

Duchesne County Planning Commission

Meeting Minutes

Date: July 30, 2025

Location: Duchesne County Administration Building

Time: 5:00 p.m. – 8:15 p.m.

Commissioners Present

- Chairperson Connie Sweat
- Reed Van Wagoner
- Terry Nelson
- Kelsey Carter

Commissioners Absent

- Shilo Hatch
- Annette Miller
- Thomas Winterton

Staff Present

- Mike Gottfredson
 - Josh Felter
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Call to Order

Chairperson Connie Sweat called the meeting to order at 5:00 p.m., welcomed attendees, asked in-person participants to sign in and online participants to introduce themselves, and reminded everyone to silence cell phones. She reviewed public hearing procedures and asked for disclosures of pre-hearing contacts, site visits, or conflicts.

- Commissioner Reed Van Wagoner disclosed friendship with Johnny Thain, with no discussions on the item and no conflict.

- Chairperson Connie Sweat disclosed a brief hallway conversation with Shawn Taylor prior to a previously scheduled meeting and no conflict.
- Commissioner Kelsey Carter disclosed prior conversations with Shawn Taylor through a former employer and no current discussions.

Proceedings were conducted as quasi-judicial hearings; procedures and appeal rights were read into the record.

Agenda Item A: Conditional Use Permit — Solstice Property Group Racetrack

Staff Presentation

Findings of fact are on file with the Community Development Department. Presented by **Mike Gottfredson**.

Questions & Discussion

- **Commissioner Reed Van Wagoner** asked whether applicants must demonstrate compliance with the noise limit before a business license is issued and who would enforce it.
 - **Mike Gottfredson** said compliance is required prior to operation; the County has a professional decibel meter, can verify complaints (including independent readings), and can pursue CUP revocation if necessary, though issues are usually addressed cooperatively.
- **Commissioner Reed Van Wagoner** referenced racetrack examples (e.g., around 98 dB) and emphasized the County must verify proposed limits and mitigation.
 - **Mike Gottfredson** noted comparisons (e.g., Laguna Seca) aren't direct; intermittent higher levels may be acceptable under health standards if exposure isn't prolonged, and limited special-event/variance days could be considered.
- **Chairperson Connie Sweat** asked whether 65 dB is specified in County code and about restroom requirements.
 - **Mike Gottfredson** said materials reference 65 dB but the noise ordinance doesn't list a numeric value; permanent restrooms are planned, and Tri-County Health may allow temporary facilities for events.
- **Commissioner Terry Nelson** asked how many homes are affected.

- **Mike Gottfredson** stated one currently occupied home lies within the estimated buffer; future homes would also be entitled to mitigation.
- **Commissioner Nelson** asked about day-to-day operations if the facility is open to the community.
 - **Applicant (Ryan Young Hong)** said the facility would be staffed and provide local employment.

Applicant Comments

- **Shawn Taylor** described the project and organizational approach via the Apex Racing Foundation, emphasizing community/economic benefits and mitigation (e.g., berms, fencing).
- **David Oman** supported the project and highlighted opportunities for youth.
- **Ryan Young Hong** supported allowing a higher noise threshold consistent with racetrack operations and suggested limited special-event days.

Public Comments

- **Nathan Hall** summarized environmental compliance expectations (air quality, stormwater, drinking water/wastewater) and coordination with relevant agencies.
- **Guy Taylor** supported the project, citing cultural and recreational benefits.
- **Danny Brannigan** supported the project as a safe outlet for youth.
- **Delia Herrera** (adjacent resident) supported the project despite potential noise.
- **Johnny Thayne** supported the project, referencing OSHA and stating higher decibel levels can be safe if exposure is not prolonged.
- **Sean Eck** supported the project but asked how mitigation/buffers would affect future property development.

Motion

Commissioner **Terry Nelson** moved to approve the Conditional Use Permit for the Solstice Property Group racetrack, subject to the recommended conditions.

Seconded by **Commissioner Reed Van Wagoner**

Vote: Unanimous

Agenda Item B: Conditional Use Permit — Kelly McDonald, Short-Term Rental Cabin

Staff Presentation

Findings of fact are on file with the Community Development Department. Presented by **Mike Gottfredson**.

Questions & Discussion

- **Chairperson Connie Sweat** asked about the discrepancy between the application (500 sq. ft.) and the site plan (12×20 cabin).
 - **Mike Gottfredson** confirmed the discrepancy must be resolved before a building permit is issued.
- **Commissioner Reed Van Wagoner** asked about access.
 - **Mike Gottfredson** noted access from 4100 North / County Road 261 and that road standards must be met.
- **Commissioner Terry Nelson** asked about utility and fire requirements.
 - **Mike Gottfredson** confirmed water/sewer and fire access standards must be met.

Applicant Comments

- Applicant was not present.

Public Comments

- None.

Motion

Commissioner Reed Van Wagoner moved to approve the Conditional Use Permit for Kelly McDonald's short-term rental cabin, subject to the recommended conditions.

Seconded by **Commissioner Kelsey Carter**

Vote: Unanimous

Agenda Item C: Variance — Altamont Rodeo Grounds

Staff Presentation

Findings of fact are on file with the Community Development Department. Presented by **Mike Gottfredson**.

Questions & Discussion

- **Commissioner Terry Nelson** asked whether the variance applied only to the front setback.
 - **Mike Gottfredson** confirmed the request was to reduce the 30-foot front setback to zero along the right-of-way.
- **Commissioner Reed Van Wagoner** asked whether acting as the Board of Adjustment is consistent with prior practice.
 - **Mike Gottfredson** confirmed it is.

Applicant Comments

- **Johnny Thayne** explained the variance was needed to place grandstands/bleachers; sewer and utility permits were secured; materials were purchased and ready; rodeo suspended for 2025 with plans to return in 2026.

Public Comments

- None.

Motion

Commissioner Terry Nelson moved to approve the variance for the minimum front yard setback requirements for the Altamont Rodeo Grounds.

Seconded by **Commissioner Reed Van Wagoner**

Vote: Unanimous

Agenda Item D: Conditional Use Permit — Danny Brannigan, Trucking/Lumber Business

Staff Presentation

Findings of fact are on file with the Community Development Department. Presented by **Mike Gottfredson**.

Questions & Discussion

- **Commissioner Reed Van Wagoner** asked the applicant to clarify the nature of the business.
 - **Danny Brannigan** said operations would include selling lumber in addition to his existing trucking work.
- **Chairperson Connie Sweat** asked about licensing.
 - **Danny Brannigan** confirmed he holds a trucking business license and would apply for any additional license if required.
- **Commissioner Terry Nelson** asked about site operations.
 - **Danny Brannigan** said the site accommodates trucks and lumber storage.

Applicant Comments

- **Danny Brannigan** reiterated plans and willingness to comply with County requirements.

Public Comments

- **Jacqueline Dobson** spoke in support, stating the business would benefit the community.

Motion

Commissioner Kelsey Carter moved to approve the Conditional Use Permit for Danny Brannigan's trucking/lumber business, subject to the recommended conditions.

Seconded by **Commissioner Reed Van Wagoner**

Vote: Unanimous

Approval of Minutes

Commissioner Terry Nelson moved to approve the minutes of the **June 4, 2025** meeting.

Seconded by **Commissioner Kelsey Carter**

Vote: Unanimous

Other Business — Regular Meeting Time

Commissioner Kelsey Carter moved to change regular Planning Commission meetings to the **first Tuesday of each month at 5:00 p.m.**, pending unanimous written approval of all members.

Seconded by **Commissioner Terry Nelson**

Vote: Unanimous

Staff will contact members and notice the change. The next meeting is scheduled for **September 2, 2025**; no meeting will be held in August.

General Plan Update

Gabby Blackburn (Sunrise Engineering) provided an informational presentation on the General Plan update.

Adjournment

Commissioner Reed Van Wagoner moved to adjourn.

Meeting adjourned at 8:15 p.m.