

Duchesne County Planning Commission

Meeting Minutes

Date: April 2, 2026

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

Time: 5:00 PM

Adjourned: 9:01 PM

Commissioners Present

Acting Chairperson Annette Miller

Commissioner Connie Sweat

Commissioner Spencer Turnbow

Commissioner Kevin Yack

Commissioner Reed Van Wagoner

Commissioners Absent

Commissioner Judy Wilkerson

Chairperson Terry Nelson

Staff Present

Mike Gottfredson

Duncan Kading

Josh Felter

Call to Order

Acting Chairperson Annette Miller called the meeting to order at 5:00 PM, welcomed attendees, and reviewed quasi-judicial procedures and order of testimony.

Disclosures

Commissioner Connie Sweat disclosed she had visited with a landowner near the data center project.

No other disclosures were noted.

Agenda Item A1

Conditional Use Permit – Vehicle Rental Lot (Justin & Jamie Hansen)

Staff Presentation

Presented by Duncan Kading.

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

Questions and Discussion

None.

Applicant Comments

Justin Hansen stated the proposal is for a small vehicle rental operation conducted online with off-site delivery and no customer traffic.

Jamie Hansen identified herself as part of the application.

Public Comments

None.

Motion

Commissioner Kevin Yack moved to approve.

Seconded by Commissioner Connie Sweat.

Vote: Unanimous.

Agenda Item A2

Conditional Use Permit – Solar Power Plant (Danny Loveland)

Staff Presentation

Presented by Duncan Kading.

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

Questions and Discussion

- **Commissioner Reed Van Wagoner** asked about a decommissioning plan.
 - Duncan Kading stated none had been provided.
- **Commissioner Reed Van Wagoner** stated a plan should be required if the project ceases operation.
- **Acting Chairperson Annette Miller** asked where power would be used or sold.
 - Duncan Kading deferred to the applicant.

Applicant Comments

Eric Taylor stated the project may operate behind the meter and is in discussions with potential users, including possible hydrogen use.

Public Comments

Lance Anderson raised concerns regarding hydrogen safety and storage.

Pam Hess discussed access and coordination with neighboring property owners.

Jared Griffiths (Moon Lake Electric) raised concerns regarding power sales within the service area.

Jessie Perry raised concerns regarding power purchasers, project status, and hydrogen use.

Motion

Commissioner Reed Van Wagoner moved to approve.

Seconded by Commissioner Connie Sweat.

Vote: Unanimous.

Agenda Item A3

Conditional Use Permit – Produced Water Recycling Facility (reWater LLC)

Staff Presentation

Presented by Mike Gottfredson.

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

Questions and Discussion

- **Commissioner Reed Van Wagoner** asked if the ponds had been operating and if complaints were received.
 - Mike Gottfredson stated they had and none were received.
- **Commissioner Spencer Turnbow** asked about freshwater savings.
 - Jake Woodland stated recycling reduces freshwater demand.

Applicant Comments

Jake Woodland stated the facility recycles produced water and uses ponds for temporary storage.

Public Comments

Janice Shipman raised concerns regarding mosquitoes, wildlife, evaporation, and air quality.

Janet Munson asked about timelines for addressing odor or issues.

Lynn Moon raised concerns regarding odor, prior experience, and the presence of H₂S.

Motion

Commissioner Reed Van Wagoner moved to approve.

Seconded by Commissioner Spencer Turnbow.

Vote: Unanimous.

Agenda Item A4

Conditional Use Permit – Solar Power Plant (Vaibhav Shree LLC)

Staff Presentation

Presented by Mike Gottfredson.

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

Questions and Discussion

- **Commissioner Reed Van Wagoner** asked about employment estimates and water source.
 - Jake Anderegg stated estimates depend on the tenant and culinary water is being considered.
- **Commissioner Spencer Turnbow** asked if job numbers were firm and if jobs would be on-site.
 - Jake Anderegg stated they are estimates and anticipated to be on-site.
- **Commissioner Connie Sweat** asked about installation details.
 - Jake Anderegg stated details are not finalized.

Applicant Comments

Jake Anderegg stated project components are intended to operate together.

Public Comments

Brad Wells raised concerns regarding decommissioning and disposal.

Annette McCray discussed reuse and reduced reliance on fresh water.

Irene Hanson discussed economic diversification.

Clint Allen discussed recycling water, on-site power, and infrastructure impacts.

Julius Murray requested coordination with the Ute Tribe.

Julia Misiego raised concerns regarding project completion and power impacts.

Steve Polson raised concerns regarding environmental impacts and noted concerns related to the data center.

Michael Hanson raised questions regarding project entities, costs, and financing.

Janice Shipman asked if the solar facility could operate independently.

Mysti Nelson raised concerns regarding scale, drought, water, wildlife, and pollinators.

Moreen Hendersen requested the item be tabled pending additional information.

Motion

Commissioner Connie Sweat moved to approve.

Seconded by Commissioner Reed Van Wagoner.

Vote: Unanimous.

Agenda Item A5

Conditional Use Permit – Natural Gas Power Plant (Vaibhav Shree LLC)

Staff Presentation

Presented by Mike Gottfredson.

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

Questions and Discussion

- **Commissioner Reed Van Wagoner** asked about decommissioning.
 - Mike Gottfredson stated a plan is recommended.
- **Commissioner Spencer Turnbow** asked about water use and gas sources.
 - Jake Anderegg stated reuse is being considered and both field and pipeline gas may be used.
- **Commissioner Connie Sweat** asked about substantial action timelines.
 - Mike Gottfredson explained.

Applicant Comments

Jake Anderegg stated the project will comply with permitting and emission requirements.

Public Comments

Jake Woodland discussed oil and gas development and use of excess gas.

Janice Shipman asked about fire response and training.

Josh Phillips discussed fire response coordination.

Mike Gottfredson read written comment from Mike Stengel for items A3–A6.

Motion

Commissioner Reed Van Wagoner moved to approve.

Seconded by Commissioner Kevin Yack.

Vote: Unanimous.

Agenda Item A6

Conditional Use Permit – Data Center (Vaibhav Shree LLC)

Staff Presentation

Presented by Mike Gottfredson.

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

Questions and Discussion

- **Commissioner Reed Van Wagoner** asked about State reporting requirements for data center water use.
 - Mike Gottfredson stated reporting applies to water providers.
- **Commissioner Reed Van Wagoner** asked about State notice requirements.
 - Mike Gottfredson confirmed they apply to water providers.
- **Commissioner Spencer Turnbow** asked about Johnson Water rate structure.
 - Tom Henderson stated industrial rates are used.
- **Commissioner Spencer Turnbow** asked about water reuse.
 - Jake Anderegg stated reuse is anticipated.
- **Commissioner Connie Sweat** asked about domestic water use.
 - Tom Henderson confirmed.
- **Commissioner Connie Sweat** asked about project power supply.
 - Jake Anderegg stated the project would provide its own power.
- **Acting Chairperson Annette Miller** asked about comparable data centers.
 - Jake Anderegg stated none were available.

Applicant Comments

Jake Anderegg stated the project is preliminary and details are not finalized.

Public Comments

Dusty Monks discussed data centers and economic impacts.

Mike Stengel discussed data infrastructure and growth.

Greg Page discussed cooling water use.

Dave Ryan discussed fiber infrastructure.

Chris Baylett discussed economic impacts.

Jessie Perry raised concerns regarding emissions and environmental impacts.

Mysti Nelson raised concerns regarding health, safety, and water.

Janice Shipman raised concerns regarding growth and infrastructure.

Michelle Bosh Riley raised concerns regarding water use and agriculture.

Diane Dietz requested the item be tabled pending additional information.

Danielle Kashin Allred raised concerns regarding water use and impacts.

Kelly Bellon raised concerns regarding environmental impacts.

Mike Natchees, Ute Tribe Business Committee representative, requested coordination and raised concerns regarding water rights.

Kenny Bethke raised concerns regarding lack of information and water use.

Andrea Glade raised concerns regarding emissions and cooling.

Chad Hamblin raised concerns regarding artificial intelligence and jobs.

Gail Gardner raised concerns regarding long-term water demand.

Motion

Commissioner Spencer Turnbow moved to approve.

Seconded by Commissioner Connie Sweat.

Vote: Unanimous.

Agenda Item B

Approval of Minutes

Commissioner Connie Sweat moved to approve the March 4, 2026 Planning Commission Meeting Minutes.

Seconded by Commissioner Spencer Turnbow.

Vote: Unanimous.

Agenda Item C

Information Only Items

Staff provided updates on General Plan progress, upcoming agenda items, and the APA Conference.

Adjournment

The meeting was adjourned at 9:01 PM