



Planning & Zoning Meeting

Minutes

Monday, September 14, 2026 at 6:00 pm

AGENDA

1. Roll Call, Prayer, Pledge

Minutes:

Becky Weimer – Here

Katrina Spencer – Here

Nate Robinson – Here

Jerry Allred – Here

Public attendance Susan Hamilton, Clint Peatross, Mayor Deborah Herron, Recorder

Jessica North

Katrina Spencer said the Prayer, Becky Weimer lead the Pledge

2. Minutes

Minutes:

The Minutes from Aug 31st were approved.

3. Planning And Zoning

Minutes:

Valorie McLean Submitted her resignation letter. Mayor Herron made a statement about how appreciated she was of Valorie And the committee. Valorie was a Valuable member.

It was discussed to get another committee member in place of Valorie.

4. Minor Subdivision - Susan Hamilton

Minutes:

Concerns were raised regarding existing utility hookups and commercial water lines.

The county has not approved anything for this lot. We cannot vote on this matter at this time. The county needs to make sure the Property lines connect and the titles are written. Susan is selling the lot. She wants to know if she needs to sell as one lot or 3 buildable lots. Once the county approves everything it should be 3 lots.

5. 15-Minute Open Session

Minutes:

Nate Discussed Him and his partner investors putting in short-term housing. Using Man Camp housing for the data center workers. The concern is there isn't anywhere big enough to put in these short-term housing. The other concern is in city/state code is the housing structures would need permanent foundations, and code changes. Our

sewer ponds can have more housing, up to 6000 people. We are looking towards a housing crisis so short term and long-term housing is very much needed and a concern.

We discussed having everything in on the Tuesday afternoon. We can have everything on Wednesday to review what is on the agenda

The City of Duchesne welcomes you and thanks you for your time and concerns. If you wish to address the Planning & Zoning Commission, this is the time set on the agenda for you to do so. When you are recognized, please step to the podium, state your name and address then address the Commission. Your comments will be limited to three (3) minutes. The Commission may not respond to your comments this evening, rather they may take your comments and suggestions under advisement and provide direction to the appropriate member of City Staff for follow-up. Thank you.

6. Work Meeting: Discussion of Planning and Zoning Applications, Development Projects, Ordinances, Comprehensive Planning, Land Use Matters, and Other Items Properly Brought Before the Planning Commission

Minutes:

Valorie had sent out an AI generated form of the city ordinances for us to look over and edit if we see something that needs changed. We need to send it to the city lawyer to review. Before sending it to city council.

The next meeting will be sept 28th at 6 pm. Nate will not be in attendance.

Note: This work meeting is held to discuss pending planning and zoning matters, including development applications, ordinance amendments, land use issues, comprehensive planning, and other items properly brought before the Planning Commission. Discussion is intended to provide information and direction. Formal action will only be taken on items specifically listed as action items on a properly noticed agenda.

7. Adjournment

Contact: Jessica North (jnorth@duchesnecity.com 435-738-2464)