

Duchesne County Planning Commission Meeting Minutes

Date: December 3, 2025

Location: Duchesne County Administration Building

Time: 5:00 p.m. – 6:02 p.m.

Commissioners Present

Chairperson Connie Sweat

Commissioner Judy Wilkerson

Commissioner Reed Van Wagoner

Commissioner Annette Miller (*Departed at approximately 5:25 p.m.*)

Commissioner Thomas Winterton

Commissioners Absent

Commissioner Terry Nelson

Tabiona seat – vacant

Staff Present

Mike Gottfredson, Director of Community Development

Duncan Kading, Planner I

Others Present

Gabby Blackburn, Sunrise Engineering

Call to Order

Chairperson Connie Sweat called the meeting to order at 5:00 p.m., welcomed attendees, asked those present to sign in and those attending online to introduce themselves, and reminded everyone to silence cell phones. She reviewed the quasi-judicial procedures, described the order of testimony, and read appeal rights into the record. No disclosures of pre-hearing contacts, site visits, or conflicts of interest were made.

Agenda Item A: Conditional Use Permit – Jesse Brar / Maru Inada, LLC; Guest Ranch / Tiny Home Development

Staff Presentation

Findings of fact are on file with the Community Development Department. Presented by Duncan Kading.

Commissioners' Questions and Discussion

Commissioners asked questions regarding access, road standards, water supply, wastewater disposal, density, and ongoing management of the proposed development. Staff responded regarding applicable standards, required agency approvals, and review through the County's permitting process. The applicant responded regarding management and operations of the guest ranch.

Applicant Comments

Jesse Brar, on behalf of Maru Inada, LLC, described the proposal for a guest ranch with tiny home accommodations. He explained the intended use, management approach, and plans to operate the site in compliance with County requirements. He stated a willingness to work with staff and comply with all conditions of approval.

Public Comments

Mike Wilkerson provided comments and asked questions regarding the proposal and how the development would be regulated through the approval process.

Nathan Hall, Utah Department of Environmental Quality, provided information regarding drinking water and wastewater regulatory requirements, including when a system is regulated as a public drinking water system and the need for coordination and approvals.

Motion

Commissioner Annette Miller moved to approve the Conditional Use Permit for Jesse Brar / Maru Inada, LLC, subject to the recommended conditions.
Seconded by Commissioner Reed Van Wagoner.

Vote:

Chairperson Connie Sweat – Aye
Commissioner Annette Miller – Aye
Commissioner Reed Van Wagoner – Aye
Commissioner Judy Wilkerson – Aye
Commissioner Thomas Winterton – Aye

Agenda Item B: Conditional Use Permit – Michael Olson; Vehicle Sales and Rental Lot

Staff Presentation

Findings of fact are on file with the Community Development Department. Presented by Duncan Kading.

Commissioners' Questions and Discussion

Commissioners asked questions regarding the scope of the proposed use, parking, circulation, potential impacts to adjacent properties, and enforcement of conditions. Staff responded regarding conditional use standards and enforcement through the County's compliance process.

Applicant Comments

No applicant comments were offered.

Public Comments

Mike Wilkerson provided comments regarding the proposed use and raised concerns related to potential impacts and enforcement.

Motion

Commissioner Thomas Winterton moved to approve the Conditional Use Permit for Michael Olson, subject to the recommended conditions.
Seconded by Commissioner Annette Miller.

Vote:

Chairperson Connie Sweat – Aye
Commissioner Annette Miller – Aye
Commissioner Reed Van Wagoner – Aye
Commissioner Judy Wilkerson – Aye
Commissioner Thomas Winterton – Aye

Commissioner Annette Miller departed the meeting prior to consideration of Agenda Item C.

Agenda Item C: Recommendation to County Commission – General Plan Water Element

Staff Presentation

Findings of fact are on file with the Community Development Department. Presented by Mike Gottfredson.

Commissioners' Questions and Discussion

Commissioners asked questions regarding the purpose of the Water Element update, how it will be used by the County Commission, water availability considerations, and whether the update changes zoning or development rights. Staff responded that the update is policy-based and does not change zoning or vest development rights.

Public Comments

No public comments were offered.

Motion

Commissioner Judy Wilkerson moved to recommend approval of the General Plan Water Element to the Duchesne County Commission.
Seconded by Commissioner Reed Van Wagoner.

Vote:

Chairperson Connie Sweat – Aye
Commissioner Reed Van Wagoner – Aye
Commissioner Judy Wilkerson – Aye
Commissioner Thomas Winterton – Aye

Approval of Minutes

Commissioner Reed Van Wagoner moved to approve the minutes of the previous meeting.
Seconded by Commissioner Judy Wilkerson.

Vote:

Chairperson Connie Sweat – Aye
Commissioner Reed Van Wagoner – Aye
Commissioner Judy Wilkerson – Aye
Commissioner Thomas Winterton – Aye

Information Items

Staff provided updates on upcoming applications and ongoing planning matters.

Adjournment

Meeting adjourned at 6:02 p.m.