



DRAFT

Duchesne City Council Work Meeting

Minutes

Tuesday, September 16, 2025 at 6:00 pm

A specially scheduled work meeting of the Duchesne City Council will be held at the Duchesne City Office Building, 500 E Main, Duchesne, UT 84021. The agenda will be as follows:

AGENDA

1. Roll Call, Prayer, Pledge

Minutes:

Mayor Rowley conducted the meeting. Deputy City Recorder, Jessica North took minutes. City Council Members present were, Bryce Hamilton, Jenny Adams, Cody Ivie, and Jason Baker. Duncan Kading offered the prayer Mayor Rowley led the Pledge of Allegiance.

Council Member Matthew Skewes was absent.

Duchesne City Employee Attendees:

Public Attendees: Deborah Herron, Valerie McLean, David Mince, Duncan Kading

2. Duchesne City Zoning Discussion

Minutes:

Zoning Discussion

- Mayor Rowley started the discussion stating the main concern is specifically an area from 500 North down to 200 North, between 500 and 600 East.

- A resident, Karie Morrill, who lives in Deb Herron's old house, has petitioned to change the zoning of her property.

- o The council has asked planning and zoning to review the three blocks in question to change the zoning to residential agriculture (RA).

- o The specific lot in question is at 400 North.

- A public hearing would be required at the planning and zoning level before any changes could be made.

- o Notices of the zoning change would need to be posted.

- Council Member Ivie suggestion to review the entire map for potential zoning changes.

RA Zone Restrictions

- The RA zone has more restrictive lot size requirements.

- o RA requires a minimum of 8,000 square foot lot.

- o Other residential zones in the town require 7,500 square feet.

- Valerie McLean brought up that there was a survey done last year regarding tiny homes, and this issue of lot sizes should be considered in that context. Lot Size Adjustments

- Duncan Kading raised the question if lot size minimums were adjusted, would the objection to changing the zoning to RA be resolved?
- Mayor Rowley brought up that all lots in the tract meet the 8,000 square foot requirement due to a previous decision to give back 10 feet to properties.
 - o Back in the 1980's, 10 feet was added to the front of most properties, resulting in lots that are 50 by 160 feet, or 8,000 square feet.
 - o Not all areas received the additional 10 feet (e.g., 800 North, Highway 40).
- Deborah Herron asked if it was all recorded and the Mayor stated it was recorded as a blanket record, but it may not have been added to individual deeds if title work was not completed.
 - o This can lead to title issues where the 10 feet is still in someone else's name.
- Example: Lane had a similar issue where the title company did not catch the additional 10 feet. Residential Area & Land Use
 - The residential area is shrinking.
 - Council Member Ivie stated he is generally in favor of a land use law that lets people use the property the way they want.
 - Reevaluating square footage requirements for keeping horses or other animals on larger lots would be wise.
 - It makes sense to have minimums for animals to have enough room.

RA (Residential Agricultural)

- Duncan Kading asked the question is what is the purpose of the residential and the residential agricultural and how are they different?
- Only one homeowner is requesting a change so far.
- Mayor Rowley owns the land to the east of the homeowner and would want the change as well because they have had a horse there a couple of times.
- Council Member Ivie stated the intent of the RA originally was to encourage people to continue to do agriculture.

Lot Size & Restrictions

- Council Member Ivie doesn't like the idea of making the lot size more restrictive for people.
- Council Member Adams stated there is a big complaint about people's animals and neighbors not liking the animals.
- If a hearing is done, it needs to be looked at overall.

Affordable Housing

- Duncan Kading is in favor of enabling people to build cottage homes in their backyard to be a rental unit.
- One of the initiatives from the state law and nationally is to create more affordable housing.
- The state is encouraging townhomes.
- People have shown interest in building townhomes/condominiums, but the lot size needs to be adjusted.

Condominiums vs. Townhomes

- Deborah Herron asked here is something in the building code that four units under one roof is a condominium.
- Condominium is airspace, whereas townhomes are a type of property.
- Townhomes can be connected, but you have to decide what they're going to be.
- David Mince stated the reason townhomes end up being in groups of four is that's more of an insurance and fire code issue.

Duplexes & Townhomes

- You can do a duplex on your lot, but it has to be a rental unit.
- If someone wants to build a townhome, it still has to be on that 0.17 acres each side.

Multi-Use Zone

- Council Member Ivie suggestion to add a new zone, possibly a multi-use zone (residential, commercial, industrial).
- Up where Alan Poulson is building is an example of where this type of zone could be useful.
- Future annexation of other areas would also benefit from a mixed-use zone.

Annexation

- Annexation requires consideration of the city's ability to support liabilities, utilities, and public infrastructure.
- The city can instigate annexation, but it requires a public hearing.

Industrial and Commercial Space

- The city lacks sufficient space, especially for industrial or commercial purposes.
- The Grants has wanted to come to the city several times.

Annexation Requirements

- Specific conditions under which a Utah municipality can initiate annexation:
 - o Land requires municipal utilities.
- Deborah Herron mentioned a change in the rule about having an island of city property, stating that it no longer has to be connected.

Zoning Change Request

- Duncan Kading asked for clarification on what the City Council would like the Planning and Zoning Commission to do and came back to Karie Morrill's request for a zoning change for sheep and goats, she is citing health reasons and weed control.
- Consideration of whether the residential zone allows for other animals besides chickens, dogs, cats, etc..

Re-examining Zoning

- Councilman Ivie would like the planning and zoning commission to re-examine the zoning as a whole.
- Currently, there are five or six zones: residential, residential agricultural, agricultural, commercial, and industrial.
- Industrial park in the southeast is the only industrial area in the city.

Property Boundaries and Zoning

- Property boundary lines on the parcel viewer are not always accurate.
- Maps may appear inaccurate due to discrepancies in property lines.

RA Zone Restrictions

- Concerns raised about the RA zone's restrictive lot size for building.
- RA zone requires 8,000 square feet if within a certain distance of sewer access, which is only 500 more than residential.
- Variances are often needed for lot sizes, especially in older parts of town.

Preserving Neighborhood Character

- Planning and zoning should preserve the nature of neighborhoods.
- Example of splitting a lot in an RA zone to build similar-sized houses.

Revising Zoning Regulations

- Suggestion to revise, not eliminate, the RA zone.
- Current zoning may not accommodate townhomes without variances or special use permits.

- Roosevelt has different lot size requirements in different zones (4,000 vs. 4,500 square feet).

Concerns about Multi-Family Zoning

- Concern about potential problems with blanket changes to zoning and square footage, such as multi-family homes next to single-family residences.
- Suggestion to add more zones to address different housing types instead of removing zones.
- Mixed-use zones could be a solution.

Zoning and Nuisance Control

- Zoning is primarily being used as a tool to police nuisances like noise and sewage.
- Questioning whether lot size restrictions are based on opinion rather than nuisance control.
- Cities should embrace incremental change rather than trying to preserve the status quo.

Encouraging Growth

- Adding more zones encourages growth.
 - Example of a commercial zone in the county where housing is allowed.
 - Residential zones could be the most restrictive, while other zones allow for more flexibility.
 - As long as building codes are met, apartments could be built on top of businesses.
 - Industrial uses, such as factories or refineries, are not present currently we just have machine shops.
 - Options should be considered, such as rezoning or creating a multi-use zone in developing areas.
- #### City Finances and Development
- The city is unique because it is sprawled out and doesn't have the liabilities of other cities.
 - The city should avoid large, low-density housing developments with many roads to avoid financial problems in the future.
 - The city's revenue primarily comes from sales tax, not property tax.
 - Small businesses are more beneficial than big box stores.

Business and Amenities

- The city needs more motels and restaurants to accommodate visitors to attractions like the centennial building and the school.
- There's a need for competition with our businesses such as the grocery store.
- Many people shop outside the city, visitors go shopping before coming here, so the city needs to help business owners build here.

Reevaluating Zones

- Reevaluating zones could provide more discretion in building.
- The council is considering a specific property and the ramifications of changing a three-block section.
- An assessment will be made of current rights and how they would change with rezoning.

RA Definition and Lot Size

- Consider changing the definition of the RA and dropping the lot size.
- o There is a size that needs to be met.
 - o Questioning the need for the extra 500 square feet.
- Someone can change the definition so that you don't have to have a big huge lot to build a house.

- o If you have a big lot, you can have animals. Annexation and Zoning
 - Look at changing the area by the jail to a multi-use zone.
 - Annex the area north of the River Heights subdivision where Alan is building.
 - The map is inaccurate; the line is off by about a thousand feet.
- o Four houses are in the county, not the city.
 - The area along Highway 40 to the east will be the city's growth area.
 - Look at the general plan and future annexation map on the city's website.
 - Add a multi-use zone for commercial, residential, or industrial use.
- o Stipulate whether it's light or heavy industrial.
- o Allows for building an apartment above a commercial space.
 - The bench area zoned residential but not in use might be zoned open until someone starts using it. Sewer and Annexation
 - Require those using the city's sewer to annex into the city.
 - Residents outside the city pay one and a half times the sewer and water fees.
 - The city plan specifies annexation without petition.
- Other Considerations
 - Focus on the subdivision.
 - Consider lot sizes.
- o The area north of Hillside Drive could be commercial.
- o Lot sizes are small (100 by 150).
 - Pigs are not allowed in the ordinances.
- Zoning Discussion
 - Councilman Hamilton suggests adjusting the zoning line on the map to match the top of the hill, making the zoning consistent with the area above the hill.
 - There is a discussion about the current zoning of the airport area, which is residential, and whether that makes sense given the location and potential utility challenges.
 - The access road to the lake is a county road and is considered dangerous, especially at the intersection near the gas station.

3. 15-Minute Open Session

Minutes:

No one came forward for the 15-minute open session.

4. Work Session

Minutes:

Old Business:

Mickelson Building

- The piano guy did not want the piano from the Mickelson building.
- The dumpster used to clear out the building is no longer needed, except for the wrestling mats.

Door Repairs

- A tumbler was installed on the north door, but the door handles also need tumblers.
- The wood needs to be removed and the tumbler installed before making a decision on metal doors.
- The doors on the east side are in very bad condition and require chains and blocks.

5. Executive Session

Minutes:

There was no executive session held.

6. Adjournment**Minutes:**

MOTION by Council Member Baker seconded by Council Member Adams to adjourn the regular City Council meeting at 7:08 pm.

- Council Member Hamilton – Aye
- Council Member Skewes - Absent
- Council Member Adams - Aye
- Council Member Ivie – Aye
- Council Member Baker – Aye
- Motion carried by unanimous vote.

Attest:

Jessica North, Deputy Recorder _____

Contact: Myra Young (myoung@duchesnecity.com 435-738-2464)