

UINTAH COUNTY PLANNING COMMISSION

MEETING MINUTES

JUNE 18, 2025

Planning Members Present:

Travis Allan Craig Nebeker
Michael Eskelson Clay Thacker
Aaron Averett

Planning Staff Present:

Matt Cazier
Deanna Nyberg
Gwen Miles

6:00 PM Planning Commission Meeting

Welcome: Planning Commission Chairman, Travis Allan welcomed everyone to the meeting.

Minutes: Approval of the April 16, 2025 Planning Commission Minutes.

Motion: Mike made a motion to approve the April 16, 2025 Planning Commission Minutes. Clay seconded the motion, and the motion passed unanimously. Roll Call: Clay, yes; Mike, yes; Craig, yes; Aaron, yes.

Disclosures: None

PUBLIC HEARING: CONDITIONAL USE PERMIT

Rhoades High Country Homes – Requesting a Conditional Use Permit for an RV Park on property located at 9671 E Hwy 40., Gusher UT, Serial Number 14:044:0084.

Deanna introduced an application from Bryan Rhoades with Rhoades High Country Homes for a conditional use permit for a 38-site RV park. The property, located at 9671 East Highway 40 in Gusher, spans 1.71 acres and is zoned C1 Commercial on the south and A4 Agriculture on the north. Deanna noted an updated site plan had been submitted since the May staff report, outlining 38 RV sites, a playground, a pavilion, a shop, 18-foot one-way roads, and landscaped areas along the highway. The new plan shows an entrance and exit on 9600 East, mitigating U-DOT concerns previously associated with a Highway 40 entrance. Nyberg highlighted that four homes directly abutt the property, with about 20 homes within 1,000 feet.

Deanna detailed several key concerns and requirements. Approvals from Tri-County Health for the septic system are crucial, with sufficient space needing to be demonstrated. Neighbors have voiced concerns, primarily about water availability, as the water in the area is supplied by the Ute Tribe and is known to be scarce. Deanna advised the applicant to confirm water availability before investing heavily in the project. She noted that RV parks require 10% of the total area for open space. The current plan's playground and pavilion account for about 7%, and it would be up to the Planning Commission to decide if the highway landscaping could contribute to the remaining percentage. Furthermore, the code mandates fencing on all four sides, but the submitted plan only includes fences on the north, south, and east, requiring an additional fence on the west. Final commercial site plans will also need to clearly show utility lines and sewer connections for each site, as a central dump station isn't planned. Deanna concluded that, based on Uintah County code, the application appears capable of meeting the required standards.

Bryan Rhoades expressed his desire to proceed to the next phase, which involves meeting with Tri-County Health. He confirmed he has their requirements ready and has met with the Ute Tribe regarding water. While the Tribe is no longer issuing new water meters, he stated he possesses three tribal meters on the property and also has a well, though he lacks paperwork for its water rights. Rhoades inquired about phasing the project due to increasing costs, asking if further board approval was needed for a multi-phase approach. Deanna explained that upon approval, the next step would be submitting a professionally drawn commercial site plan, followed by applying for a business license and securing all necessary approvals, including water and Tri-County Health.

Aaron questioned if the entire project needed to be built at once, or if phasing was permissible. Deanna responded that some sort of plan showing the phasing, including road layouts for each phase, would need to be turned in. The discussion turned to the UDOT setback. Deanna unsure of that specific requirement needed, suggested that the commission could approve it with the understanding that the site plan would be adjusted as needed to incorporate that setback requirement. Matt stated that the setback from US Hwy 40 is a county requirement not a state requirement.

Craig asked Rhoades if he would still proceed with the project if fewer than 38 RV sites were feasible due to water and septic limitations. Rhoades affirmed he would, clarifying that each unit would have its own power, water, and septic hookups, negating the need for a dump station. Mike cautioned Rhoades about well water restrictions if he plans to incorporate it, urging him to discuss this with Tri-County Health. Rhoades expressed difficulty working with the Ute Tribe. Discussion held about implementing a quiet hour restriction, but the commission decided due to the location being so close to the highway it wasn't necessary.

Travis opened the public hearing.

Nathan Hall, District Engineer for DEQ in the Uintah Basin, spoke, noting the complexity of tribal water connections. He stated that, based on current Division of Drinking Water rules, the project would likely be considered a public drinking water system due to the tribal connection, pipe length, and number of connections. He requested a condition requiring the applicant to work with the Division of Drinking Water (DDW) to determine if it is a public system. Additionally, he advised that if the septic system is large enough, it would require review by the Division of Water Quality (DWQ), suggesting the conditions include Tri-County Health for approvals.

Travis closed the public hearing.

Craig stated that an RV park is feasible on this site despite potential complications with water and sewer. Mike clarified with Deanna that the split zoning (C1 Commercial and A4 Agriculture) was not an issue for an RV park.

Motion: Aaron made the motion to approve the conditional use permit for the Rhoades RV Park, with the conditions that the applicant work with Tri-County Health and Utah, DEQ (including DDW and DWQ) to the level necessary on the water systems and the sewer systems. Clay seconded the motion, and the motion passed unanimously. Roll Call: Clay, yes; Mike, yes; Craig, yes; Aaron, yes.

Logan & Angela Bradley – Requesting a rezone from MG1 and A1 to RA1 on property located at 4171 & 4273 S 1500, Vernal UT, Serial Numbers 06:028:0083 & 06:028:0090.

Deanna explained that the Bradley's are seeking to rezone their 4.89 and 6.62-acre properties from their current MG-1 and A-1 zoning to RA-1. This rezone would allow them to divide their property with lesser setback, size and frontage requirements. It aligns with the future land use map for the area which designates it as RA-1. Deanna stated that staff has no immediate concerns.

Matt inquired about sewer availability, noting that the area relies on septic systems. He explained that while RA-1 typically requires 12,000 square feet, the need for septic systems in this area would necessitate a minimum of 16,000 square feet per lot, possibly more depending on soil conditions.

Logan Bradley explained that he and his wife purchased the original property with the house and later acquired additional land from SITLA. They aim to subdivide and potentially sell parcels to support their family, necessitating the rezone.

Travis opened the public hearing.

Craig and Aaron both stated they had no concerns. Aaron noted that it complies with future land use planning.

Travis closed the public hearing.

Motion: Aaron made a motion to forward approval of a rezone from A4 to MG1 on to the County Commission. Craig seconded the motion, and the motion passed unanimously. Roll Call: Clay, yes; Mike, yes; Craig, yes; Aaron, yes.

PUBLIC HEARING: CONDITIONAL USE PERMIT

Jason & Trista Hall – Requesting an In Home Daycare on property located at 513 N. 500 E., Vernal UT, Serial Number 04:077:0024.

Deanna presented the application for an in-home daycare from Jason and Trista Hall. The property is located at 513 North 500 East in Vernal. The property is 0.44 acres and is zoned RA-1. Deanna highlighted that while the state regulates daycares, the county's role involves regulating aspects like parking and employees as it's a home-based business. The current code for daycares is outdated, so the focus would be on ensuring sufficient parking for employees and parents for drop-offs and pick-ups. The applicant has applied with the state and is awaiting inspection and has been in contact with fire and health departments for approval, which will be verified at the business license stage. Currently, three parking spaces are shown, but the garage can also be used, bringing the total to four. The plan includes the potential for a second employee, which would necessitate four parking spaces. Current code requires two spaces per ten children dropped off or picked up, plus one space for each employee, including the owner. Nyberg displayed pictures of the residential area, noting the surrounding homes and the available parking space. Deanna stated that the application was complete and staff has no current concerns.

Craig questioned staff regarding parking stall standards, specifically if there were concerns about backing into busy roadways like 500 East and 500 North. Deanna clarified that as an in-home

daycare, the requirements for backing out of a driveway would be the same as for any residential home.

Trista Hall stated her intention to operate an in-home daycare. Trista explained that the current parking spots were based on county rules which restricted the use of on-street parking. However, under state rules, they could open a gate to allow for even more parking, especially since the designated play area is mostly concrete. Travis confirmed that current parking was sufficient. Deanna affirmed that opening the gate would provide additional parking. Mike inquired about the need for more parking with an employee. Deanna answered that they would need four with an employee but they would have four with the garage included.

Mike then asked if current state and county codes prohibit parking out front. Deanna confirmed no on-street parking. Mike questioned about the large shoulder in front of the house, and Deanna responded that she measured it and it was within the road right-of-way, making it unusable for parking.

Travis opened and then closed the public hearing due to no public comment.

Motion: Aaron made a motion to approve the conditional use permit for the in-home daycare for Jason and Trista Hall at 513 North 500 East, with the condition that they must show proof of state licensing to Community Development before operations begin. Mike seconded the motion, and the motion passed unanimously. Roll Call: Clay, yes; Mike, yes; Craig, yes; Aaron, yes.

PUBLIC HEARING: REZONE

Raymond Willis – Requesting a rezone from A4 to MG1 on property located at 5363 E. 4000 S., Independence UT, Serial Number 15:008:0010.

Travis got Raymond Willis on the phone and put him on speaker. Deanna presented the application for a rezone of property owned by Raymond Willis, located at 5363 East, 4000 South in Independence. The parcel is 14.16 acres, currently zoned A4 agricultural. The applicant seeks to rezone the property from A4 to MG1. The County Commission is the land use authority on this application after a recommendation from the Planning Commission.

Deanna explained that the property is currently surrounded by A4, with the closest MG1 zone approximately three miles to the south. The future land use map shows this property as primarily mining and grazing, with some agriculture, placing it on the border between these designations. Mr. Willis desires the rezone so he can use a camper as a dwelling on the property, which is an allowed use in the MG1 zone but generally requires a permanent home in most other zones. He intends to use the camper when he is in town. Deanna clarified that even with the rezone, Mr. Willis would still need a permitted use permit and approved utilities before being allowed to live in the camper. She also showed an aerial view of the property, noting it is mostly in an oil field area. She stated that a complete application was submitted, fees were paid, and the Planning Commission could recommend approval or denial to the County Commission, or table the item for more information. She noted there were no items of concern for staff and that the findings of fact and conclusions of law were in the staff reports.

Raymond Willis stated that he had been taking steps for the next phases, including securing a water connection expected in the coming months with all paperwork and payments completed, and receiving a quote from Moon Lake for power pole and box installation. He also reached out to contractors from Tri-County's list for septic digging quotes, indicating he was making progress toward the necessary approvals.

Travis opened and then closed the public hearing due to no comment.

Motion: Aaron made a motion to recommend approval of the rezone request for Raymond Willis from A4 to MG1 at 5363 East, 4000 South, parcel 150080010. Mike seconded the motion, and the motion passed unanimously. Roll Call: Clay, yes; Mike, yes; Craig, yes; Aaron, yes.

PUBLIC HEARING: LAND USE ORDINANCE AMENDMENT

Amendments to Chapter 17.02.030, Uintah County Planning Commission -Considering compensation and reimbursements for Planning Commission members.

Deanna introduced an ordinance to the county code for compensating Planning Commission members. She explained that surrounding cities and counties compensate their planning commission members for meetings attended. While reviewing various ordinances, Deanna noted that most refer to the city council or commissioners for the specific compensation amount, rather than explicitly stating it, which might be a better approach for flexibility. She asked if the commission members had any questions after reviewing the provided staff report.

Travis commented that the issue had been brought to his attention, and he had discussed it with officials from Vernal, Naples, and Ballard, confirming that all these entities provide payment. His concern was that while current members might remain committed regardless of compensation, it could potentially attract future applicants, especially given a recent lack of applicants for an alternate position. He also noted that Commissioner Norton had previously wondered if this was something they should be doing, aligning with the practice of other counties and cities.

Craig raised a question about the funding source for these compensations. Matt responded that the funds would come from tax dollars, similar to other departmental expenses. He also suggested that fees collected from applications by their department could technically cover these costs. He clarified that payments would be disbursed when a member attends a meeting.

Mike agreed that this structure may incentivize attendance, especially given past issues with short staffing and absent full-time members. Travis proposed the need for a standard regarding meeting attendance, and feels that they should incorporate a requirement for a certain percentage of meetings attended. He suggested that if a member doesn't meet this standard, they should be removed from the commission to ensure consistent participation and prevent situations like the recent meeting cancellation due to lack of quorum. Mike supports this. Matt clarified that the County Commission, as the appointing authority, would make such decisions, making it easier if there's a predefined standard for attendance. Travis Allan suggested a 60% attendance requirement in any 12-month period, which would allow for some absences.

Travis shared that other cities reported improved attendance after implementing compensation, and some even paid for training sessions. Deanna confirmed that while the training compensation

was new information to her, their department did historically cover training expenses. The consensus was to include compensation for one annual training, even if not mandated by the state, to ensure members are well-informed. Discussion arose about how many missed meetings would trigger a review, with a percentage (around 60%) over a 12-month period being favored over a fixed number of missed meetings.

Clay suggesting they mirror Duchesne County's model for compensation: \$100 for the chairman and \$75 for members, acknowledging the chairman's additional responsibilities. There was agreement on this structure and the inclusion of compensation for required meetings and one annual training.

Travis opened and then closed the public hearing due to no comment.

Travis confirmed the proposed changes: compensation for regular meetings and work sessions plus one annual training, and a 60% attendance requirement over a 12-month period for all members, including alternates if they are invited and a seat is available. Mike also requested a formatting change for staff reports to start each new item on a new page to avoid confusion, which Deanna agreed to implement for emailed versions and printed copies. Matt mentioned that providing presentations early with links to code could also improve the experience.

Motion: Clay then made a motion to approve the proposed changes for compensation for planning commission members and attendance requirements, as follows:

Members of the Planning Commission may be compensated based upon required trainings and meetings attended at \$75 for Planning Commission members and \$100 for the Chairman.

Planning Commission members are required to attend at least one training per year and at least 60% of meetings in a 12 month period.

Mike seconded the motion and the motion passed unanimously. Roll Call: Clay, yes; Mike, yes; Craig, yes; Aaron, yes.

Travis asked that if this does get approved, that members are notified of the changes. Staff confirmed they would communicate these changes to the Planning Commission members.

Motion: Craig made a motion adjourn, Clay seconded the motion, and the motion passed unanimously. Roll Call: Clay, yes; Mike, yes; Craig, yes; Aaron, yes.

Meeting adjourned at 7:22 p.m.