

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
WORK SESSION
Tuesday, February 27, 2018
6:00 PM



2191 East 6550 South – Uintah, Utah 84405

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Meeting Minutes

Meeting Called to Order by Tim Petty at 6:00 p.m.

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, Darinda Wallis, Chief Marc Sacco, Mayor Lawrence Flitton, Michelle Roberts, Gordon Cutler, Matt Hartvigsen, Wendy Kendell, Randy Kendell, Bill Picard, and Lisa Picard

Agenda Items:

1. Discussion on possible subdivision of land for Randy & Wendy Kendell located at 1504 E 6400 S, Uintah *(recording: 00:00:01)

- Randy and Wendy Kendell explained that they are in the process of purchasing the property at 1504 E 6400 S, Uintah. They wanted to know if they would be permitted to subdivide the property into 2-3 lots. There was much discussion on the criteria that would need to be met in order for the Planning Commission to allow this. Some of the items were discussed were the road easement that lead to the house North of the property, the need to upgrade the road to a full City street, the need to add additional fire hydrants, a new geotechnical study would be required, a new water line would be required which would include needing R/R permission to drill under the tracks, and secondary water issues. Tim Petty concluded that they may be able to do two homes with a flag lot; however that option is not a definite yes and if it were approved it would be a very complicated and costly project. The Kendell's were advised to take copies of the City's subdivision applications to study, and to familiarize themselves with the City's ordinances before proceeding.

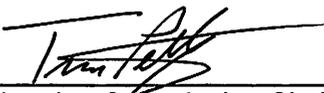
2. Discussion on the process to sell, lease, or trade City owned land. *(recording: 00:14:55)

- Bill and Lisa Picard recently purchased the property located at 6658 S 3375 E, Uintah. They approached the Planning Commission last month and asked about purchasing or leasing the City owned land located at the East of their property. They would like to put horses on it and install a large flag pole. The Planning Commission and City Council members who were present explained the process that would need to be followed to sell City owned land. Tim Petty and Mayor Flitton explained that first the land would need to be appraised in order to determine the market value. Next, the City Council would have to declare the property as surplus property. At that point the City would have the option to put it up for sale by auction, sealed bids, etc. The Planning Commissioners and City Council Members discussed the process in general; they then discussed how it pertains to the specific property in question. They explained that the City's General Plan has a pathway trail running through this property in the future. They determined they were not interested in leasing the land. They agreed that they may be interested in selling the land in the future, but that they would require an easement for the trail to be included. The

Mayor advised that the Picard's could make an official proposal to the City; until that has been done, no definite decisions can be made.

- 3. Discussion on the limits of a multi-dwelling Conditional Use Permit** *(recording: 00:30:15)
- The Commissioners were asked at their last meeting if a Conditional Use Permit would ever allow a three-family multi-dwelling. Tim Petty explained that he has studied the ordinances, and 9-7A-3 already lists two-family as the limit. He also explained that houses in the City are supposed to function as single-family homes; each with only one property owner. The Commissioners discussed whether they would like to leave the limit at two-family or raise it. There was also some discussion about whether a twin home would be considered a two-family multi-dwelling. Robert Guillier and Michelle Roberts were in favor of reviewing the CUP ordinance in a future meeting. They liked the idea of adding language to the ordinance that clarifies that homes in the City must be single-family homes, and they still need to function as single-family homes, even in instances when a multi-dwelling CUP is granted.
- 4. Meeting adjourned.** *(recording: 00:56:00)
- Glen Woolsey made a motion to adjourn the Planning Commission work session for February 27, 2018 at 6:40pm.
 - Seconded by Robert Guillier.
 - All in favor, motion passed.

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



Planning Commission Chair