

Duchesne County Planning Commission

Meeting Minutes

Date: February 18, 2026

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

Time: Meeting called to order at 5:00 PM

Adjourned: 5:50 PM

Commissioners Present

Terry Nelson (Chair)
Annette Miller (Co Chair)
Connie Sweat
Reed Van Wagoner
Judy Wilkerson
Spencer Turnbow
Kevin Yack

Planning Division Staff Present

Mike Gottfredson (Dep. Director of Comm. Devel.)
Duncan Kading (Planner I)
Josh Felter (Recording Secretary)

Visiting

Matt Hyita

Call to Order and Disclosures

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.

Mr. Nelson commented he had some pre-hearing contact with individuals who worked at the operation under consideration for this meeting but judged it to not bear any weight on the decisions put forward by the Planning Division staff.

Agenda

Item A: Public Hearing – Modify a conditional use permit

Applicant: Wildcat Sand LLC

Request: Modify a conditional use permit held by Wildcat Sand LLC to operate a critical infrastructure materials operation.

Location: East of Roosevelt and north of Ioka

Staff Presentation

Presented by: Mike Gottfredson

Findings of fact on file with the Planning Division.

Discussion

Annette Miller asked if surrounding property owners had been notified. Mr. Gottfredson answered that surrounding property owners were not notified, as it is not required in code, but deferred to Matt Hyita from Wildcat Sand LLC for more information.

Following staff presentation, Mr. Hyita discussed the item further.

No public comment was offered.

Motion

Connie Sweat moved to approve the modification of the conditional use permit held by Wildcat Sand LLC for their Echo Mine. Kevin Yack seconded. The “aye” vote was unanimous.

Item B: Planning Commission Meeting Schedule Changes

Mr. Gottfredson brought up a possible conflict for the scheduled public meeting on April 1, 2026. Discussion was held and no decision was made.

Item C: Minutes

Ms. Miller moved to approve minutes, Ms. Sweat seconded. The “aye” vote was unanimous

Mr. Nelson moved to close the meeting. With no dissenting vote, the meeting was adjourned.