

MINUTES of the work session of the Uintah County Commission held **May 27, 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 Sonja Norton and Willis LeFevre. John Laursen was excused.

ATTENDANCE: Mike Wilkins, Janeall Kirkland, Deanna Baum, Gennie Bird, Erika Calder, Wendi Long, Travis Campbell, Jessie Pye, Taylor Lawson, Angela Hawkins, Loren Anderson.
Minutes by Sheri Allen.

WELCOME: Commissioner Norton, Acting-Chair, welcomed everyone to the meeting.

1. OPENING REQUEST FOR PROPOSALS UC26-11: St. Paul's Episcopal Church Rehabilitation Project - Mike Wilkins, Clerk-Auditor

Mike Wilkins, Clerk-Auditor, received two formal bids for the UC26-11 St. Paul's Episcopal Church Rehabilitation Project: Abstract Masonry out of Salt Lake City and GBW Construction, Inc. out of Vernal, Utah.

Gennie Bird, Purchasing & Grants, clarified the process for handling the two formal bids received for the UC26-11 St. Paul's Episcopal Church Rehabilitation Project. Bids will first be reviewed by the Purchasing Office for mandatory criteria. They will then be scored by a three-person committee based on technical criteria without viewing cost. After technical scoring, the committee will review the cost to select the highest combined scoring vendor. Due to the need for internal review and committee availability, the committee will meet on June 9 and a recommendation is scheduled to be presented to the Commission on June 16.

2. D2 REAL INVESTMENTS, LLC: requesting a REZONE from RA1 to R3 or R2 on property at 360 S 1500 W, Vernal, UT 84078, Serial number 04:134:0005 - Deanna Baum, Community Development
Deanna Baum, Community Development, presented the request from D2 Real Investments, LLC to rezone their 0.93-acre property at 690 S 1500 W from RA1 to R3 or R2. The rezone is intended to allow the property to be subdivided by removing the existing home. Although the location has the infrastructure to support R3, the future land use shows medium density, which correlates with the R2 zone. The Planning Commission reviewed the request and unanimously recommended R2 zoning to prevent higher density developments permitted under R3, such as apartments or townhomes exceeding four units.

3. UINTAH SCHOOL DISTRICT: requesting a REZONE from R1 to R2 on property at 604 S 2150 W, Vernal, UT 84078, Serial number 05:072:0011 - Deanna Baum, Community Development
Deanna Baum, Community Development, presented the request from the Uintah School District to rezone the north portion of the property at 604 S 2150 W from R1 to R2. The rezone is intended to allow for smaller lots and setbacks for a proposed 50-lot single-family home subdivision. The Planning Commission unanimously recommended R2 zoning. Discussion focused on Commissioner Norton's safety concerns regarding access points, as the subdivision would only have two accesses, citing issues seen at Vernal City. Matt Cazier, Community Development, noted that code requires only two accesses, and Jeremy Raymond, Fire Director, reviews fire code criteria, which may be stricter. The Commission agreed to approve the R2 rezone but asked Matt to relay their safety concerns about access points to the Planning Commission for consideration during the subsequent subdivision development phase.

4. RESOLUTION #05-27-2026 R1: A resolution committing to a goal to significantly reduce traffic fatalities and serious injuries - Matt Cazier, Community Development
Matt Cazier, Community Development, presented Resolution #05-27-2026 R1, which commits the County to significantly reducing traffic fatalities and serious injuries. This resolution is the final requirement to collect the "Safe Streets for All" grant money. The plan, developed with Community

Development, Trails, and the Road Department, identifies problematic areas and prioritizes projects for improving the street system. The state's goal is zero fatalities, and the county is committing to a 50% reduction. Matt suggested amending the resolution's goal date from the outdated 2024 to 2034 to provide a future target for reducing fatalities and injuries on county roads.

Gennie Bird, Purchasing & Grants, noted that the 2024 goal date was likely standard contract language tied to the 2023 grant award. She clarified that the Comprehensive Safety Action Plan is a necessary prerequisite to apply for a subsequent federal implementation grant for construction projects, roundabouts or designated bike lanes. Matt confirmed he would follow up to determine the State's requirements for annual submission to report on the County's progress.

5. ORDINANCE #05-27-2026, O1: Amending area and frontage requirements and setbacks in the R1, R2, and R3 Zoning districts - Matt Cazier, Community Development

Matt Cazier, Community Development, presented Ordinance #05-27-2026 O1, which proposes reducing minimum area and frontage requirements in residential zones to encourage water conservation and support affordable housing. By decreasing lot sizes, the county aims to reduce the amount of treated outdoor water used for landscaping. The Planning Commission held public hearings in April and May, receiving positive feedback, and ultimately voted unanimously to recommend approval. Key changes include reducing minimum lot sizes by 1,000 square feet across R1, R2, and R3 zones; R1 decreasing from 8,000 to 7,000 square feet and reducing frontage requirements by 10 feet. In the R2 zone, setbacks would be adjusted to five feet to match R3 standards, maintaining compliance with building and fire codes while providing developers with more flexible options for higher-density projects like duplexes and four-plexes.

6. ACCEPTANCE OF SEVERAL RIGHT-OF-WAY GRANTS FROM THE BUREAU OF LAND

MANAGEMENT: UTU-93350-95, Desert Spring Wash Road #0409; UTU-93350-94, Nine Mile Canyon Road; UTU-93350-92, Lower Willow Creek Road; UTU-93350-91, Road #161310; UTU-69125-19, Uteland Butte Road; UTU-93350-77, Road #160210; UTU-93350-79, Road #140602; UTU-93350-81, Road #140604; UTU-93350-86, Road #222404; UTU-93350-87, Road #140609; UTU-93350-88, Road #101915L, AND; UTU-93350-82, Road #140603 - Matt Cazier, Community Development

Matt Cazier, Community Development, presented 12 Title V Right-of-Way Grants from the Bureau of Land Management (BLM) for undisputed roads crossing BLM property. These are the first of several expected grants. A key benefit of these grants is the inclusion of RS 2477 language, which ensures that if an RS 2477 claim is ever decided in the County's favor, the grant would revert to that claim; otherwise, the County retains the easement. Two copies of each grant must be signed by the Commission and the Clerk-Auditor, then recorded, with one copy returned to the BLM. The Commission requested that Matt provide a map showing how these roads continue through SITLA sections to ensure continuity.

Taylor Lawson inquired whether the acceptance of the Title V grants was connected to any current or planned industrial development, gas generation, transmission, or utility infrastructure projects. Matt confirmed that, to his knowledge, the grants are not tied to any specific development but are based on the County's longstanding transportation map to secure access for future use. Matt clarified that public notice for any major project utilizing these corridors would depend on land ownership, SITLA, BLM, or private. County notification for industrial zoning or conditional use permits would occur if the County is involved in the decision.

7. INTERLOCAL AGREEMENT FOR THE USE OF THE UTAH COUNTY LAW ENFORCEMENT GUN RANGE - Steve Labrum, Sheriff

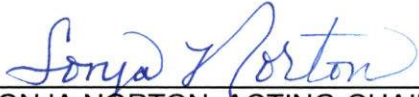
Loren Anderson, Civil Attorney, presented the template on behalf of Sheriff Labrum to codify rules and expectations specifically addressing concerns about damage and clean-up, and clarified that a range master must be present during other agencies' use. The cost associated with the range master is still under discussion with the participating agencies, who generally support the agreement to protect the

facility.

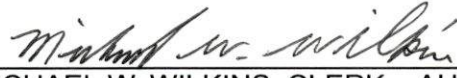
8. RENEWAL CONTRACT SML STRATEGIC WITH THE STATE OF UTAH - Steve Labrum, Sheriff or Loren Anderson, Civil Attorney

Loren Anderson, Civil Attorney, clarified that the contract for SML Strategic is for Justice Court services with Uintah County. The current contract is set to expire on approximately September 30 or October 1. These services are fully funded by state grants. The agenda item was postponed as discussions continue regarding whether the department will be moved under the Sheriff's Office or remain with the Attorney's Office.

ADJOURN: The meeting adjourned at approximately 10:48 am.



SONJA NORTON, ACTING-CHAIR



MICHAEL W. WILKINS, CLERK – AUDITOR

