

Duchesne County Planning Commission

Meeting Minutes

Date: February 4, 2026

Location: Duchesne County Centennial Event Center, Conference Room #3

Time: Meeting called to order at 5:00 PM

Adjourned: 5:47 PM

Commissioners Present

Chairperson Terry Nelson
Commissioner Annette Miller
Commissioner Connie Sweat
Commissioner Judy Wilkerson
Commissioner Spencer Turnbow
Commissioner Kevin Yack
Commissioner Reed Van Wagoner

Staff Present

Mike Gottfredson, Deputy Director of Community Development
Duncan Kading, Planner I
Josh Felter, Planning Commission Secretary

Call to Order

Chairperson Terry Nelson called the meeting to order at 5:00 PM, welcomed those in attendance, and reminded everyone to silence their cell phones. He noted that the proceedings were quasi-judicial in nature and reviewed the order of testimony for the public hearing.

Disclosures

Chairperson Nelson asked if any commissioners had pre-hearing contacts, site visits, or conflicts of interest to disclose. None were noted.

Agenda Item A: Public Hearing – Zoning Map Amendment

Applicant: Jon Wilkerson

Request: Rezone from I (Industrial) to A-5 (Agricultural)

Location: Roosevelt Area

Staff Presentation

Presented by: Mike Gottfredson

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

Commissioners' Questions and Discussion

- Commissioner Reed Van Wagoner asked if the request applied to only one lot.
 - Mike Gottfredson confirmed it applied to one five-acre parcel.
- Commissioner Connie Sweat asked how many acres the parcel contained.
 - Mike Gottfredson confirmed five acres.
- Commissioner Annette Miller asked why Agricultural zoning was requested instead of Residential zoning.
 - Mike Gottfredson explained that Residential zoning would require a water connection.
- Commissioner Reed Van Wagoner asked whether any objections had been received and whether objections could still be submitted.
 - Mike Gottfredson confirmed none had been received and that objections could still be submitted within the remaining notice period.

Applicant Comments

Jon Wilkerson stated he recently purchased the lot and believed there is greater demand for residential use than industrial.

Public Comments

No public comments were received.

Motion

Commissioner Annette Miller moved to recommend approval of the zoning map amendment from I (Industrial) to A-5 (Agricultural), contingent upon no objections being received within the remaining notice period.

Seconded by Commissioner Reed Van Wagoner.

Vote: Unanimous.

Agenda Item B: Approval of Minutes

Commissioner Connie Sweat moved to approve the minutes of the January 7, 2026 meeting.

Seconded by Commissioner Judy Wilkerson.

Vote: Unanimous.

Agenda Item C: Information Only Items

Staff provided updates regarding:

- The General Plan water element
- Anticipated March 4, 2026 agenda items

- Wildcat Sand's request to modify their Conditional Use Permit to allow 24-hour crusher operation. Staff previously confirmed availability of planning commission members to hold a meeting on Feb. 18th 2026, public hearing notice was already sent.
 - The Utah APA Spring Conference
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Other Business

There was discussion regarding beginning meetings with the Pledge of Allegiance and prayer.

Adjournment

Commissioner Annette Miller adjourned the meeting at 5:47 PM.