survey flyer and final draft of the survey, which includes 25 questions across three sections.
  - **Mike Hyde read an email from Gabby Blackburn of Sunrise Engineering**, outlining plans for distributing the survey and conducting public outreach through community events.
  - Outreach efforts will include newspaper and radio ads, flyer distribution to 64 county locations, and booths at community events such as Myton Days, Tabiona Rodeo, and Altamont Longhorn Days.
  - Volunteers were requested to assist with outreach booths.
  - A transportation master plan update will also be reviewed at the June meeting, reflecting changes since 2017, particularly related to energy industry impacts and legislative changes.
  - Conditional use permit applications may also be on the June agenda if submitted in time.
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### **APA Conference Discussion:**

- Commissioners who attended the spring APA conference reported on topics including projected population growth, housing needs, permit fee adjustments, and residential compatibility standards.
- Discussion included zoning challenges, infrastructure issues, and the future development pressures likely to affect Duchesne County.
- New Assistant Planner Duncan Kading was noted to have attended as well.

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### **Adjournment:**

**Motion to Adjourn:** Commissioner Thomas Winterton

**Meeting Adjourned:** 5:40 PM