

MINUTES of the special public meeting of the Uintah County Commission held **April 27, 2026** in the Commission Chambers at 147 East Main, Vernal, Utah. The meeting commenced at 12:00 pm.

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

ATTENDANCE: Mike Wilkins, Loren Anderson, Wendi Long, Angela Hawkins, Scott Hardman, Danette Brooks, Russ Justice, Deanna Baum, Matt Cazier, Steve Secrest, DaNette Secrest
Minutes by Sheri Allen.

WELCOME: Commissioner Laursen, Chair, opened the meeting by welcoming all attendees. He announced that due to the Commissioners being away on County business over the coming weeks, the next scheduled Commission meeting is set for May 12, 2026.

Commissioner LeFevre moved to approve the Special Session. Motion passed unanimously.

PRAYER by Mike Wilkins.

PLEDGE OF ALLEGIANCE by Scott Hardman.

1. **APPROVAL OF MINUTES:** April 21, 2026 commission meeting, April 22, 2026 work session, April 24, 2026 special work session

Commissioner Norton moved to approve the minutes for April 21 and 22, 2026 and April 24, 2026. Motion passed unanimously.

2. **APPROVAL OF WARRANTS** – Mike Wilkins, Clerk-Auditor
Warrants dated April 23, 2026 in the amount of \$1,752,811.11. Payments of note are \$927,423.44 to the Central Canal Grant and \$145,901.50 to Green River Construction for the 4-H remodel.

Commissioner LeFevre moved to approve the warrants as presented by Mike Wilkins. Motion passed unanimously.

3. **TAX MATTERS:** None

4. **APPROVAL OF PURCHASE OF REAL PROPERTY** - Loren Anderson, Civil Attorney
Commissioner Norton requested approval for the purchase of approximately eight acres of real property located at 1170 East Main Street, formerly Montgomery Recycling for \$1.1 million. This acquisition would provide necessary expansion space for the Road Department, which has outgrown its current four-acre site. An environmental study has confirmed a clean bill of health for the building. This strategic move also allows for the relocation of Search and Rescue to the current Road Department site, subsequently vacating space at the Airport to double the size of the food pantry. This plan addresses the immediate space needs of multiple county entities and is estimated to save the County approximately \$17 million in projected new building costs.

Russ Justice inquired whether this was the solitary meeting conducted regarding this specific agenda topic. Commissioner Norton responded that a public meeting had been held the previous Friday. She noted that the meeting had been officially noticed on Wednesday and functioned as a work session. This current meeting was scheduled to follow because the Commissioners were planning to be out of town.

Commissioner LeFevre noted that while there are public concerns regarding government growth and property acquisition, the County is currently reviewing a list of parcels acquired over time. He emphasized the importance of reconciling this list to identify properties suitable for surplus sale, thereby ensuring they are returned to public use. Commissioner Norton clarified that such properties would be

offered through a surplus sale accessible to all interested parties, both within and outside the County. She explained that the disposal follows an open bidding process for parcels typically acquired through tax sales or other means, with the objective of making these assets available for private development and public benefit.

Mike Wilkins, Clerk-Auditor, explained that the funds for this purchase will be allocated from capital projects. He noted that the property was officially listed for sale; the County initiated negotiations and subsequently entered into a contract with the seller. Mike further clarified that the County conducted thorough due diligence to ensure the site's suitability before bringing the proposal to the public.

Commissioner LeFevre moved to approve the purchase of real property as presented. Motion passed unanimously.

5. ROAD MAINTENANCE AGREEMENT with NOLAN SCOTT - Scott Hardman, Road Department
Scott Hardman, Road Department, requested approval of a road maintenance agreement with Nolan Scott and Theresa Brewer for a Class D road at the base of Taylor Mountain, located at the end of 2500 West. He noted that the road traverses School and Institutional Trust Lands Administration (SITLA) property and that SITLA has granted approval. Loren Anderson, Civil Attorney, has reviewed the agreement, which pertains strictly to road maintenance.

Commissioner LeFevre moved to approve the Road Maintenance Agreement with Nolan Scott as presented by Scott Hardman. Motion passed unanimously.

6. 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
Deanna Baum, Community Development, presented Ordinance #04-22-2026 O1 Removing Beehive Limits. She explained that the state of Utah recently assumed regulatory authority over the location, size, and quantity of beehives on residential properties, precluding counties and cities from maintaining independent regulations. Consequently, the County must amend its urban livestock ordinances to remove language governing bee counts and hive placement. This amendment also repeals local regulations regarding Africanized honey bees, as these are now managed under state code.

Commissioner Norton moved to approve Ordinance #04-22-2026 O1 Removing Beehive Limits as presented by Deanna Baum. Motion passed unanimously.

7. RESOLUTION #04-22-2026 R1: Removing Beehives from the Animal Unit definition - Deanna Baum, Community Development
Deanna Baum, Community Development, presented Resolution #04-22-2026 R1, which proposes removing beehives from the "Animal Unit" definition. She explained that this adjustment aligns local policy with current state requirements. Under the existing definition, two beehives are classified as one animal unit; this amendment removes that classification, effectively eliminating county-level regulations on the number of beehives permitted on a property, as per state code.

Commissioner Norton moved to approve Resolution #04-22-2026 R1 Removing Beehives from the Animal Unit as presented by Deanna Baum. Motion passed unanimously.

8. 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 Baum, Community Development, presented Ordinance #04-22-2026 O2, which amends County Code 17.33.020(31) and 17.33.020(32) to allow for the use of smaller, pre-built or site-built homes—referred to as "Tiny Homes"—in Manufactured Home Parks and RV Parks under certain conditions. This amendment addresses public requests for long-term and short-term affordable housing options. The Planning Commission recommended allowing these homes in existing parks rather than

creating a new code for tiny homes. The ordinance stipulates the following requirements: Manufactured Home Parks: pre-built or site-built homes must meet either the International Residential Code (IRC) or Housing and Urban Development (HUD) standards. All homes must adhere to the foundation system requirements found in the manufactured housing as permanent dwellings appendix of the IRC. RV Parks regulations allow for homes that are permanently attached to wheels and do not require a permit to be moved. The proposal was reviewed by the Planning Commission at a public hearing, and was unanimously recommended for approval. This item was also discussed at least Wednesday's County Commission work session.

Commissioner Norton moved to approve Ordinance #04-22-2026 O2 as presented by Deanna Baum. Motion passed unanimously.

Commissioner Laursen noted that the standard work sessions are held Wednesdays at 10:00 am in the Commission Office. He proposed a trial period for rotating regular commission meetings to evening hours to encourage public attendance. He recalled that previous attempts resulted in residents attending to express complaints but departing before the official meeting began, which ultimately only generated employee overtime without increasing participation. The commission intends to test evening slots once or twice more, potentially scheduling them for 5:00 pm or 5:30 pm on Mondays. However, he clarified that the meeting on May 12th will remain at 3:00 pm.

ADJOURN: Meeting adjourned at approximately 12:23 pm.



JOHN LAURSEN, CHAIR



MICHAEL W. WILKINS, CLERK – AUDITOR

