



Ballard City
 2381 E. 1000 S., Ballard UT 84066
 435-722-3393
 Email: kmeyers@ballardcity.org

Conditional Use Permit Application

Type of Conditional Use Requested: Oil & Gas Location (Sage Pad) Acreage: 9.91 Disturbance

Project Location: NE/NE, Sec. 30, T2S, R1E Specific Address: _____

Tax ID# of all Parcels Affected: 140310003

Owner of Property: Moonshadow Ranches, LLC

Address: 610 S. Mill Pond Rd, STE 106 City: Lehi State: Utah Zip: 84043

Phone: [REDACTED] Fax: _____ Email: _____

Applicant: Uinta Wax Operating, LLC

Address: 978 N. Crescent Rd City: Roosevelt State: UT Zip: 84066

Phone: [REDACTED] Fax: _____ Email: [REDACTED]

Engineer: Outlaw Engineering

Address: 510 W. 200 N City: Roosevelt State: Utah Zip: 84066

Phone: 435-722-4634 Fax: _____ Email: info@outlaw-Engineering.com

CONTACT PERSON FOR PROJECT OF THOSE LISTED ABOVE: Andrea Gurr, Uinta Wax Operating, LLC

Please include with the application:

1. Two sets of mailing labels for all property owners within a 500' radius from the border of the subject property.
2. A detailed explanation of the type of business, number of employees, hours of operation and specific functions of business. See Chapter 8 of Ballard City Land Use Ordinance.
3. One copy of the Site Plan 24" x 36" and fourteen reduced 8.5" x 11" or 11" x 17" to include the following information:
 - a. A detailed site plan of the proposed area showing building footprint, grading, drainage, setbacks, utilities, easements, site surfacing, parking, curb, gutter, sidewalks, lighting, fencing, streets, driveways and existing structures. *(Check with City Engineer regarding all roadway plans)*
 - b. Include existing and adjacent utilities, access points, streets, driveways, fire hydrants, grade, drainage and detention areas.
 - c. Landscape plan
 - d. Building and project signage if applicable
 - e. Building elevations showing building materials and colors
4. **Filing Fee:** 300.00 (Pay all fees at the time of application). No exceptions.

PAID
T.C.

Maps & Names of Property Owners: from Uintah County Recorder, 147 E. Main, Vernal, UT 84078
 435-781-5398

Signature of Applicant: Andrea Gurr Date: 1/28/2026

Signature or Consent of Owner: SUA attached Date: _____



Uintah Basin Operations
978 N. Crescent Rd.
Roosevelt, Ut 84066

Ballard City

Attn: Kaylyn Meyers
Route 2, Box 2381
Ballard, UT 80466

RE: Conditional Use Permit Application for proposed oil well location Sage Pad.

The purpose in applying for the attached Conditional Use Permit is for Uinta Wax Operating, LLC (Uinta Wax) to drill and produce oil wells in the NENE of section 30-T2S-R1E; Ballard City, UT.

The drilling and completion of the wells and well pad should take approximately 150 cumulative days. Attached are site plans for the location layout during drilling, the proposed cross section and grade of the pad, the proposed facility diagram once the well is completed and put on production.

The well site will need to be accessible 24 hours a day to Uinta Wax employees. The drilling and completion phase of the wells will include Uinta Wax field management and respective drilling and completion crews on location and may require extended hours. Once the wells are on production the location will be accessed by Uinta Wax field management, Uinta Wax operators, water haulers, oil haulers and any maintenance crews as necessary.

The US HWY-40 entrance to the proposed Oil and Gas pad has been approved previously by UDOT, and Ballard City on February 17, 2026.. Project will include adding deceleration & acceleration access lanes at mile post marker 118.15. It was agreed that the road project will be completed prior to completions operations starting on the proposed pads in this area. A copy of UDOT road project is included with the application.

I have also included with this application the \$300 Filing Fee, the required two sets of address labels of all property owners within a 500' radius of the property, fourteen copies of the site plan 8.5" X 11", maps and names of the property owners, and a copy of the memorandum verifying a surface use agreement between the surface land owner and Uinta Wax Operating, LLC.

If any additional information is needed, please don't hesitate to contact me at [REDACTED] or [REDACTED]

Thank you,

Andrea Gurr
Regulatory Specialist

AFFIDAVIT OF SURFACE AGREEMENT

State of Utah §
 § KNOW ALL BY THESE PRESENTS
County of Uintah §

Pursuant to the State of Utah R649-3-34.7; I, Joe W. Judd, being of lawful age does hereby personally attest and duly swear and depose the following information:

That my name is Joe W. Judd (“Affiant”), in my capacity as a landman for Uinta Wax Operating, LLC (“UWAX”), authorized to do business in the State of Utah, whose address is 6000 Western Place, Suite 1000, Fort Worth, Texas 76107. UWAX has plans to drill an oil and gas well in Township 2 South, Range 1 East, Sections 18 & 19 with the surface location to be located in Section 20.

Uinta Wax Operating, LLC executed a surface use agreement with Moonshadow Ranches, LLC effective July 9, 2025, a memorandum of which is recorded as entry 2025004581, Book 1920, Page 56-58 in the public records of Uintah County, Utah (“SUA”).

To the best of Affiant’s knowledge and by way of the SUA, UWAX has the right to access and utilize the portion of land covered by the SUA for its oil and gas operations.



Joe W. Judd
Uinta Wax Operating, LLC

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me the undersigned, a Notary Public, in and for said County and State, on the 13th day of November, 2025, personally appeared Joe W. Judd, as Attorney, of Uinta Wax Operating, LLC, to me known to be the identical person who subscribed the name of the maker therefore to the foregoing instrument, and acknowledged to me that he executed the same as his own free and voluntary act and deed for the uses and purposes therein set forth.



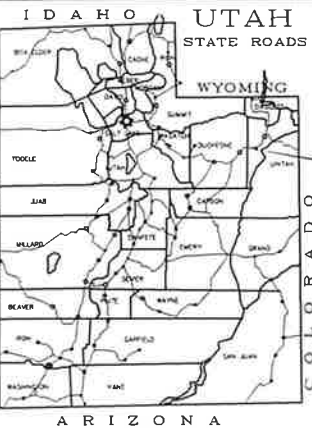


NOTARY PUBLIC
My Commission Expires: 3-26-26

PUBLIC HEARING NOTICE: Conditional Use Permit for Oil Well Proposal

In accordance with Utah Code the Ballard Planning and Zoning Commission will hold a public hearing on April 7, 2026, at 6:15 p.m., at the Ballard City Offices. Ballard Planning and Zoning will take public comment in support and opposition to Uinta Wax Operating LLC, for the proposal to drill and produce oil wells in the NENE of section 30-T2S-R1E; Ballard City, UT.

Anyone interested in this matter is invited to attend the public hearing. In compliance with the Americans With Disabilities Act, individuals needing special accommodations during this meeting should notify Tasha Crum at Ballard City Office 2381 East 1000 South, Ballard, Utah. Phone 435-722-3393.



APPROXIMATE PROJECT LOCATION

UINTAH WAX

US-40 UINTAH WAX ACCESS
MILE POST MARKER 118.15
UINTAH COUNTY

SEE SHEET T-1 FOR ACCESS TO PLAN

| | |
|-------|---|
| SHEET | 1 |
| 1 | |

U S Standard Units
(inch-Pound Units)
ALL UNITS IN FEET UNLESS OTHERWISE NOTED

PROJECT LOCATION
US-40 UINTAH WAX ACCESS
UINTAH COUNTY



| SHEET INDEX | |
|----------------|-----------------|
| SHEET NUMBER | SHEET TITLE |
| 1 | TITLE |
| TS-01 | TYPICAL SECTION |
| RD-01 to RD-02 | ROADWAY |
| GN-01 | NOTES |

THIS SEAL APPLIES TO ALL SHEETS CONTAINING THIS SIGNATURE

UDOT NOTES

- 1 ALL CONSTRUCTION WITHIN THE UDOT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD (INCLUDING SUPPLEMENTAL) DRAWINGS AND SPECIFICATIONS
- 2 THE CONTRACTOR IS TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE UDOT REGION PERMIT OFFICE PRIOR TO COMMENCING WORK WITHIN UDOT RIGHT-OF-WAY. WORKING HOUR LIMITATIONS WILL BE LISTED IN THE LIMITATIONS SECTION OF THE ENCROACHMENT PERMIT
- 3 UDOT RESERVES THE RIGHT AT ITS OPTION TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME
- 4 OWNER DEVELOPER AND CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGES DIRECTLY OR INDIRECTLY WITHIN THE UDOT RIGHT-OF-WAY AS A RESULT OF DEVELOPMENT ACTIVITIES
- 5 OWNER DEVELOPER AND/OR CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY
- 6 ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS
- 7 COMPLY WITH THE REQUIREMENTS OF UTAH CODE 17-23-14 (DISTURBED CORNERS - COUNTY SURVEYOR TO BE NOTIFIED - COORDINATION WITH CERTAIN STATE AGENCIES)

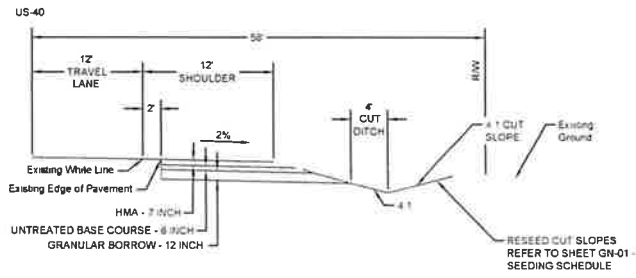
ROADWAY SEEDING SCHEDULE

| SEED NO | SPECIES NAME | | NUMBER OF SEEDS PER POUND | DRILL SEED | | BROADCAST SEED | | | |
|--------------|---|---------------------------------|---------------------------|---|----------------|-----------------------------|---|----------------|-----------------------------|
| | BOTANICAL | COMMON | | POUNDS OF PURE LIVE SEED (PLS) PER ACRE ¹¹ | % OF MIX | NUMBER OF SEEDS PER SQ. FT. | POUNDS OF PURE LIVE SEED (PLS) PER ACRE | % OF MIX | NUMBER OF SEEDS PER SQ. FT. |
| 1 | <i>Achnatherum hymenoides</i> | Indian Ricegrass | 225,000 | 6 | 31.56% | 31 | 9 | 31.56% | 46 |
| 2 | <i>Agropyron cristatum</i> | Roadcrest crested w/ hede grass | 252,250 | 8 | 42.11% | 48 | 12 | 42.11% | 72 |
| 3 | <i>Dactylis spicata</i> | Inland saltgrass | 520,000 | 0.5 | 2.63% | 5 | 0.75 | 2.63% | 9 |
| 4 | <i>Festuca ovina</i> | Cover sheep fescue | 680,000 | 2 | 10.53% | 31 | 3 | 10.53% | 47 |
| 5 | <i>Linum perenne</i> | Appar blue flax | 293,000 | 1 | 5.26% | 7 | 1.5 | 5.26% | 10 |
| 6 | <i>Poa secunda</i> ssp. <i>Sandbergii</i> | High Plains sandberg bluegrass | 1,047,000 | 1 | 5.26% | 24 | 1.5 | 5.26% | 36 |
| 7 | <i>Sporobolus airoides</i> | Alkali sacaton | 1,758,000 | 0.5 | 2.63% | 20 | 0.75 | 2.63% | 30 |
| TOTAL | | | | 19 | 100.00% | 167 | 28.5 | 100.00% | 251 |

CIVICO Engineering, Inc.
 1225 W. 400 S. STE. 1170, SUITE 1170K, WYOMING, UTAH 84042
 Telephone: (435) 739-2424 Fax: (435) 739-1425

DESIGNED BY: _____ DATE: _____
 CHECKED BY: _____
 DRAWN BY: _____
 APPROVED BY: _____

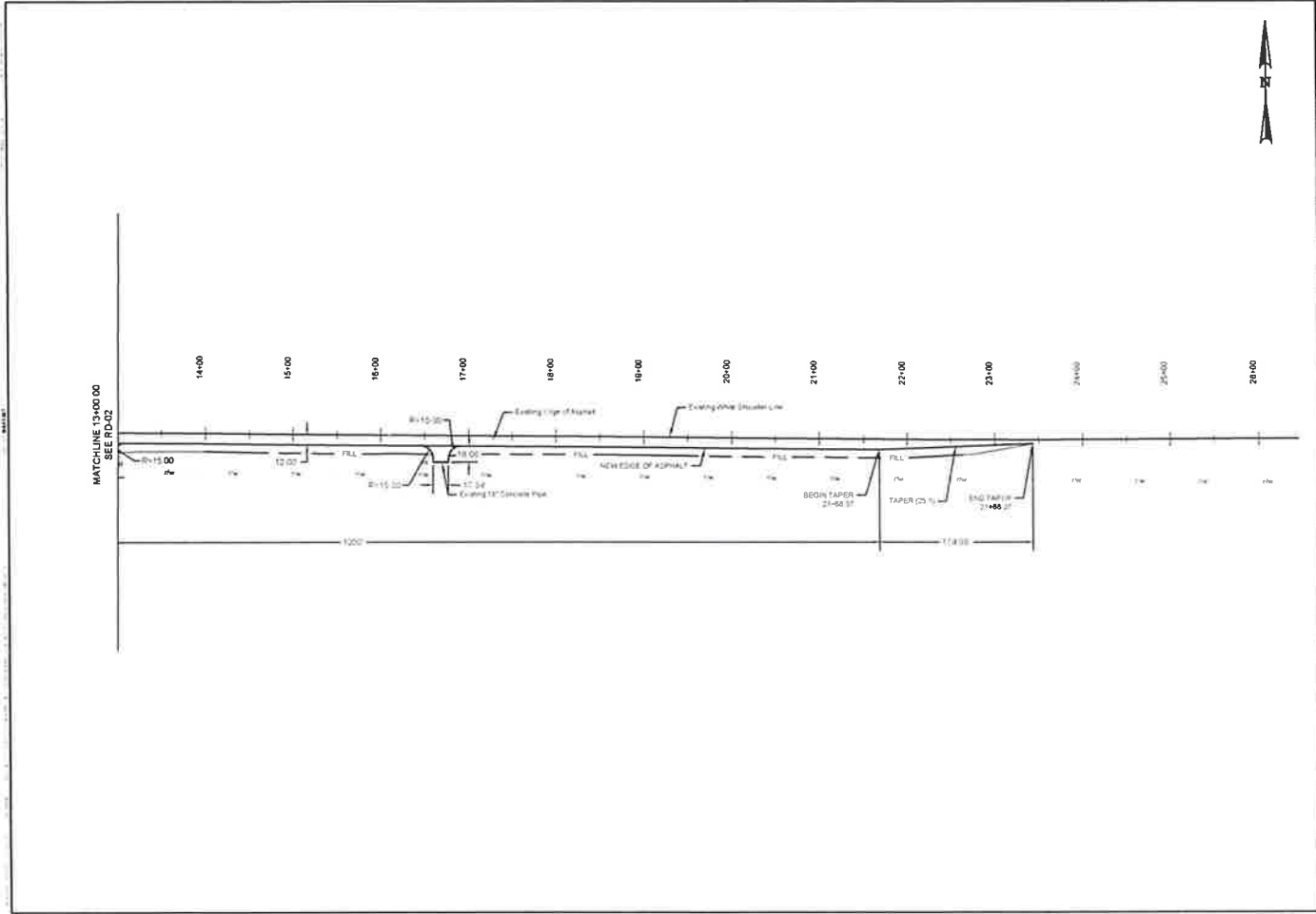
PROJECT: TURNING LANE DESIGN
 SHEET NO: GN-01



TYPICAL SECTION NO. 1

US-40
POSTED SPEED 60 MPH
CLEAR ZONE 30 FT

| | | | |
|---------------------|------|-------|-----------|
| DESIGNED BY | DATE | SCALE | REVISIONS |
| CHECKED BY | DATE | SCALE | |
| APPROVED BY | DATE | SCALE | |
| PROJECT ENGINEER | DATE | SCALE | |
| UNTA WAX | | | |
| US-40 ACCESS | | | |
| TURNING LANE DESIGN | | | |
| TYPICAL SECTION | | | |
| PROJECT NO. | DATE | SCALE | TS-01 |



| | | | |
|-------------------------------------|-------------------------------|-------------------------------|--------------------------|
| SHEET NO. RD-02 | | PROJECT NO. RD-02 | |
| DESIGNER UNTA WAX | CHECKED BY UNTA WAX | DATE 01/15/02 | SCALE AS SHOWN |
| PROJECT NAME US-40 ACCESS | | DRAWN BY UNTA WAX | DATE 01/15/02 |
| TURNING LANE DESIGN | | CHECKED BY UNTA WAX | DATE 01/15/02 |
| ROADWAY | | APPROVED UNTA WAX | DATE 01/15/02 |
| PROJECT LOCATION: UNTA WAX | | | |

SURFACE LOCATION
NAD 83(2011)
 LATITUDE = N40 17 07 42587 (40 2553061)
 LONGITUDE = W109 55 05 82253 (-109 9182835)

SFC - ZONE UT C-4302
 NORTHING = 7 276 584 32' usft
 EASTING = 2 081 550 718 usft

UTM NAD 83 ZONE 12
 NORTHING = 4 458 995 448 m
 EASTING = 591 950 348 m

LANDING POINT
NAD 83(2011)
 LATITUDE = N40 17 12 89896 (40 2865141)
 LONGITUDE = W109 54 57 42679 (-109 9159518)

SFC - ZONE UT C-4302
 NORTHING = 7 277 148 039 usft
 EASTING = 2 082 291 277 usft

UTM NAD 83 ZONE 12
 NORTHING = 4 462 166 373 m
 EASTING = 592 148 488 m

FIRST TAKE POINT
NAD 83(2011)
 LATITUDE = N40 17 12 11499 (40 24 7703)
 LONGITUDE = W109 54 57 42659 (-109 9159518)

SFC - ZONE UT C-4302
 NORTHING = 7 277 093 062 usft
 EASTING = 2 082 293 177 usft

UTM NAD 83 ZONE 12
 NORTHING = 4 462 151 143 m
 EASTING = 592 148 677 m

LAST TAKE POINT
NAD 83(2011)
 LATITUDE = N40 15 34 62157 (40 25 46225)
 LONGITUDE = W109 54 57 38691 (-109 9159437)

SFC - ZONE UT C-4302
 NORTHING = 7 267 208 934 usft
 EASTING = 2 082 473 448 usft

UTM NAD 83 ZONE 12
 NORTHING = 4 457 137 905 m
 EASTING = 592 184 490 m

BOTTOM HOLE LOCATION
NAD 83(2011)
 LATITUDE = N40 15 34 74750 (40 2546454)
 LONGITUDE = W109 54 57 38640 (-109 9159428)

SFC - ZONE UT C-4302
 NORTHING = 7 267 159 018 usft
 EASTING = 2 082 471 350 usft

UTM NAD 83 ZONE 12
 NORTHING = 4 457 123 834 m
 EASTING = 592 184 581 m

***BASIS OF ELEVATION**
 SPOT ELEVATION ON A 1994 ALUMINUM CAP (LS #2154) CLOSING CORNER LOCATED AT THE NORTHEAST CORNER OF SECTION 30 T2S, R1E, USB&M. NAVD 88 DATUM. GEOID12B USING THE UTAH REFERENCE NETWORK SYSTEM. SAID ELEVATION IS 5 073 46 FEET

- ① **NAD 83(2011) SEC. 28 - NORTH 1/4 SECTION LINE**
 LATITUDE = N40 17 02 91187 (40 2842588)
 LONGITUDE = W109 54 57 42757 (-109 9159607)
 UTM NAD 83 ZONE 12
 NORTHING = 4 458 849 442 m
 EASTING = 592 150 483 m
- ② **NAD 83(2011) SEC. 28 - 1/4 SECTION LINE**
 LATITUDE = N40 16 49 35849 (40 2664311)
 LONGITUDE = W109 54 57 41725 (-109 9159492)
 UTM NAD 83 ZONE 12
 NORTHING = 4 459 447 214 m
 EASTING = 592 169 918 m
- ③ **NAD 83(2011) SEC. 29 - SOUTH 1/4 SECTION LINE**
 LATITUDE = N40 16 48 34706 (40 2708186)
 LONGITUDE = W109 54 57 41192 (-109 9159477)
 UTM NAD 83 ZONE 12
 NORTHING = 4 459 045 795 m
 EASTING = 592 180 848 m
- ④ **NAD 83(2011) COMMON LINE - SECTIONS 28 & 29**
 LATITUDE = N40 16 23 52827 (40 2323223)
 LONGITUDE = W109 54 57 41657 (-109 9159463)
 UTM NAD 83 ZONE 12
 NORTHING = 4 458 644 381 m
 EASTING = 592 165 582 m
- ⑤ **NAD 83(2011) SEC. 31 - NORTH 1/4 SECTION LINE**
 LATITUDE = N40 16 12 48176 (40 2405221)
 LONGITUDE = W109 54 57 42127 (-109 9159441)
 UTM NAD 83 ZONE 12
 NORTHING = 4 458 242 594 m
 EASTING = 592 170 823 m
- ⑥ **NAD 83(2011) SEC. 31 - 1/4 SECTION LINE**
 LATITUDE = N40 15 57 08887 (40 2459817)
 LONGITUDE = W109 54 57 39594 (-109 9159433)
 UTM NAD 83 ZONE 12
 NORTHING = 4 457 842 831 m
 EASTING = 592 173 683 m
- ⑦ **NAD 83(2011) SEC. 31 - SOUTH 1/4 SECTION LINE**
 LATITUDE = N40 15 44 42284 (40 2623398)
 LONGITUDE = W109 54 57 38182 (-109 9159416)
 UTM NAD 83 ZONE 12
 NORTHING = 4 457 438 973 m
 EASTING = 592 180 727 m

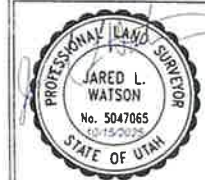
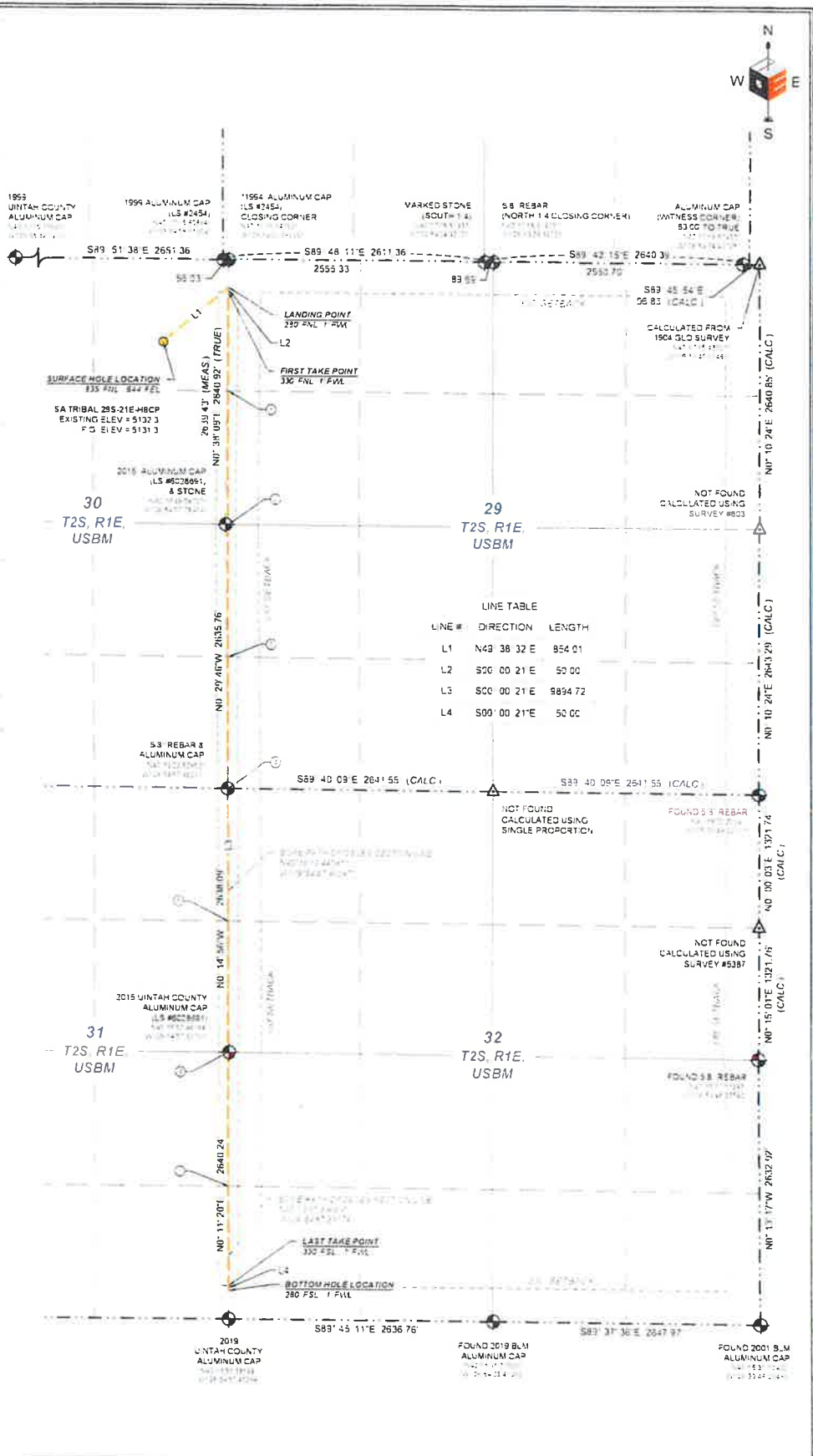
LEGEND

- ◆ FOUND SECTION CORNER
- ▲ CALCULATED POINT
- SURFACE HOLE LOCATION (S-HL)

NOTES

- 1 WELL FOOTAGES ARE MEASURED AT RIGHT ANGLES TO THE SECTION LINE
- 2 ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED
- 3 BEARINGS ARE DERIVED FROM GPS OBSERVATIONS AND EQUIPMENT
- 4 THE GENERAL LAND OFFICE G.L.O. PLAT WAS USED FOR REFERENCE

LOCAL SITE PARAMETERS (GPS)
 TRANSVERSE MERCATOR PROJECTION
 ORIGIN LATITUDE N40°13'19.52984"
 ORIGIN LONGITUDE W109°53'50.41693"
 PROJECT HEIGHT 4950.00 (usft)
 GEOID MODEL GEOID12B (Conus)



OUTLAW ENGINEERING

UINTA WAX

WELL LOCATION PLAT
 WELL: SA TRIBAL 29S-21E-HBCP
 PAD LOCATION: NE1/4 NE1/4 OF SECTION 30
 T2S, R1E, USB&M
 UTAH COUNTY, UTAH

CERTIFICATE
 THIS IS TO CERTIFY THAT THE ABOVE PLAT WAS PREPARED FROM THE FIELD NOTES OF ACTUAL SURVEYS MADE BY ME OR UNDER MY SUPERVISION AND THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 REGISTERED LAND SURVEYOR UTAH PLS #5047065

0 500 1000

DATE SUBMITTED: 02/28/2019
 DRAWN BY: JAW
 CHECKED BY: JAW
 REVISION:

SHEET NO
 1