

Planning Commission Chair:	Zeke Swander
Planning Commission Vice-Chair:	Michelle Roberts
Commissioners:	Todd Burton Scott Dixon Glen Woolsey
Secretary:	Amanda Shipley
City Council Representative:	Greg Johnson

UINTAH CITY
PLANNING COMMISSION MEETING
Tuesday, November 24, 2015
7:00 PM



2191 East 6550 South – Uintah, Utah 84405

(801) 479-4130 Fax: (801)476-7269

Meeting Minutes

Meeting Called to Order: Zeke Swander called the meeting to order at 7:00 p.m.

Pledge of Allegiance: Led by Michelle Roberts.

Attendees: Zeke Swander, Michelle Roberts, Todd Burton, City Engineer Matt Hartvigsen, Fire Marshal James Osgood, Council Member Gordon Cutler, Brent & Sandy Hayes, Lisa Giles, Abby Stuart, and Amanda Shipley.

Declaration of Conflicts of Interest: None

Agenda Items:

1. Public Comment (2 minutes per person) *(recording: 00:00:58)

- There was none.

2. Approval of minutes for the Planning Commission meeting held September 22, 2015.

Presenter: Zeke Swander *(recording: 00:01:09)

- Todd Burton made a motion to approve the Planning Commission meeting minutes for September 22, 2015 as written.
- Seconded by Michelle Roberts.
- All in favor, motion passed.

3. Discussion on preliminary plat application for a flag lot for Doug Crofts; Teena Crofts Trust located at approximately 6676 S. 2125 E., Uintah, UT.

Presenter: Doug Crofts *(recording: 00:15:21)

- Rocky Croft's stated they have applied for a variance, the request was denied and now they are trying to figure out what the next best step is. Tonight is a request to apply for a flag lot and address any concerns.
- Zeke Swander read a timeline he had put together regarding this property.
- Todd Burton asked Matt Hartvigsen whether this lot meets the requirements or not.
- Matt Hartvigsen stated he has done two reviews on the property and the second review could be considered a flag lot. The ordinance is vague; it could be approved if you agree it falls under the definition.
- Rocky Crofts stated the lot meets both requirements.
- Todd Burton asked if they have enough area for the septic system.
- Rocky Crofts stated there is sufficient area in the front of the lot to put the drain field.
- Zeke Swander stated we are not experts; we use our experts. Our Building Inspector and Attorney do not believe this qualifies as a flag lot.
- Michelle Roberts made a motion to deny the preliminary application for a flag lot for Doug Crofts; Teena Crofts Trust located at approximately 6676 S. 2125 E.
- No second, motion died.
- Todd Burton stated based on the flag lot criteria he believes it meets the requirements for frontage and lot size therefore he cannot second the motion.
- Todd Burton made a motion to approve the application for a flag lot for Doug Crofts; Teena Crofts Trust located at approximately 6676 S. 2125 E., with the following conditions:
 - Easement for emergency vehicle turn around that does not take square footage away from the property that would preclude it from being legal
 - Must receive clearance from the Weber Morgan Health Department on the septic system
- No second, motion died.

- Michelle Roberts made a motion to table the application for a flag lot for Doug Crofts, Teena Crofts Trust for December 22nd, 2015.
 - Seconded by Todd Burton.
 - All in favor, motion passed.
4. **Discussion/Review on Conditional Use Permit #2005-038 for Ken & Janae Taylor; Carlos Taylor & Son & T-N-T Outdoor Works located at 6696 S. 1725 E., Uintah, UT.**
Presenters: Ken & Janae Taylor *(recording: 00:04:48)
- Zeke Swander reported there have not been any complaints or problems.
 - Michelle Roberts made a motion to renew Conditional Use Permit #2005-038 for Ken & Janae Taylor; Carlos Taylor & Son and T-N-T Outdoor Works located at 6696 S. 1725 E., Uintah with a five year review date.
 - Seconded by Todd Burton.
 - All in favor, motion passed.
5. **Discussion/Review of Conditional Use Permit #2005-042 for Cory Bruestle; Bruestle Plumbing located at 1569 E. 6600 S., Uintah, UT.**
Presenter: Cory Bruestle *(recording: 00:05:18)
- Zeke Swander reported there have not been any problems or complaints.
 - Michelle Roberts made a motion to renew Conditional Use Permit #2005-042 for Cory Bruestle; Bruestle Plumbing located at 1569 E. 6600 S., Uintah with a five year review date.
 - Seconded by Todd Burton.
 - All in favor, motion passed.
6. **Discussion/Review of Conditional Use Permit #2005-047 for Brent & Abby Stuart; Abby's Massage Therapy located at 2121 E. 6450 S., Uintah, UT.**
Presenters: Brent & Abby Stuart *(recording: 00:01:53)
- Zeke Swander stated there have not been any problems or complaints.
 - Abby Stuart was present; the Commission did not have any questions for her.
 - Michelle Roberts made a motion to approve Conditional Use Permit #2005-047 for Brent & Abby Stuart; Abby's Massage Therapy located at 2121 E. 6450 S., Uintah with a five year review date.
 - Seconded by Todd Burton.
 - All in favor, motion passed.
7. **Discussion/Review of Conditional Use Permit #2005-048 for Todd & Annette Sholly; Clearfield Glass Inc. located at 6644 S. 1540 E., Uintah, UT.**
Presenters: Todd & Annette Sholly *(recording: 00:05:52)
- Zeke Swander stated there have not been any problems or complaints.
 - Todd Burton made a motion to renew Conditional Use Permit #2005-048 for Todd & Annette Sholly; Clearfield Glass Inc. located at 6644 S. 1540 E., Uintah with a five year review date.
 - Seconded by Michelle Roberts.
 - All in favor, motion passed.
8. **Discussion/Review of Conditional Use Permit #2005-049 for Stuart Boyd; International Church of Foursquare Gospel located at 6545 Combe Rd., Uintah, UT.**
Presenter: Stuart Boyd *(recording: 00:06:26)
- Zeke Swander reported the City had received a phone call saying that Stuart Boyd was no longer the Reverend.
 - After discussing this CUP, it was decided to table the review to figure out what information needs to be changed on the application to make it correct.

- Michelle Roberts made a motion to table Conditional Use Permit #2005-049 review for Stuart Boyd, International Church of Foursquare Gospel located at 6545 Combe Rd.
- Seconded by Todd Burton.
- All in favor, motion passed.

9. Discussion/Review of Conditional Use Permit #2005-050 for Damon Sholly; Sholly's Landscaping LLC located at 6540 S. 1850 E., Uintah, UT.

Presenter: Damon Sholly *(recording: 00:08:43)

- Zeke Swander stated there have not been any complaints or violations on this conditional use permit.
- Todd Burton made a motion to renew Conditional Use Permit #2005-050 for Damon Sholly; Sholly's Landscaping LLC located at 6540 S. 1850 E., Uintah with a five year review date.
- Seconded by Michelle Roberts.
- All in favor, motion passed.

10. Discussion/Review of Conditional Use Permit #2005-060 for Brandon & Shannon Hamblin; Shan's Salon located at 2539 E. 6500 S, Uintah, UT.

Presenters: Brandon & Shannon Hamblin *(recording: 00:09:13)

- Zeke Swander stated there have not been any complaints or violations on this conditional use permit.
- Michelle Roberts made a motion to renew Conditional Use Permit #2005-060 for Brandon & Shannon Hamblin; Shan's Salon located at 2539 E. 6500 S., Uintah with a five year review date.
- Seconded by Todd Burton.
- All in favor, motion passed.

11. Discussion/Review of Conditional Use Permit #2005-059 for Just For Kids Preschool; Terry & Brenda Millgate located at 6726 S. 1540 E., Uintah, UT.

Presenters: Terry & Brenda Millgate *(recording: 00:09:50)

- Zeke Swander stated there have not been any complaints or violations on this conditional use permit.
- Todd Burton made a motion to renew Conditional Use Permit #2005-059 for Just For Kids Preschool; Terry & Brenda Millgate located at 6726 S. 1540 E., Uintah with a five year review date.
- Seconded by Todd Burton.
- All in favor, motion passed.

12. Discussion/Review of Conditional Use Permit #2005-054 for Greg & Lisa Giles; Giles Styles Inc. located at 6772 S. 1540 E., Uintah, UT

Presenters: Greg & Lisa Giles *(recording: 00:03:11)

- Zeke Swander stated there have not been any complaints or violations on this conditional use permit.
- Lisa Giles was present at the meeting; the Commission did not have any questions for her.
- Todd Burton made a motion to renew Conditional Use Permit #2005-054 for Greg & Lisa Giles; Giles Styles Inc. located at 6772 S. 1540 E., Uintah with a five year review date.
- Seconded by Michelle Roberts.
- All in favor, motion passed.

13. Commissioner's Responsibility reports and follow-up from previous meeting.

CUP's-Michelle Roberts: Michelle reported it has been discussed to have the commercial businesses come in and get a business license through the Planning Commission.

Commercial Building-Scott Dixon: Excused.

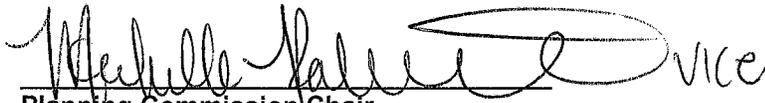
Training-Glen Woolsey- Excused.

Nuisance-Todd Burton: Todd stated he did not have anything new, just the same issues as before.

14. Meeting Adjourned

- Michelle Roberts made a motion to adjourn the Planning Commission meeting for November 24, 2015 at 8:33 p.m.
- Seconded by Todd Burton.
- All in favor, motion passed.

APPROVED by the Planning Commission this 22 day of December, 2015.


Michelle Roberts, Vice
Planning Commission Chair