

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

UINTAH CITY
PLANNING COMMISSION MEETING
Tuesday, February 27, 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 Guillier, Glen Woolsey Excused – Scott Dixon

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; There were none.

Attendees: Crystal Western, Chief Marc Sacco, Mayor Lawrence Flitton, Michelle Roberts, Gordon Cutler, Matt Hartvigsen, Lori Woolsey, Don Pearson, Marilyn Pearson, Kurt McKinley, Cindy McKinley, Cody Nye, Shad Guffey, Dean Peterson, and Katreena Peterson

Agenda Items:

1. **Public Comment (2 minutes per person) *(recording: 00:00:44)**
 - o There was none.

2. **Approval of minutes for the Planning Commission meeting held January 23, 2018.**
 *(recording: 00:01:20)
Presenter: Tim Petty
 - There were no comments on the minutes.
 - Glen Woolsey motioned to approve the Planning Commission work session minutes from January 23, 2018 as written.
 - Seconded by Todd Burton.
 - All in favor, motion passes.

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

Motion to close the planning commission meeting and open the public hearing made by Glen Woolsey, 2nd by Robert Guillier. All in favor, none opposed.

3. **Discussion on amending Resolution NO 17-1003-BL to include agricultural zone; and Title 9, Chapter 8, Article A to include home occupation and business license updates.** *(recording: 00:02:20)

Presenter: Tim Petty

- **Don Pearson:** “I grew up in the valley and have been farming my whole life. So I’m glad that you’re addressing, finally, the agriculture part of what we’ve been charged for. I know that the first time that the City came up with and said “Ok yeah, you’re gonna need a license to farm now, not only that but you’re going to have to have a Conditional Use Permit, and all that kind of stuff” and I’m saying “What? What’s all this about?” and I don’t mind supporting the City but the purpose has kind of questioned my mind. Of course we have rail road property throughout the valley but at one point probably prior to 1913 or so my property that I live on, it used to belong to the rail road. It’s been being farmed for many years before that. And when I faithfully come in to pay the fee for my license, I read all the papers that I need to fill out and I don’t fit. It’s like putting a square peg in a round hole or whatever. Every year I’m confused and say “What should I do?” so this year it seemed to even be worse. So I’m glad you’re approaching it. I don’t know I’m not sure

what's best to do. Like I said, I've been farming forever and to all of a sudden a few years back say ok now I've gotta pay 'x' number of dollars, \$75 this year to be a farmer. You know, what's the purpose? What am I doing? The questions ask about do I have enough fire extinguishers, so they can be accessed. How am I going to access fire extinguishers clear across my property? A lot of it is very good, you know to make sure everything is safe. I would hope as you're putting things together here we'll have something that makes a little more sense. The questions that are here are things that fit what I'm doing. Of course I do feel like I'm doing a service for many of the folks here in the valley here, by maintaining a way of life; because they don't have enough equipment to take care of their farms. I'm taking care of mine and my neighbors around me. I'm certainly not here to get rich and move up on the hill.

Motion to close the public hearing and reopen the planning commission meeting made by Todd Burton, 2nd by Robert Guillier. All in favor, none opposed.

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

4. Discussion/Action on amending Resolution No. 17-1003-BL to include agricultural zone; and Title 9, Chapter 8, Article A to include home occupation and business license updates.

**(recording: 00:06:52)*

Presenter: Tim Petty

- Tim Petty went over the revisions with the rest of the Planning Commission. Changes were made to 9-8A-2, 9-8A-3 and 9-8A-4. The revisions added agricultural based businesses which do not include retail sales and minor home based businesses as permitted uses. It also added major home based businesses as a possible conditional use.
- It was determined that no changes would need to be made to Resolution No. 17-1003-BL.
- Todd Burton made a motion to approve the proposed amendments to Title 9, Chapter 8, Article A.
- Seconded by Robert Guillier.
- All in favor, motion passes.

5. Discussion/Action on Business License Requirements for Shad Guffey; Uintah Man Caves located at 2570 E 6550 S, Uintah. **(recording: 00:11:05)*

Presenter: Shad Guffey

- Shad Guffey stated that he is the property manager for the Uintah Man Caves. He said he built the building for Stuart Christensen in 2009.
- Shad explained that the City is requiring him to obtain a business license every year; however he feels that the Uintah Man Caves is not a business. He explained he feels like there is a miscommunication between what is taking place there and what the City interprets is taking place there. He said the he considers the Man Caves private garages. He explained that the business license has been an issue since 2016. He said he had spoken to the Mayor about this, and the Mayor suggested he come present the question to the Planning Commission.
- Shad said there are no deliveries, no customers, no signage, no garbage service; it is only used for storage.
- Tim asked how this property differs from a typical storage unit.
 - Shad answered that they are all privately owned and the owners are the only ones who have access. He said they are mainly used for boat, car, and RV storage.
 - Tim said that the fact the units are used for storage does not distinguish it from other storage units that are considered a business.
- Tim asked how one property can be owned by 8 individual owners. He said that when he reviewed this problem in the past it was functioning like a business because people were paying to store items in units.

- Shad said that Mr. Christensen initially attempted to condominiumize the property; 8 units, 8 owners, 8 tax-id numbers. He said this was denied because the City did not have a condominium ordinance at that time and that they have no interest to create one. He explained that they then had a real estate attorney, Mel Smith, form a LLC between the 8 owners. He said that each membership is assigned one unit and no rents are collected. He explained that he feels they are similar to a family trust, and should not be considered a business.
 - Tim responded that it sounds to him like it functions like a business and that forming an LLC was just a loophole.
- Robert asked who pays for maintenance and if they had an HOA
 - Shad answered that twice a year the bills are added-up, then divided and everyone pays an eighth.
- Todd Burton said he somewhat understands Shad's argument and suggested the Planning Commission consult with the City's legal counsel about this question.
 - Tim said that it still looks like a business to him.
- Shad explained that he would like to comply with City code, but he just doesn't agree that they fit under the definition of a business; specifically engaging in business with the public.
- Chief Sacco explained that even if a business license isn't required an annual fire inspection would still be required, due to the building being classified as "storage occupancy".
 - Robert asked about past fire inspections, and if 8 different inspections are required.
 - Chief Sacco answered that he had no historical data on previous fire inspections of this property.
 - Shad confirmed that they are considered S-1 occupancy.
 - Tim Petty commented that part of the business license fee is to see that these things are maintained. He said if a fire inspection is required without a business license they would have to cover that inspection cost, and that's what the business license fee is for.
- The Commissioners discussed the situation and could not come to an agreement.
- Todd Burton again suggested that it would be a good idea to consult with the City's legal counsel before making a final decision on this matter.
- Todd Burton made a motion to table the Discussion/Action on Business License Requirements for Shad Guffy and the Uintah Man Caves located at 2570 E 6550 S, Uintah; so that the City can consult with their legal counsel on this matter.
- Seconded by Robert Guiller.
- All in favor, motion passes.

6. Discussion/Action on Site Plan Review for Cody Nye; Nye's Tree Service located at 2580 E 6550 S, Uintah. *(recording: 00:23:30)

Presenter: Cody Nye

- Cody Nye submitted a Site Plan for the Commissioner's to review. He explained that the plan has been revised since it was first reviewed at the June 27, 2017 meeting. It now includes more detail and is more accurate than his first set of plans. He explained that he owns the center portion of the property; the rest is leased from the rail road. He said he would like to build a shop on his portion of the property, and process and store his wood chips/landscape mulch on the adjacent property on the downhill side.
- Tim stated the plans are quite different now than they were when the last Site Plan was reviewed at the June 27, 2017 meeting.
- Matt Hartvigsen, City Engineer, submitted a letter to the Planning Commission containing his comments and recommendations regarding this Site Plan. Tim Petty asked Matt to go over that letter with the Commissioners and Cody. The letter contained the following:

- This proposed site development is at 2580 East 6550 South (parcel ID #071010005). There is an existing home on the site that is to be demolished when the new shop building is constructed.
The existing home site contains approximately 0.89 acres. The proposed site work also includes separate property leased from the railroad. The leased property will not contain any improvements other than a proposed storm water retention basin and a proposed gravel parking area adjacent to the proposed site parking area.
A site plan was received on February 22, 2018. The site is bounded on the south, east, and north by the railroad. Access to the property is from 6550 South Street which terminates at an existing hammerhead. No street improvements are shown on the construction plans.
- **Site Plan:**
 - 1- No new fencing is shown for the property. The planning commission will need to decide what fencing will be needed, if any, at the site.
 - 2- It appears that a garbage can was previously used to dispose of waste at the residence. Will the new commercial use require a dumpster and enclosure? The applicant should provide the planning commission with information on garbage disposal needs.
 - 3- Lighting should be discussed by the planning commission. None is shown on the plans. We suspect that there will be lighting shown on the building plan sheets.
 - 4- Parking appears to be adequate but should also be checked by the planning commission.
 - 5- Sheet C4 shows a rip-rap detail which we assume was intended to be used at the rear parking lot discharge point. It is not shown on the plans. Please show the rip-rap channel on the plans.
- **Utility Plan:**
 - 6- Fire sprinklers may be needed depending on the type of materials used in the construction of the building. There is a fire hydrant at the hammerhead but the fire marshal and building inspector will need to determine what is needed for fire suppression.
 - 7- The water model for the city's water system indicates that there should be 86 psi available at the site. The model also indicates that the 6" water main running to the site will provide 925 gallons per minute fire flow with a residual pressure of 20 psi. However, the water model has not been calibrated for this area. A fire flow test may be needed to determine what fire flow is available at the site.
 - 8- Water service should already exist at the site. A new 1" service main is shown to the new building. The plans do not show a new water meter. We suspect that the existing residential service is ¾". The water department should look at this to determine what size meter and service line can be run to the new building.
 - 9- The existing septic tank and drain field is shown as being removed. A new septic tank and drain field is shown out at the street. This needs to be approved by the County Health Department.
 - 10- Storm water retention is shown. We have checked the sizing which meets the city standards. However we are uncertain if the railroad will permit the proposed 6' berm as designed. We would request that a detail of the retention berm be submitted to the railroad for approval. The detail should include a clay material specification for the embankment. The railroad approval letter and embankment details should also be given to the City.
 - 11- The site will require a Notice of Intent to be filed with the state for storm water pollution protection. Please submit a Storm Water Pollution

Prevention Plan to the city for review. Documentation of control measures and their performance throughout the construction phase will be needed. Post construction inspections will also be needed until the site is stabilized and a Notice of Termination is filed.

- **12-** The Storm Water General Permit issued by the State of Utah now requires that private property owners with storm water facilities enter into an agreement to maintain them. We have attached a template for the agreement. The property owner will need to sign it.
- Cody responded to #2 that right now a residential tote would be enough to accommodate his waste.
- Cody responded to #4 saying that they will need employee parking but not customer parking. He said the employee parking will be at the back of the lot. He explained that vehicles arriving at the property to pick up wood chips would need to pull in to where the chips are stored, park to load, and then make a loop to drive back out. Cody stated that most of his customers will be private contractors; however he would like to be able to sell to the public as well.
- Jeff Monroe, City Building Official, also submitted a letter to the Planning Commission containing his comments and recommendations regarding this Site Plan. Tim Petty went over the following letter with Cody and the Commissioners:
 - A review of the Site Plan has been completed; some items are common notes and may or may not be applicable.
 - **1- ARTICLE A, COMMERCIAL, C1 ZONE:** The lot has been identified as being a part of the C-1 Commercial Zone.
 - **2- COMMERCIAL USE:** An occupation, employment or enterprise that is carried on for profit by the owner, lessee or licensee.
 - **3-** According to the Uintah City Municipal Code the C-1 does not allow and prohibits any housing to be used for living purposes (9-9A-1.B)
 - **4- 9-9A-6.D: Minimum yard setbacks:** no minimum requirement, unless sharing a common boundary with another structure setbacks from another building is 20 feet and 1 foot from the property line. PASS
 - **5-** Parking complies with Uintah Code. PASS
 - **6- 9-9A-6.E: Building Height:** Maximum building height shall be forty feet (40') above main floor finished grade. PASS
 - **7- 10-5-2: LOT IMPROVEMENTS: 10-5-2.H.1,** 6 foot fence shall be required and installed on all sides bordering railroad right of ways
 - **8- General Requirements:** The planning commission shall not recommend for approval any plat of subdivision which does not make adequate provision for storm or flood water runoff channels or basins. The city engineer shall make the determination of adequate provision. The storm water drainage system shall be separate and independent of any sanitary sewer system and/or irrigation (ditches, canals, pipes) systems.
 - **9-** Outdoor advertising shall comply with Chapter 17, for signage, no signage has been indicated on the plans
 - **10- 9-9A-9: LANDSCAPING REQUIREMENTS:** No landscaping plan was submitted or indicated. At least five percent (5%) of the total site in commercial, institutional or industrial uses shall be thoroughly landscaped, including an irrigation system to maintain such landscaping. Landscaping shall meet the requirements of chapter 12 of this title. (Ord. 230-16, 4-5-2016)
 - **11- As the CBO and my review I give a favorable recommendation to the Planning Commission.**
 - Glen asked Cody to explain his landscaping plan.
 - Cody explained that the landscaping is shown on the plans over top of where the septic system is. He stated that he wasn't sure if it was 5%.

He said he could also add landscaping to the built-up terraced area if required.

- Tim responded that a landscape plan will need to be submitted.
- Todd asked Cody if he's done any business analysis to compare prices with Davis County. Todd stated that Davis County is very economical.
 - Cody explained that Davis County processes the wood, but they do not color it and their product contains a lot of debris. He said because of that he feels like they are not selling the same type of product as he will be.
- Robert asked how many employees they will have, and how regularly they will be on the property.
 - Cody answered he has 9 employees. They will come in the morning at 7am and park their personal vehicles at the shop. They'll do maintenance on-site until about 7:45am. After that they take the work trucks and work off-site for the remainder of the day until around 4:30-5pm when they will return to the shop and drop-off their work trucks, and then leave work for the day. The secretary and a mechanic would be the only employees working on-site during the day.
- Tim said that storm drainage is one of his major concerns. He said the storm retention appears to be off Cody's property. He said his concern is in not knowing if that is always going to be allowed. Since the property is being leased from the rail road, Tim explained that the Planning Commission would need a copy of Cody's lease with the rail road and/or a letter from the rail road stating that Cody has the right to house his storm water retention on their property. Tim said that it needs to state that the 6ft. berm is allowed to be installed and maintained.
 - Cody explained that the rail road is currently reviewing these plans and that they will have them back to him in one week. He said that he was told by the rail road that since they are not installing any hard surface there shouldn't be a problem.
- There was discussion about the drainage on the property. Tim suggested addressing it with the building permit and requiring protection of the sump until things are revegetated.
 - Matt Hartvigsen explained that he also submitted a maintenance agreement form for the storm drain facility, which is now required, this should cover this concern.
- Chief Sacco asked about the length of the proposed structure. He stated that the structure has to be within 500 ft of a hydrant.
 - Cody answered that it will be made of cement and be 170 long by 70 wide.
- Chief Sacco also asked Cody to explain his plan for storing wood chips.
 - Cody responded that he plans on open storage.
- Chief Sacco explained that wood chips can be highly flammable and he is concerned about distance of the wood chip storage from the only fire hydrant in the area, which is located out by the main road.
 - Cody stated that he needs water to process his chips. He said his intention is to run a water line all the way to the back of the property.
 - Chief Sacco said that he will have to research the requirements; however there is a possibility that a second hydrant may need to be added to the back side of the property near where the wood chips will be stored.
 - Matt said that it is ultimately up to the Fire Marshall; however he wanted to point out that the existing hydrant is at the end of a dead end street and therefore the fire flow isn't as high as at other points in the City. He said this should be considered in the determination to add a second hydrant.
- Tim stated that Jeff Holden had confirmed that the existing water line is ¾".
- Tim said that Jeff Holden was concerned about storm water, specifically the wind picking up wood chips and saw dust and pushing it into the storm retention. Glen agreed that this was a major concern.
 - Cody responded that they could store the wood chips on the far East end of the property.

- Tim stated that some type of storage bins for the wood chips will be required and would need to be shown on the final Site Plan. He suggested building a structure out of concrete blocks.
- Tim reminded Cody that the septic system and related drain field needs to be approved by the Weber Morgan Health Department.
- Todd asked the Commissioners if they thought that this would create an issue with large vehicle traffic on the main road. He also asked if the other Commissioners thought that the width of the road could accommodate larger vehicles.
 - Tim stated that the previous rail road repair business located on this property had similar sized vehicles visiting.
 - Cody answered that he anticipates that this will mainly be a seasonal spring to early summer business.
 - Chief Sacco stated that if the road can accommodate a fire truck, it should be able to handle a contractor truck coming in to pick up mulch.
- Glen asked about fuel storage.
 - Cody answered that fuel for the equipment is contained in 5 gallon jugs and stored on the work trucks. He said they purchase fuel twice a week.
- Todd asked if the trees will be chipped on-site and said that they should avoid piling up bulk of raw trees which create a fire hazard.
 - Cody explained that he currently chips everything off-site and just brings the mulch back to the business. However, he would like to have the option to chip some of the larger wood on-site if possible. He said that his chippers can take up to a 21" log. He stated they would only be working with large tree trunks on-site, not smaller pieces which would create hazardous wood piles.
- Cody asked about the set-backs requirements to the west of the property.
 - Tim answered there is no set-back when it is adjacent to non-residential. He said that he wasn't sure what the zoning of that property is, but that it can be included in the summary of this discussion.
- Cody asked what he is allowed to do for signage.
 - Glen responded that it would be listed in the ordinances under C1. Tim agreed and suggested that Cody have his engineers go through the City's signing and lighting ordinance.
- Glen and Tim stated that there were enough unanswered questions and items missing from the Site Plan that this would need to be continued to the next Planning Commission meeting. The Planning Commission will provide Cody with a summary from this discussion.
- Glen Woolsey motioned to table the Site Plan Review for Cody Nye, Nye's Tree Service, located at 2580 E 6550 S, Uintah, pending more complete information required.
- Seconded by Todd Burton.
- All in favor, motion passes.

7. Discussion/Action on Conditional Use Permit Application for Dean & Katreena Peterson; Multi-Family Dwelling located at 1784 E 6450 S, Lot #1 Gleave Subdivision, Uintah.

*(recording: 00:50:49)

Presenter: Dean & Katreena Peterson

- Dean and Katreena Peterson and Kurt Mckinley presented plans to the Commissioners for a twin home they would like to build on Lot #1 in the Gleave Subdivision. They explained that they are considering purchasing the property but, first they wanted to know if this type of home would be allowed.
- Tim Petty explained that homes in the City are supposed to be single-family homes; a CUP can create a provision for a two-family multi-dwelling, but the home must still function as a single-family home. He stated approving this would be like putting 2 homes on a half-acre lot.

- Glen Woolsey motioned to deny Conditional Use Permit Application #2018-0207 for Dean & Katreena Peterson, a multi-family dwelling located at 1784 E 6450 S, Lot #1 Gleave Subdivision, Uintah.
- Seconded by Robert Guiller.
- All in favor, motion passes.

8. Discussion/Action on revisions to the Uintah City Nuisance Ordinance *(recording: 00:55:36)

Presenter: Todd Burton

- Todd Burton presented the proposed Nuisance Ordinance to the Planning Commissioners. He explained that the old nuisance ordinance has been rewritten to make it less vague and easier to enforce. He stated that tonight he wanted to walk-through the ordinance section-by-section with them.
- Todd said he first wanted to address some questions City Council Member Kristi Bell had presented to the Planning Commission:
 - **Q1- We don't have many sidewalks other than the church and city park, was this left over from a template they used, or are we including it for future developments?**
 - Tim agreed that the references to sidewalks did not seem applicable to Uintah City, however since there are some existing sidewalks they should probably keep those references in place. Todd agreed.
 - **Q2- Section 3, Item L – when it references “titles 10 (zoning) and 11 (subdivisions) of this code”. Was this left from a template or do they need to be updated to the correct titles?**
 - The Commissioners agreed that this appears to be a typo and should be updated to “titles 9 (land use regulation) and 10 (subdivisions).
 - **Q3 – Section 9, Number 3 – letter D is empty.**
 - The Commissioners agreed that this appears to be a typo and letter D should be removed
 - **Q4- Section 6, Item B, number 6 – Does “approved parking” need to be defined?**
 - Tim said that he felt like this would be extremely hard to define; due to the rural nature of the City there are a lot of gravel driveways and non-hard surface parking areas. Robert agreed.
 - There was an in-depth discussion about this question. It was eventually agreed upon that “approved parking” should not be defined in the ordinance. They instead recommended adding a box on the City's Vehicle Restoration Permit titled “Approved Parking Surface Areas” where the Code Enforcement Officer can list approved parking areas that are specific to the property listed on the permit.
- The Commissioners went through each section together. There was much discussion on questions that arose during their review of the ordinance. At the end of the discussion, the following list of recommended revisions was compiled:
 - **Section One**
 - Add “whole vehicle” or similar to the list under the REFUSE, DEBRIS, GARBAGE, JUNK section
 - Remove the word “OBSOLETE” from the WRECKED, INOPERABLE OR OBSOLETE VEHICLES AND/OR VESSELS section
 - **Section Three**
 - Item B – remove the word “obsolete”
 - Item B - add wording that clarifies that these types of vehicles are only allowed in enclosed garages and are in violation if they are visible to the public

- Item L – “titles 10 (zoning) and 11 (subdivisions)”, should be updated to “titles 9 (land use regulation) and 10 (subdivisions)
- Item N – after “by the state environmental department” include “or the City”
- Item O – there was discussion about possibly making an exception for agricultural zones, but it was determined to leave it as is and it will be up to the Code Enforcement Officer to determine what is “excessive”
- **Section Four**
 - Consider clarifying the definition of the “Enforcement Department”. Is it the intent of the ordinance that the enforcement department will include more than one inspector (“code enforcement officer” does not appear to be used in the text)? Would the department include a member of the City Council and the Planning Commission, etc.? It is assumed that all of the members of the department would be appointed by the City Council; does that need to be stated?
 - A-1- In the “established procedures” the City should be required to give the complainant feedback within 30-45 days. The feedback does not need to be specific and could be as simple as a letter from the City Code Enforcement Officer stating “this complaint has been found to be legitimate and is being addressed” or “this complaint has not been found to be legitimate and has been closed”
- **Section Six**
 - Item B – in the description after “Vehicles/Vessels” add wording that puts a time cap on vehicle restoration permit renewals, the Planning Commission recommends 2 years
- **Section Nine**
 - 1-2 warnings should be issued through the Code Enforcement Officer before a citation is necessary, especially in cases where there have been no previous issues. Does this need to be stated here or will that be covered in the established procedures mentioned in Section 4-A-1?
 - Number 3, letter d), is empty and should be removed
 - Item C – does not seem applicable and should be removed
 - There were many questions about the wording of the entire Section 9. The Planning Commissioners did not feel this section was easy to understand and felt that much of it did not apply to our City. They said that the City Attorney should be contacted for clarification especially on Section 9-A-5 and 9-B. They suggest that the wording be completely revised, either by the City Council or the City Attorney, so that it is much more clear and understandable. Items which the Planning Commission recommend clarifying include:
 - the definition of first, second, and subsequent citations, and the associated penalties.
 - Item B appears to be in conflict with the definitions under A.4. It was unclear if the intent of item B was to limit the number of citations that are issued for weed growth, or if it was meant to say that a citation at the end of the season would be considered a second citation, even if a first citation issued earlier in the year had been adequately addressed.
 - Also, it is not clear how item C is meant to work in connection with item A.4 and 5.1. Is it the intent of the ordinance that an initial penalty of \$100 will be applied for the first 14 days of violation, \$200 for the next 14 days, and then \$500 per day from that point forward?

- The Commissioners discussed the need to send the ordinance to the City Attorney with their list of revisions for a re-write. Mayor Flitton advised that they instead forward the ordinance and their list of proposed revisions to the City Council; then they will review the ordinance and make a final list of
- Glen Woolsey motioned to forward the Uintah City Nuisance Ordinance to the City Council to be accompanied by the Planning Commission's questions and comments as to the intent of specific sections of the ordinance.
- Seconded by Robert Guiller.
- All in favor, motion passes.

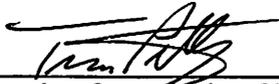
9. Commissioner's Responsibility Reports and follow-up from previous meeting. *(recording: 01:59:00)

- New Business Licenses – Crystal Western
 - Crystal reported that the City received two new business license applications this month:
 - Golden Lamp Regional Center (Wayne & Debra Wickizer) located at 6720 Buena Vista Drive, Uintah; a home based business which will deal with investing and will utilize and in-home office with no customer visits.
 - Nye's Tree Service (Cody Nye) located at 2580 E 6550 S, Uintah; they plan to build a commercial shop that will house a tree-trimming business.
- 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.

10. Meeting adjourned. *(recording: 02:00:00)

- Todd Burton made a motion to adjourn the Planning Commission meeting for February 27, 2018.
- Seconded by Robert Guiller.
- All in favor, motion passed.

APPROVED by the Planning Commission this 24 day of Apr. 1, 2018.



Planning Commission Chair