

MINUTES of the work session of the Uintah County Commission held **July 29, 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 John Laursen, Sonja Norton and Willis LeFevre.

ATTENDANCE: Mike Wilkins, Angela Hawkins, Anna Billings, Georgene Cook, Dan Dilsaver, Arden Cook, Jo Gardner, Jess Hermann, JC Brewer, Keith Campbell, Deanna Baum, Matt Cazier, Danette Brooks, Gennie Bird, Steve Labrum, Brenda McDonald, Loren Anderson, Ryan Mattson, Mike Cook, Cindy Dilsaver
Minutes by Sheri Allen

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

1. ORDINANCE 07-29-2026 O1: ALLOWING SIGNS IN THE MH (RESIDENTIAL MOBILE HOME) ZONE- Deanna Baum, Community Development

Deanna Baum, Community Development, presented Ordinance #07-29-2026 O1 allowing signs in the Residential Mobile Home (MH) zone. This ordinance addresses a recent oversight where signage was not permitted for allowed businesses such as RV parks located within the MH zone.

The proposed regulations align MH zone signage standards with those of commercial and industrial zones: freestanding, wall, monument, and roof signs. Freestanding and monument signs: 60 square feet, plus 40 square feet for each additional business. Roof signs: up to 60 square feet. Wall signs: unrestricted size; must not project more than 18 inches from the building. Freestanding signs: 25-foot maximum height. Monument and roof signs: 10-foot maximum height; roof signs also limited to 10 feet above the roofline. Placement: must be 5 feet from the street right-of-way for freestanding and monument signs. One sign per business is permitted. UDOT regulations apply to electronic message centers and reader boards.

During the discussion, it was clarified that these regulations apply to permitted businesses within the MH zone (e.g., RV parks, manufactured home parks, laundromats) and do not change existing rules for home-based businesses. Deanna noted that a code reference error 17.08 will also be corrected as part of this ordinance.

2. ORDINANCE 07-29-2026 O2: CONSIDERING CHANGES TO AUTOMOBILE REPAIR REGULATIONS ALLOWING FOR COLLECTOR VEHICLE RESTORATION IN THE A4 ZONE-

Matt Cazier, Community Development

Matt Cazier, Community Development, presented Ordinance #07-29-2026 O2, which proposes amending the zoning code to allow for collector vehicle restoration in the A4 Zone. The proposal originated from a specific request by a county resident wishing to restore vehicles at their residence. The Planning Commission conducted a public hearing, which was opened in June and continued through July, ultimately resulting in a unanimous recommendation to the Commissioners to approve the ordinance as a conditional use within the A4 zone.

The scope of the ordinance is narrowly defined to distinguish this use from general automotive repair. A "collector vehicle restoration shop home-based" is defined as a business engaged in the restoration, customization, or rebuilding of collector vehicles defined by Utah Code as vehicles 30 years or older maintained primarily as collector items. This use specifically excludes routine mechanical repair, maintenance, or service for the general public, as well as commercial body or paint shops, vehicle sales, or salvage yards.

Proposed operational standards for the A4 zone include, all restoration work and storage must occur within an enclosed building, with a maximum of one operable vehicle awaiting work allowed outside if

screened from view. The capacity is limited to two vehicles inside and one outside (three total). The facility must comply with performance standards regarding noise, odor, and hazardous materials, mirroring existing home-based business regulations. Buildings used for restoration must maintain a 300-foot setback from off-site dwellings unless written consent is obtained from the neighboring owner. Quiet hours are established between 10 p.m. and 8 a.m., during which noise levels must not exceed 60 decibels at the property line. The use is prohibited within recorded subdivisions where average lot sizes are less than one-half acre.

The A4 zone was deemed appropriate for this use due to its existing compatibility with industrial and oil-and-gas-related activities. It was noted that while the Commission may choose to hold a public hearing, they are not obligated to do so as the Planning Commission has already fulfilled that requirement.

3. APPROVAL OF SITLA EASEMENT FOR BRONCO BUSTER TRAIL - Mike Cook, Trails

Mike Cook, Trails, presented a SITLA easement agreement for the Bronco Buster Trail. Earlier this year, the County received approval for four trails (Bronco Buster, White Lightning, the Reef, and Brain Rock). While most of the trails are situated on BLM land, a 600-foot section of the Bronco Buster Trail requires a SITLA easement. This section is located east of the river, running parallel to Josie Morris Ranch Road. The easement is funded by the SITLA OHV fund at no cost to the County, effectively completing the trail.

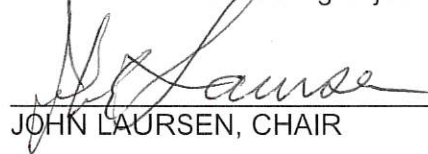
4. DISCUSSION OF COUNTY MANAGER -

The Commission discussed the potential creation of a full-time County Administrator position to handle administrative tasks, allowing Commissioners to focus on legislative and constituent-facing duties.

Key Points:

- The Commission clarified the goal is to create an "Administrator," not a "County Manager."
- Legal review is required to determine the feasibility of delegating executive powers.
- Attendees (Dan Dilsaver and others) presented a proposed form of government involving a five-member council and a county manager, which was discussed as an alternative.
- Public concerns and questions were raised regarding representation, the effectiveness of a part-time council, and the management of public lands.
- The Commission emphasized their dedication to current departmental leadership and community representation.
- No formal decision was made; upcoming community public hearings were announced for further discussion about the Proposed Optional Plan to Change County form of government (Aug 6 in Ballard, Aug 8 at Commission Chambers, Aug 13 at Tridell Fire Station, and Aug 17 at Commission Chambers).

ADJOURN: The meeting adjourned at approximately 11:12 am.


JOHN LAURSEN, CHAIR


MICHAEL W. WILKINS, CLERK – AUDITOR

