



**Ballard Planning  
Commission**  
Tuesday, April 7, 6:00 pm  
**Minutes**

**Chairman**  
*Joe Allred*  
**Public Works Director**  
*Ben Mower*  
**Secretary/Recorder**  
*Kaelyn Meyers/Tasha Crum*  
**Secretary**  
*Anissa McDonald*

**Board Members**  
*Mark Redmond*  
*Robin Moran*  
*Steve Collins*  
*Kay Burgess*  
**Alternate**

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**Planning Commission Meeting**  
6 p.m.

Item

**A. CALL ZONING MEETING TO ORDER**

**Prayer and Pledge of Allegiance** – Kay Burgess

**Welcome and Roll Call** – Chairman Joe Allred welcomed all in attendance and called roll. Those in attendance were Board Members Joe Allred, Mark Redmond, Steve Collins, Kay Burgess, and Robin Moran.

**Public Attendees** – Leah Bastian, Al Kettle, Sage McCormick, Nile Mathisen, Jeff Crozier, Andrea Gurr, Dee Miles, Ben Allred, Bret Miller, Patricia Teague, Lloyd Rasmussen, Bryan Richards, and Brent Bastian.

**Conflicts of Interests** -- Board Member Joe Allred has a brother on the agenda and will recuse himself.

**B. APPROVAL OF AGENDA**

**Motion made by Board Member Mark Redmond to approve agenda, 2<sup>nd</sup> by Board Member Robin Moran. All in favor.**

**YEA**

**NAY**

**Board Members**

Joe Allred

Mark Redmond

Steve Collins

Kay Burgess

Robin Moran

**C. APPROVAL OF PAST MINUTES**

1. March 3, 2026

**Motion made by Board Member Steve Collins to approve the minutes of March 3, 2026, as written, 2<sup>nd</sup> by Board Member Kay Burgess. All in favor.**

**YEA**

**NAY**

**Board Members**

Joe Allred

Mark Redmond

Steve Collins

Kay Burgess

Robin Moran

2. Combined Meeting March 18, 2026

**Motion made by Board Member Steve Collins to approve the minutes of March 18, 2026, as written, 2<sup>nd</sup> by Board Member Kay Burgess. All in favor.**

**YEA**

**NAY**

**Board Members**

Joe Allred



YEA                      NAY  
**Board Members**  
Joe Allred  
Mark Redmond  
Steve Collins  
Kay Burgess  
Robin Moran

**2. PUBLIC HEARING** Proposed approval CUP Sage Pad Oil & Gas-Uintah  
Wax

**Motion made by Board Member Mark Redmond to close meeting and open Public Hearing, 2<sup>nd</sup> by Board Member Robin Moran. All in favor.**

YEA                      NAY  
**Board Members**  
Joe Allred  
Mark Redmond  
Steve Collins  
Kay Burgess  
Robin Moran

Andrea Gurr, Representing Uintah Wax, updated the board on the proposal for the Conditional Use Permit (CUP) for the Sage Pad that she had presented at last month's planning & Zoning meeting. She mentioned that the moratorium on gravel for the road will end on April 15, with paving expected to begin approximately ten days after that date. Incompletions will not be addressed until paving project is completed.

**Motion made by Board Member Mark Redmond to close Public Hearing and open meeting, 2<sup>nd</sup> by Board Member Robin Moran. All in favor.**

YEA                      NAY  
**Board Members**  
Joe Allred  
Mark Redmond  
Steve Collins  
Kay Burgess  
Robin Moran

**Motion made by Board Member Mark Redmond to approve CUP for Sage Pad, 2<sup>nd</sup> by Board Member Robin Moran. All in Favor.**

YEA                      NAY  
**Board Members**  
Joe Allred  
Mark Redmond  
Steve Collins  
Kay Burgess  
Robin Moran

**E. NEW AGENDA ITEMS**

**1. PUBLIC HEARING** Proposed approval CUP Krause Pad Site- Crescent  
Energy

**Motion made by Board Member Mark Redmond to close meeting and open Public Hearing, 2<sup>nd</sup> by Board Member Robin Moran. All in favor.**

YEA                      NAY  
**Board Members**  
Joe Allred

Mark Redmond  
Steve Collins  
Kay Burgess  
Robin Moran

Jeff Crozier, Representing Crescent Energy, proposed drilling wells on the Krause Property, with the access road coming off a county road onto Crescent Energy property, dipping into the Krause Property. Most roads already exist, except for a short portion needed for access to the well site. Potentially seven wells may be drilled.

Board Member Joe Allred recommended using road base to mitigate dust. Jeff Crozier raised questions about the Conditional Use Permit (CUP) requirements for a chain link fence, expressing a preference for net wire fencing. He stated this preference is based on the property owner's choice and concerns about issues such as people cutting the chain link fence, and the ineffectiveness of chain link fencing in preventing unauthorized access. In the past, it has been proven inadequate, as individuals were still able to vandalize, leading to legal issues.

Board Member Steve Collins requested suggestions from Deputy Pratt on how to better address this issue should any future problems arise. Jeff Crozier and Deputy Pratt will coordinate to share contact information and discuss solutions.

Board Member Mark Redmond emphasized that recently another individual requested an exception on a fence as well and was told they must abide by the CUP. Board Member Joe Allred stated that we will adhere to our ordinances concerning the installation of the chain link fence.

Public Input from Barbara Hunter includes a letter addressed to the board members, written by her and a neighbor who could not attend. She is opposed to the development of this well pad.

Board Member Joe Allred explains that the pad is over a thousand feet away, which follows county ordinance and has no legal grounds to deny it.

**Motion made by Board Member Mark Redmond to close Public Hearing and open meeting, 2<sup>nd</sup> by Board Member Robin Moran. All in favor.**

YEA

NAY

**Board Members**

Joe Allred  
Mark Redmond  
Steve Collins  
Kay Burgess  
Robin Moran

**Motion made by Board Member Mark Redmond to approve CUP for Crescent Energy, 2<sup>nd</sup> by Board Member Kay Burgess. All in Favor.**

YEA

NAY

**Board Members**

Joe Allred  
Mark Redmond  
Steve Collins  
Kay Burgess  
Robin Moran

**2. POTENTIAL REZONING FOR DCSD**

Dee Miles, Representing Duchesne County School District (DCSD) was present and advised to first vacate the property to move forward with the rezone.

**3. CONCEPT SUBDIVISION- Ben Allred**

Ben Allred presented a subdivision concept for five one-acre lots (150ft wide by 260ft deep) along 2500 East, north of his driveway. It will be considered a major subdivision. Ben will go forth with the project if the board can't identify any potential issues incurring expenses for surveying and perk tests.

**F. STANDARD PUBLIC COMMENTS**

No Comments.

**G. FOLLOW-UP ON TABLED ITEMS**

Nothing to follow up on.

**H. FOLLOW-UP ON PAST BOARD ASSIGNMENTS**

No past board assignments.

**I. ZONING BOARD ADJOURN**

**Motion made by Board Member Mark Redmond to adjourn meeting at 7:10 pm, 2<sup>nd</sup> by Board Member Steve Collins. All in favor.**

YEA

NAY

**Board Members**

Joe Allred

Mark Redmond

Steve Collins

Kay Burgess

Robin Moran

\_\_\_\_\_  
*Chairman Joe Allred*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Secretary Tasha Crum*

\_\_\_\_\_  
*Date*

***Approved Signed Copy filed in the Ballard City Offices***