

MINUTES of the work session of the Uintah County Commission held **April 22, 2026** in the large Commission conference room of the Uintah County Building at 152 East 100 North, Vernal, Utah. The meeting commenced at 10:00 a.m.

PARTICIPANTS: Commissioners John Laursen, Sonja Norton, and Willis LeFevre.

ATTENDANCE: Scott Hardman, Mike Wilkins, Cheryl Meier, Brenda McDonald, Derrick Jaramillo, Angela Hawkins, Danette Brooks, Matt Cazier, Deanna Baum and Loren Anderson.
Minutes by Sheri Allen.

WELCOME: Commissioner Laursen, Chair, welcomed everyone to the meeting.

1. USSD1 MEMORIAL PARKS POLICY DISCUSSION - Cheryl Meier

Cheryl Meier led the discussion on the Uintah Special Service District 1 (USSD1) Memorials in Parks and Facilities policy. The purpose of this policy is to establish clear and consistent guidelines regarding memorials placed within parks and facilities managed by USSD1. This policy is intended to preserve the public nature of park spaces, ensure equitable access, reduce long-term maintenance and liability concerns, and maintain consistent standards across all properties managed by USSD1. This policy applies to all parks, recreation facilities, and grounds managed or maintained by USSD1, including but not limited to properties owned by Uintah County, Vernal City, Naples City, Ballard City, and USSD1. Effective upon adoption of this policy, no new memorials shall be permitted on any property managed by USSD1. Memorials include, but are not limited to: benches or seating dedicated to individuals or families, plaques, markers, stones, signage, trees, landscaping features, or structures installed for memorial purposes or any object or installation intended to commemorate a person or event. All existing memorials are grandfathered. All memorials installed prior to the adoption of this policy may remain in place at the discretion of USSD1, provided they do not pose safety, accessibility, or maintenance concerns. USSD1 reserves the right to remove existing memorials if they create safety hazards, interfere with park operations or future improvements, become damaged, deteriorated, or unsightly, require excessive maintenance, or conflict with accessibility standards or capital projects. Removal of grandfathered memorials will be evaluated on a case-by-case basis. USSD1 recognizes and respects the desire of individuals and families to honor loved ones. However, allowing memorials in public parks presents several challenges. To ensure fairness, sustainability, and consistent management practices across all jurisdictions, USSD1 will no longer accept or approve memorial installations. While physical memorials will no longer be permitted, USSD1 may consider alternative recognition options such as: general donations to parks or recreation programs, sponsorship opportunities tied to programs, or amenities without permanent naming rights unless separately approved or community recognition programs established by individual cities. Any alternative options must comply with USSD1 policies and be approved in advance. USSD1 will communicate this policy to Uintah County, Vernal City, Naples City, and Ballard City. All partner jurisdictions are encouraged to formally acknowledge and adopt this policy to ensure consistency across all managed properties. This policy will become effective upon approval by the Uintah Special Service District 1 Board of Trustees.

Commissioner Norton asked if, since the County owns the land, the Commission needs to pass something before the USSD1 can put the policy into effect. Cheryl responded that the USSD1 will adopt the policy, and then it could come back to each of the entities for formal acknowledgement. She added that if the County feels it needs to adopt it into its own policy, they can, but a formal acknowledgement would be sufficient.

Cheryl requested that if the County receives calls regarding prospecting or metal detecting, they should direct the caller to the USSD1. The USSD1 has a "Patron and Conduct Rule" that specifically addresses prospecting. Prospecting requires a permit, which is free of charge. The only window for a prospecting permit is from April 1 to October 31. Prospecting is prohibited during drought years, including the current year. The concern is that digging holes, especially in areas with weak grass, causes damage to the park. Staff can provide patrons with a copy of the rule upon request. The rules,

called "Patron Conduct and Facility Rules," are available on the USSD1 website and also address park use, reservations, fireworks, and dog leash requirements. The dog leash ordinance is county-wide, not park-specific. Dogs must be controlled. Staff informs patrons that this means control by a leash. The exception is for service dogs or training dogs that are controlled by the owner's side and respond to a single whistle command. If a dog runs away, jumps on, or barks at someone, it is considered uncontrolled, and a leash is required. The USSD1 has a new, user-friendly, and mobile-friendly website. A direct link has been created from the Chamber's website to the USSD1 public website for easy access to agendas and the Patron Conduct and Facility Rules.

2. ROAD MAINTENANCE AGREEMENT with NOLAN SCOTT - Scott Hardman, Road Department
Scott Hardman presented a road maintenance agreement for a Class D road leading to the property of Nolan Scott and Theresa Brewer. The road in question branches off the Taylor Mountain Road near where it connects to the Old Power Plant Road and extends approximately two miles up to the applicants' property. The agreement is solely for maintenance of the existing two-track road, which is approximately 16 to 18 feet wide. The road crosses property owned by the School and Institutional Trust Lands Administration SITLA. Scott confirmed he has discussed the agreement with SITLA, and they have no objections, as the work is limited to maintenance and does not include any improvements or significant disturbance.

3. ORDINANCE #04-22-2026 O1: amending County Code 17.33.020(11), Removing Beehive Limits, now regulated by the State of Utah - Deanna Baum, Community Development

4. RESOLUTION #04-22-2026 R1: Removing Beehives from the Animal Unit definition - Deanna Baum, Community Development

Deanna Baum spoke about the Ordinance and Resolution together.

Deanna presented an amendment to County Code Chapter 17.33.020(11), proposing the removal of regulations on beehive, number, and location. The change is necessitated by an updated State policy that prohibits counties from regulating the number or location of beehives on a property. The amendments specifically remove the former regulation in the Urban Livestock section for areas less than half an acre that limited properties to one beehive with no more than one swarm per hive. This removes the requirement that all beehives must be set back a minimum of 25 feet from property lines. It also removes the requirement that an Africanized honey bee-populated hive must be destroyed, as this is already regulated by the State. Changes also remove the specific reference to beehives in the general Urban Livestock regulations regarding containment and the maximum total number of animals at six total, while retaining the requirement for all livestock to be contained and preventing them from exiting the property. The resolution proposal is to amend the current definition of Animal Unit in the Administrative Manual, removing the language that considers two beehives as one Animal Unit, thereby eliminating that restriction.

5. ORDINANCE #04-22-2026 O2: amending County Code 17.33.020(31) and (32) Allowing "Tiny Homes" In Manufactured Home Parks and RV Parks under certain conditions - Deanna Baum, Community Development

Deanna also presented Ordinance 04-22-2026 O2 to amend County Code 17.33.020(31) and (32). This ordinance is being introduced to allow small homes, such as tiny homes, in manufactured home parks and RV parks. The Planning Commission has discussed this issue over three meetings due to increased public interest in developing tiny home or RV-style living parks. The Planning Commission decided to add regulations for pre-built or site-built homes that meet either the International Residential Code (IRC), or Housing and Urban Development standards (HUD). Examples, such as tiny homes, may now be allowed in manufactured home parks. All homes in a manufactured home park must meet the foundation system requirements found in the Manufactured Housing as Permanent Dwellings appendix of the IRC. The term "tiny homes" is being avoided in the ordinance due to varying definitions related to building codes and lending; the allowance is for any pre-built or site-built home that meets IRC or HUD standards and is set on the required IRC foundation system. A way was sought to allow certain transportable units often used for camping, small cabins on permanent wheels, in RV parks. The

regulation states that "homes that are permanently attached to wheels that do not require a permit to be transported, for example, tiny homes, may be allowed in RV parks." The allowance of these homes is left entirely up to the property owners of the RV Park and Manufactured Home Park. Owners are not required to allow any rolling unit such as converted buses or units without proper drainage that they do not feel is safe or properly set up for use in their park.

6. DISCUSSION OF SALE OF REAL PROPERTY #17:004:0003 - Mike Wilkins, Clerk-Auditor
Mike Wilkins led a discussion regarding the sale of a county-owned parcel of real property acquired in the 2013 tax sale. The property is approximately 0.35 acres, located west of White Rocks, almost on the county line, and is described as part of a river/creek bottom. It was acquired in the 2013 tax sale due to a lack of bidders. The property is situated on a county road. An individual has approached the county requesting to purchase the property. As the property is real property not in public use, the Commission can approve the sale during any special, regular, or scheduled meeting without a public hearing. Mike requested approval to place the property on the public surplus website for auction. The County Assessor has provided a current market value. Discussion ensued regarding setting a minimum bid, possibly at 80% of market value, to encourage bidding while attempting to reach market value. Mike plans to notify the two adjoining landowners in addition to the interested party. The county will only issue a Quit Claim Deed, as the property was acquired via a tax sale. The sale price must cover back taxes, interest, penalties from 2013 and prior, and any assessable fees. Any proceeds exceeding these monies will go to unclaimed property in the name of the original owner. The property must still be sold based on market value, not just to recoup fees. Mike requested permission to place the item on the May 12th agenda for official action to begin the auction process. The final sale will return to the Commission for approval.

Brenda McDonald, Recorder, suggested looking into other properties the county has acquired through tax sales, similar to a surplus sale done in 1992, to unload properties that people might be interested in. Mike confirmed that a surplus sale with sealed bids was conducted in 1992. Brenda confirmed she has acquired the list of current tax sale properties, including the acquisition year and notes on property status (e.g., part of a road, landlocked). The Commission agreed that selling such properties is beneficial for public use. They plan to look at the list for further research, noting that many properties are landlocked, but some are more accessible, like the current parcel under discussion.

ADJOURN: The meeting adjourned at approximately 10:36 am.



JOHN LAURSEN, CHAIR



MICHAEL W. WILKINS, CLERK – AUDITOR

