

MINUTES of the public meeting of the Uintah County Commission held **June 2, 2026** in the Commission Chambers of the Uintah County Building at 147 East Main, Vernal, Utah. The meeting commenced at 3:01 pm.

PARTICIPANTS: Commissioners John Laursen and Sonja Norton. Willis LeFevre was excused.

ATTENDANCE: Mike Wilkins, Margie Shewell, Jennifer Hall, Wendi Long, Danette Brooks, Teri Jorgensen, Gennie Bird, Melissa Yergensen, Deanna Baum, Matt Cazier, Jen Garcia, Brenda McDonald, Joel Brown, Danny Harrell, Angela Hawkins, Loren Anderson, Chery Bolton.
Minutes by Sheri Allen.

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

PRAYER by Chery Bolton.

PLEDGE OF ALLEGIANCE by Sheri Allen.

1. APPROVAL OF MINUTES: May 19, 2026 and May 27, 2026 work session

Commissioner Norton moved to approve the minutes for May 19, 2026 and May 27, 2026. Motion passed unanimously.

2. APPROVAL OF WARRANTS – Mike Wilkins, Clerk-Auditor

Warrants dated May 21, 2026 in the amount of \$481,330.74. Payments of note are \$58,460.00 for a Chevy Tahoe for the Jail.

Warrants dated May 28, 2026 in the amount of \$295,823.87. This was for all regular monthly bills.

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

3. TAX MATTERS:

Danette Brooks, Assessor, requested a refund for a mobile home personal property tax for David Porter in the amount of \$300.98. Located at 126 N 500 E #60 Vernal, UT 84078, Tax District #4. The reason for this refund is the tax payer paid the personal property taxes on their mobile home by the due date. However, the local hearing resulted in a recommended lower market value assessment than the original one determined by the Assessor's office.

Commissioner Laursen moved to approve the tax refund of \$300.98 as presented by Danette Brooks. Motion passed unanimously.

4. URS 2026-2027 RETIREMENT RATES - Mike Wilkins, Clerk-Auditor

Mike Wilkins, Clerk-Auditor, presented the annual Utah Retirement Systems (URS) rates. He noted a general decrease in the county percentage and an increase in the employee percentage for Tier 2 employees. Notable rate adjustments include an increase of 0.49% for Rank and File and 1.25% for Law Enforcement. Key figures presented included: Fund 15 (Tier 1 non-contributing): 14.97% total rate (3.11% amortization cost). Fund 43 (Tier 1 public safety non-contributory): 32.54% total rate (10.25% amortization cost). Tier 2 Fund 111 (Hybrid system): 13.19% total rate. Tier 2 Fund 122 (Hybrid public safety): 26.92% total rate (24.33% plus 2.59% employer pickup). Deferred Comp (local government): 13.19% total rate (3.19% employer contribution). Tier 2 Public Safety Deferred Comp: 16.95% total rate

(10.33% employer contribution). Mike requested to increase the employer match for the 401(k) plan from 2.5% to 3%.

Commissioner Norton moved to approve the URS rates including the 3% 401(k) employer match as presented by Mike Wilkins. Motion passed unanimously.

5. CONSIDERATION OF EASEMENT OVER COUNTY PROPERTY, serial number 04:133:0025 -
Loren Anderson, Civil Attorney

Loren Anderson, Civil Attorney, requested approval for an 8-foot easement across county-owned property (serial number 04:133:0025) for Jerome Sprosty. The triangular parcel, located near 2000 West across from the Terra Academy and the Golden Age Center, will provide the property owner with necessary access, as access was previously limited to 500 South.

Commissioner Laursen moved to approve the easement over County property #04:133:0025 as presented by Loren Anderson. Motion passed unanimously.

6. STRIKE FORCE INTERLOCAL AGREEMENT AMENDMENT - Loren Anderson, Civil Attorney
Loren Anderson, Civil Attorney, requested approval for an amendment to the Uintah Basin Narcotics Strike Force interlocal agreement. This amendment clarifies that in the event of a conflict between strike force policies and an agent's departmental policies, the departmental policies will take precedence. All participating agencies must approve this amendment.

Commissioner Laursen moved to approve the amendment to the interlocal strike force agreement as presented by Loren Anderson. Motion passed unanimously.

7. SECURITY AND BAILIFF CONTRACT FY2026-2027 - Steve Labrum, Sheriff

Loren Anderson, Civil Attorney, requested the approval of the Security and Bailiff Contract for the fiscal year 2026-2027. This annual state agreement for courthouse security runs from July 1, 2026, through June 30, 2027. Key changes include a rate increase from \$23.02 to \$23.59 per hour and a maximum budget increase from \$215,429 to \$220,802.

Commissioner Laursen moved to approve the Security and Bailiff Contract as presented by Loren Anderson. Motion passed unanimously.

8. INTEREST TO LEASE CERTAIN OIL, GAS, AND ASSOCIATED HYDROCARBONS on County property QUARTERLY DISPOSITION AUCTION: - Mike Wilkins, Clerk-Auditor

A. Township 4 South, Range 1 East, USM

Section 36: Part of the Florence Mining Claim, Survey #5401 (213.34 ac. out of 640.00 acres, more or less) and extends into Section 1 of Township 5 South, Range 1 East, USM.

Beginning at corner No. 15, a sandstone 4"x8"x42' marked with a cross (X) on the top and 15 on the side, situate on line between Sections 36 and 31 in Township 4 South, Range 1 and 2 East, U.S.M., at North 162.7 feet from the corner common to said Sections 36 and 31; thence fifteen course North 75°55' West, 1700.0 feet to corner No. 16, a sandstone 10" x 12" x 36", marked with a cross (X) on top and 16 on the side; thence sixteenth course, South 14°05' West, 1500.00 feet to corner No. 17, a gray sandstone 3" x 8" x 24", marked with a cross (X) on the top and 17 on the side, thence seventeenth course, North 75°55' West, 2,247.6 feet to corner No. 18, a cobblestone 4" x 10" x 24", marked with a cross (X) on the top and 18 on the side, thence eighteen course, North 14°05' East 3000.0 feet to corner No. 19, a sandstone 8" x 10" x 40", marked with a cross (X) on the top and 19 on the side, thence 19th course, South 75°55' East, 3,947.6 feet to a point on the northerly boundary of said survey No. 5401, thence South 14°05' West to the place of beginning.

B. Township 3 South, Range 2 East, U.S.M.

Section 7: Lots 1-5, Randlett Townsite, Block 24

C. Township 2 South, Range 1 East, U.S.M

Section 13: Lot 5, Stone Subdivision 2.5 Acres, LESS a 12.5-inch strip of land encircling Lot 5 Containing 2.465500 gross acres, more or less.

Section 17: a) A strip of land on the left side of the centerline of the State Road, beginning at a point 35' north of the southwest corner of the SE/4 of Section 17, thence S 89°36' E 1320'; thence north 18'; thence west 370'; thence north 50'; thence west 950'; thence south 68' to the point of beginning.

Containing 1.6345 gross acres, more or less

b) A strip of land 20 feet wide on the left side of the State Road, beginning at a point 1320 feet east and 30 feet north of the southwest corner of the SE/4 corner of Section 17; thence east 300'; thence north 20'; thence west 300'; thence south 20' to the point of beginning.

Containing 0.1377 gross acres, more or less.

Section 20: A 1.00 acre parcel located in the SW/4NW/4, more particularly describe as: Beginning at a point 575' South and 300' East of the NW corner of the SW/4NW/4 of said section 20, thence East 165'; thence South 247.5'; thence West 165'; thence North 247.5' to the point of beginning.

Containing 1.00 gross acres, more or less.

Mike Wilkins, Clerk-Auditor, opened the public bid process for leasing oil, gas, and associated hydrocarbon interests on three County-owned parcels.

The following bids were received: Parcel A (Township 4 South, Range 1 East, Section 36): A bid of \$675 per net mineral acre for 213.34 acres was submitted by Encore Land Services on behalf of Finley Resources, for a total of \$144,004.50. Terms include a 1/6 royalty and a one-year lease. Parcel B (Township 3 South, Range 2 East, Section 7): A bid of \$1,000 per net mineral acre for 2.1773 acres was submitted by Encore Land Services on behalf of Uintah Wax LLC, for a total of \$2,177.30. Terms include a 1/5 royalty and a three-year lease. Parcel C (Township 2 South, Range 1 East, Sections 13, 17, and 20): A bid of \$1,000 per net mineral acre for 5.2377 acres was submitted by Encore Land Services on behalf of Uintah Wax LLC, for a total of \$5,237.70. Terms include a 1/5 royalty and a three-year lease. Mike recommended that the County Attorney review the lease agreements before final execution.

Commissioner Laursen moved to approve the three lease bids contingent upon County Attorney review and negotiation as presented by Mike Wilkins. Motion passed unanimously.

9. 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, requested approval for the rezone for D2 Real Investments, LLC for property located at 360 S 1500 W, Serial #04:134:0005. The applicant requested a rezone from RA1 to R2 or R3 to facilitate a three-lot subdivision; the existing home on the property prevents division under current RA1 zoning. Following a public hearing on May 20, the Planning Commission unanimously recommended a rezone to R2, citing its alignment with the area's future medium-density land use and addressing public concerns regarding potential high-density development.

Commissioner Norton moved to approve the rezone to R2 as recommended by the Planning Commission as presented by Deanna Baum. Motion passed unanimously.

10. 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, requested approval for the rezone for the Uintah School District for property located at 604 S 2150 W, Serial #05:072:0011. The School District is selling the property to a developer intending to create a single-family residential subdivision with lots of

approximately 7,000 square feet. This development requires a rezone from R1 to R2 for the north portion of the property.

Commissioner Norton moved to approve the rezone to R2 as presented by Deanna Baum. Motion passed unanimously.

11. 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 a goal of significantly reducing traffic fatalities and serious injuries. Updates to the resolution, discussed in the previous work session include extending the goal deadline from 2024 to 2034 and removing the requirement for an annual report. The resolution now includes four of the five defined goals.

Commissioner Laursen moved to approve Resolution #05-27-2026 R1 as presented by Matt Cazier. Motion passed unanimously.

12. 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, requested approval for amendments to Ordinance #05-27-2026 O1, regarding amendments to area, frontage, and setback requirements in the R1, R2, and R3 zoning districts. These changes, previously discussed in a work session, aim to encourage affordable housing and water conservation by allowing for smaller lot sizes without affecting Agricultural or Residential Agricultural zones.

Specific amendments include reducing area requirements by 1,000 square feet for each zone: R1 from 8,000 to 7,000 square feet, R2 from 7,000 to 6,000 square feet, and R3 from 6,000 to 5,000 square feet. Additionally, R2 setbacks for sides and back were reduced from 8 feet to 5 feet, aligning with R3 requirements. Frontage requirements for twin homes were also adjusted: R1 from 70 to 60 feet, R2 from 50 to 40 feet, and R3 from 40 to 35 feet. The Planning Commission unanimously recommended approval following a positive public hearing on May 20, 2026.

Commissioner Laursen moved to approve Ordinance #05-27-2026 O1 as presented by Matt Cazier. Motion passed unanimously.

13. 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

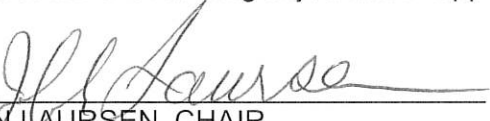
Matt Cazier, Community Development, requested approval for 12 Right-of-Way (ROW) grants from the Bureau of Land Management (BLM) for existing Class D county roads located west of the Green River in the Pariette area. These grants, issued under Title V of the Federal Land Policy and Management Act, formalize the County's access to federal land. The grants include provisions acknowledging RS-2477 rights; should an RS-2477 claim be determined in the County's favor, it would supersede the Title V grant, but the Title V grant remains in effect should an RS-2477 claim be denied. The process requires signatures from the Commission Chair, the County Clerk, and a notary, followed by countersignature by the BLM, after which the documents will be recorded.

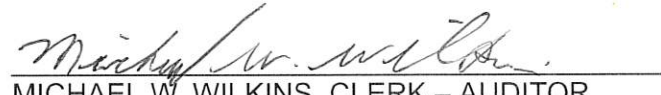
Commissioner Norton moved to approve the 12 right-of-way grants from the Bureau of Land Management as presented by Matt Cazier. Motion passed unanimously.

13. PUBLIC COMMENT:

Mike Wilkins informed the Commission that ballots have been mailed and are expected to be delivered by Thursday. He emphasized that for ballots to be counted, they must be received by the Clerk-Auditor's office no later than 8:00 PM on election day; postmark dates are no longer accepted. Voters are encouraged to track their ballot status through the vote.utah.gov website's "Ballot Tracker" feature, which monitors the ballot from mailing through receipt and counting.

ADJOURN: The meeting adjourned at approximately 3:35pm.


JOHN LAURSEN, CHAIR


MICHAEL W. WILKINS, CLERK - AUDITOR

