

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

UINTAH CITY
PLANNING COMMISSION MEETING
Tuesday, December 22, 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, Glen Woolsey, Scott Dixon, Fire Marshal James Osgood, Council Member Gordon Cutler, Tim Petty, Lori Woolsey, Ron & Fae Higgins, Kim & Braden Rindlisbacher, and Amanda Shipley.

Declaration of Conflicts of Interest: None

Agenda Items:

1. **Public Comment (2 minutes per person)** *(recording: 00:01:44)

- There was none.

2. **Approval of minutes for the Work Session and Planning Commission meeting held November 24th, 2015.**

Presenter: Zeke Swander *(recording: 00:02:12)

- Michelle Roberts made a motion to approve the Planning Commission meeting minutes for November 24th, 2015 as written.
- Seconded by Todd Burton.
- All in favor, motion passed.

*******OPEN PUBLIC HEARING*******

3. **Discussion on Chapter 9, Article A, Section 5; list of approved Commercial Uses for Uintah City.** *(recording: 00:02:48)

Presenter: Zeke Swander

- Glen Woolsey made a motion to close the Planning Commission meeting and open the Public Hearing.
- Seconded by Michelle Roberts.
- All in favor, motion passed.
- Kim Rindlisbacher stated he appreciates the Planning Commission considering these uses. It is important for them, as the developer, to know what businesses can be brought onto the property. Zeke Swander and Dave Wilson have done a great job and Kim wanted to come show his support.
- Todd Burton made a motion to close the Public Hearing and reopen the Planning Commission meeting.
- Seconded by Glen Woolsey.
- All in favor, motion passed.

*******CLOSE PUBLIC HEARING*******

4. **Discussion/Action on Chapter 9, Article A, Section 5; list of approved Commercial Uses for Uintah City.**

Presenter: Zeke Swander *(recording: 00:05:22)

- Zeke Swander stated the finalized list is in your books. This is not just for Scenic Development this is for any commercial development in the City. Zeke has already given it to the City Council to have them look it over and scratch out what they did not want. Zeke asked if anyone had any questions or concerns with what was on the current list.
- Scott Dixon asked if the Commission will still have any input or will the businesses just be able to come in if they are on the list.

- Zeke Swander answered the businesses will still have to come to Planning Commission.
- Scott Dixon stated we are new to this type of development and we are a small community. He wants to applaud us on what we have done and believes it will pay off in the future although it took us longer to get here.
- There was a discussion on the report from Fire Marshal Osgood and Zeke Swander stated the information the Marshal has given the Commission needs to be sent to City Council.
- Michelle Roberts made a motion to recommend approval of the list of approved Commercial Uses for Uintah City to the City Council.
- Seconded by Todd Burton.
- All in favor, motion passed.

5. Presentation on the results of the General Plan Survey conducted by the University of Utah.

Presenters: University of Utah- Alli, Clint, Jim & Thamer*(recording: 00:01:30)

- Todd Burton made a motion to table the presentation on the results of the General Plan Survey until January 26th, 2016 per request of presenters.
- Seconded by Michelle Roberts.
- All in favor, motion passed.

6. 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: 00:01:33)

- Todd Burton made a motion to table the preliminary plat application for a flag lot for Doug Crofts; Teena Crofts Trust located at approximately 6676 S. 2125 E., Uintah, UT until January 26th, 2016 per presenter's request.
- Seconded by Michelle Roberts
- All in favor, motion passed.

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

*(recording: 00:21:29)

CUP's-Michelle Roberts: Michelle had nothing to report.

Commercial Building-Scott Dixon: Scenic Development is the only Commercial development we have in progress.

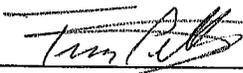
Training-Glen Woolsey: Glen had nothing to report.

Nuisance-Todd Burton: Todd reported he is working on a nuisance violation on the west side of the city.

8. 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 26 day of JANUARY, 2015.



 Planning Commission Chair