

**UINTAH COUNTY PLANNING COMMISSION
MEETING MINUTES
JULY 16, 2025 – 6:00 PM**

Planning Members Present:

Travis Allan Craig Nebeker
Chris Laris Clay Thacker
Jessy McKee

Planning Staff Present:

Deanna Nyberg
Gwen Miles

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

Minutes:

Approval of edited March 19, 2025 Planning Commission Minutes.

Deanna explained that there was an error in the March 19, 2025 minutes. The motion concerning the "Stubbs flag lot" property was incorrectly recorded, stating that the property was to connect to the Cook property to the south. The motion actually specified a connection to the property to the east, which was not owned by Cook. Deanna noted that this discrepancy caused confusion when attempts were made to divide the lots.

Motion: Craig made a motion to approve the June 18, 2025 Planning Commission Minutes. Jessy seconded the motion, and the motion passed unanimously. Roll Call: Clay, yes; Jessy, yes; Craig, yes; Chris, yes.

Approval of the June 18, 2025 Planning Commission Minutes.

Motion: Clay made a motion to approve the June 18, 2025 Planning Commission Minutes. Chris seconded the motion, and the motion passed unanimously. Roll Call: Clay, yes; Jessy, yes; Craig, yes; Chris, yes.

Disclosures: None

PUBLIC HEARING: CONDITIONAL USE PERMIT

Kenneth and Shirley Domgaard – Requesting a Conditional Use Permit for an Industrial/Energy Service Companies or Outdoor Storage on property located at 9424 E 2000 N, Gusher UT, Serial Number 14:012:0012.

Deanna stated this is a conditional use permit application from Kenneth and Shirley Domgaard. The Domgaards requested the permit for their five-acre property in Gusher, which is zoned for agriculture. The permit would allow them to use the property as either an industrial energy service company or for outdoor storage. The couple wanted to park two semi-trucks and four commercial trailers on their property. Deanna explained that the county's code allows for two trucks and two trailers to be parked with an administrative conditional use permit, but because the Domgaards had four trailers, they needed a full

conditional use permit. The Planning Commission discussed whether the use should fall under an "energy service company" or "outdoor storage" and the potential conditions that would need to be met, such as a professional site plan and a discussion on potential nuisances like noise and odor.

Kenneth Domgaard clarified that only one truck and two trailers are used for his oilfield industrial business, while the other truck and trailers are used for his agricultural business. He also mentioned that his wife, Shirley, is the only other driver, and they have no plans to expand.

Travis opened the Public Hearing.

Based on this new information, Deanna informed the couple that since they are only using one truck and two trailers for their business, they do not need the full conditional use permit, and the other vehicles are considered part of their agricultural use, which is not regulated. Shirley Domgaard explained that they had only applied for the permit because the vehicles were registered under their business, but the planning commission determined they could withdraw their application. The Domgaards requested that their application be withdrawn.

Travis closed the Public Hearing.

Dyllion Killian – Requesting a Conditional Use Permit for a Recreation Camp on properties located at 130 E. Moonshine Arch Rd. and 6749 N. 250 E., Vernal UT, Serial Numbers 03:080:0037 & 03:080:0038.

Deanna explained that this is an application for a conditional use permit for a recreation camp from Dyllion and Shalese Killian. Deanna presented the details of the application, which concerned two properties totaling 10 acres at 130 East Moonshine Arch Road and 6749 North 250 East in Vernal, Utah. The site plan included 12 permanent sleeping spaces, eight RV spaces, an office, parking, and other amenities. Deanna pointed out a significant concern: a Class D road running through the proposed park, which would require the Killians to either modify their plan or apply to vacate the road, a process that could take up to a year. She also mentioned the need for the plan to adhere to building setbacks between the two properties. The proposal included one letter in favor of the camp and a phone call from a resident concerned about quiet hours and traffic.

Travis opened the Public Hearing.

Dylan Killian addressed the commission, expressing his intent to build a luxury, dark-sky resort. He acknowledged the road issue and confirmed he would make adjustments. He also mentioned that he had secured water rights and was working with various departments on public water and septic systems, as well as the unique glass dome structures he planned to use. He was in favor of quiet hours and stated he did not want a "party resort." He also

noted that he plans to install a decorative timber fence rather than the required chain-link fence.

Peter and Julia Green, owners of the adjacent 20-acre property, expressed strong opposition. They raised concerns about noise, dust, light pollution, trespassing, and the potential negative impact on their property value. They were also worried about the lack of water, power, and sewage infrastructure and how those issues would be handled. Julia Green pointed out the potential for increased vandalism and police calls, which she believed could threaten the area's natural integrity and beauty. Peter Green emphasized that the area was special and intended for residential, not commercial, use.

Darrin Brown from the Tri-County Health Department and Nathan Hall from the Division of Drinking Water spoke, confirming that the developers would need to secure construction and operating permits from the Health Department. They also highlighted the long and complex process of getting a public water system approved, estimating it could take at least a year. Hall clarified that the developers could not use bottled water as the sole water source and that the septic system for this location would likely be less complex than a similar project near a river.

The commission discussed the details of a potential motion. They considered the fencing, lighting, and the need to follow all county rules.

Travis closed the Public Hearing.

Craig made a motion to approve the recreation camp located at 130 E. Moonshine Arch Rd. and 6749 N. 250 E., Vernal UT, Serial Numbers 03:080:0037 & 03:080:0038 with the following conditions: the site plan must be modified to accommodate all Class D roads, water and sewer systems must be approved by Tri-County Health, all county rules must be followed, dark sky certification obtained and a four-foot wood rail fence would be permitted instead of the standard six-foot chain-link fence.

Discussion held concerning the Dark Sky Certification being a separate thing and difficult to achieve with the restrictions.

Craig removed the condition for "dark sky certification" from the motion. Jessy seconded the motion and the motion passed unanimously. Roll Call: Clay, yes; Jessy, yes; Craig, yes; Chris, yes.

Chris made a motion to adjourn. Clay seconded the motion and the motion passed unanimously. Roll Call: Clay, yes; Jessy, yes; Craig, yes; Chris, yes.

Meeting adjourned at 7:01 p.m.