

Planning Commission Chair:	Tim Petty
Planning Commission Vice-Chair:	Todd Burton
Commissioners:	Robert Guiller Scott Dixon Glen Woolsey
Secretary:	Crystal Western
City Council Representative:	Michelle Roberts

UINTAH CITY
PLANNING COMMISSION MEETING
Tuesday, January 23, 2018
7:00 PM



2191 East 6550 South – Uintah, Utah 84405

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

Meeting Minutes

Meeting Called to Order by Tim Petty at 7:00 p.m.

Pledge of Allegiance led by Tim Petty.

Roll Call: Present – Tim Petty, Todd Burton, Robert Guiller, Scott Dixon, Glen Woolsey

Declaration of Conflicts of Interest: Commission members are required by law to file a public disclosure statement with the Secretary listing business interests and investments that could create a conflict of interest with the duties of the Commission Member. When a matter in which a Commission member has a business or investment interest appears on the agenda, the Commission member must publicly disclose that interest. Tim Petty asked the Commission if they had any conflicts of interest with tonight's agenda; Scott Dixon declared a conflict of interest with item #6 because he owns agricultural property in Uintah City.

Attendees: Crystal Western, Marc Sacco, Page Siglin, Brent Stuart, Abby Stuart

Agenda Items:

1. Public Comment (2 minutes per person) *(recording: 00:00:47)

- Page Siglin addressed the commission on behalf of Bill Picard. He submitted some related documents. He said the Picard's are interested in either purchasing or leasing land from the City at 6658 S 2275 E. He explained that they would like to keep the land as is and put horses on it and a large flag pole with a 50'x80' flag. He would like to ensure that nothing is built on the property. He asked that this item be put on as an agenda item for next month's meeting.
 - Tim said he had spoken to Mr. Picard previously and told him that the City's General Plan has a path going through that property in the future, and that he cannot have an entrance onto the road there.
 - Scott mentioned the flag pole may be subject to restrictions under the sign ordinance.
 - Tim felt that a work session would need to be held before this item can be addressed. The other Commissioners agreed. Tim said they can do that in February before the regularly scheduled meeting.

2. Approval of minutes for the Planning Commission meeting held November 28, 2017.

*(recording: 00:05:37)

Presenter: Tim Petty

- There were no comments on the minutes.
- Todd Burton motioned to approve the Planning Commission work session minutes from November 28, 2017 as written.
- Seconded by Robert Guiller.
- All in favor, motion passes.

3. Approval of minutes for the Planning Commission work session held January 4, 2018.

*(recording: 00:06:16)

Presenter: Tim Petty

- Tim pointed out three changes that he would like made to the minutes.
- Glen Woolsey motioned to approve the Planning Commission work session minutes from January 4, 2018 with the corrections previously discussed.
- Seconded by Todd Burton.

- All in favor, motion passes.
- Scott also wanted to thank Crystal for her work on the minutes. He complimented the detail and quick turn-around, and said he feels they are very well done.

4. Discussion/Action on appointment of a Planning Commission Chair and Vice-Chair for 2018. *(recording: 00:10:10)

Presenter: Tim Petty

- Tim asked if there were any volunteers for either position.
 - There were none.
- Scott Dixon expressed gratitude to Tim Petty for all his hard work. He commended Tim on his effort to research the items and thanked him for his time, knowledge, and effort given to planning commission matters.
- Glen asked Tim if he was willing to continue serving as Chair.
 - Tim stated that he was.
- Glen Woolsey made a motion to continue with Tim Petty as Chair and Todd Burton as Vice-Chair.
- Seconded by Scott Dixon.
- All in favor, motion passes.

5. Discussion/Review on Conditional Use Permit #2014-0176 for Brent & Abby Stuart; a multi-family dwelling located at 2100 E. 6450 S., Uintah. *(recording: 00:13:02)

Presenter: Brent & Abby Stuart

- Brent and Abby Stuart were present. Brent said they would like to continue this CUP.
- Crystal stated that there had been no complaints filed with the City regarding this CUP.
- Brent explained that they are looking at finishing the area above the garage. He asked about the feasibility of making it into another rentable apartment. The area is about 300 sq ft, it would be like a dorm with a futon, mini fridge, and hot plate. There would also be a bathroom and there is a paved area for additional parking.
 - Scott asked if there was anything in the residential zoning ordinance that restricted a 3 family multi-dwelling. The Commissioners did not think so.
 - There was discussion whether a 3 family multi-dwelling would be allowed under a CUP or if that would be considered more like apartments.
 - Tim said that this would set precedence and suggested discussing the limits on a multi-dwelling CUP in a future work session.
 - Glen suggested that the neighbors would need to be polled in a case like this.
 - Robert asked if the septic system can support the addition of a bathroom.
 - Brent answered that the septic system was originally designed for 3 bedrooms; however he stated that they always design them to support one more than originally designed for, so this one will support 4 bedrooms.
 - Scott asked if there were any other permitted 3 family multi-dwellings in the City. The Commissioners agreed that there are none.
- Brent explained that he is just about the start the building permit process to finish the area above the garage; it hasn't been done yet, and so it shouldn't affect the CUP currently.
- Scott Dixon made a motion to continue Conditional Use Permit #2014-0176 for Brent & Abby Stuart, with a 5 year review.
- Seconded by Glen Woolsey.
- All in favor, motion passes.

6. Discussion/Action on agricultural zone, including related business licensing and culinary water use regulations. *(recording: 00:24:48)

Presenter: Tim Petty

- Tim explained how it has come up that some of the City's resolutions and ordinances affecting the agricultural zones in the City have not been updated at the time the residential and commercial sections were.
Tim first purposed the question: Do the Commissioners want to keep an agricultural zone in the City? The Commissioners all agreed that they wanted to keep the agricultural zone. Tim explained that if they are going to keep the zone, they need to tie regulations to that zone; just like they have done with residential and commercial zones. He explained that this will require them to review and update the culinary water rate resolution, as well as the business license resolution, and parts of the Conditional Use Ordinance under Title 9; all should include regulation specific to agricultural zones.
- Tim went over the past Resolutions No. 10-0803-WTR & 13-0917-WTR and the current Resolution No. 14-0204-WTR, which set the City's culinary water rates. It was explained that it looked like when the Resolution was updated in 2014 the agricultural water rate was not included. This could have been an oversight; we could not confirm with the past City Council members either way.
- Tim explained that the Mayor has asked the Planning Commission to review the aforementioned Resolutions regarding culinary water, and make a recommendation to the City Council about how agricultural zoned properties should be charged.
- There was much discussion on the current rate table and how to include the agricultural zoned properties.
 - Todd suggested keeping the table as it is and just adding agricultural zone to the table to be included with the residential zone.
 - Tim said that if the City Council requests that the agricultural zone to have its own table, the base rate should be the same as the residential base rate and then a steeper scale could be added after the base rate.
- Todd Burton motioned to recommend to the City Council to amend Resolution No. 14-0204-WTR, under Section 6 in the rate table, to replace the word "residents" with "Residential and Agricultural Zones".
- Seconded by Robert Guiller.
- All in favor, motion passes.

- Tim explained that he has not had the time to make the necessary changes to the sections regarding business licensing and conditional use permits. He suggested tabling these items until a future meeting so that he can make the changes and present them to the Commission in the right format.
- Glen Woolsey motioned to table the discussion/action on agricultural zone business licensing.
- Seconded by Robert Guiller.
- All in favor, motion passes.

7. Discussion/Action on Planning Commissioner's responsibility assignments for the 2018 year. *(recording: 00:45:31)

Presenter: Tim Petty

- Tim reviewed the responsibilities that were assigned in 2017, and asked if anyone wanted their duties to change.
- Todd said that his duty is nuisances. He said originally he was working each nuisance case, but he wanted to mention nuisances were now being delegated to Jeff Monroe as Code Enforcement Officer.
 - Tim said that he wasn't sure what the Planning Commission's role should be with nuisances. He said he didn't know that it technically fell under the land use umbrella. He stated that they should probably talk to the City Council and get clarification on what the Planning Commission's role in nuisances should be.
 - Scott Dixon explained that he thinks the reason they are overseeing nuisances is because it defaults to the Planning Commission to see if nuisance complaints

have the proper permitting in place etc.; this is how the City checks to see if they are really in violation of the City's nuisance ordinance or not.

- There was some discussion about Jeff Monroe's duties as Code Enforcement Officer.
- Glen mentioned that the Nuisance Ordinance is being redone.
- Scott Dixon expressed a desire to know what nuisances are being reported in the City. He felt it could be relevant to know these things in future discussions when they have to make decisions.
 - Glen agreed and said that he felt it would be helpful to know when properties have ongoing problems.
- Tim asked if everyone was alright with maintaining their old assignments.
- Glen Woolsey motioned to continue the Commissioner's responsibilities as is for the 2018 year.
- Seconded by Robert Guiller.
- All in favor, motion passes.

8. Commissioner's Responsibility Reports and follow-up from previous meeting. *(recording: 00:52:34)

- New Business Licenses – Crystal Western
 - Scott Dixon and Tim Petty asked if any businesses have applied to enter Uintah Springs Business Park or Dixon Pitcher's warehouse property.
 - Crystal answered that the City has received business license applications for Allure Dance and Smokin' Guns. She did not know if either business had officially signed a lease with Uintah Springs yet. She stated that the City has not received any business license applications for Dixon Pitcher's warehouse property yet.
- CUPs – Robert Guiller
 - Nothing to report.
- Commercial Building – Scott Dixon
 - Nothing to report.
- Training – Glen Woolsey
 - Nothing to report.
- Nuisance – Todd Burton
 - Nothing to report.
- Other – Tim Petty
 - Nothing to report.

9. Meeting adjourned. *(recording: 00:56:00)

- Scott Dixon made a motion to adjourn the Planning Commission meeting for January 23, 2018 at 7:56pm.
- Seconded by Glen Woolsey.
- All in favor, motion passed.

APPROVED by the Planning Commission this 27 day of Feb, 2018.



Planning Commission Chair