



Mayor Lawrence Flitton

UINTAH CITY COUNCIL MEETING

Planning – Tim Petty

Council Members:

TUESDAY, March 7<sup>th</sup>, 2017

Building Inspector-Jeff Monroe

Michelle Roberts

Gordon Cutler

7:00 PM

Treasurer – Mike Ulrich

Jerry Smith

Greg Johnson

MINUTES

Sheriff – Lt. Talbot

Fire Chief – William Pope

**Attendees:** Mayor Flitton, Gordon Cutler, Greg Johnson, Michelle Roberts, Jeff Holden, Tim Petty, Chief Pope, Bill Malone, Michael Whitehouse, Lt. Talbot and Darinda Wardell.

**Excused:** Jerry Smith

**MEETING MINUTES:**

**1. MEETING CALL TO ORDER:** Mayor Flitton

**PLEDGE OF ALLEGIANCE:** Led by Mayor Flitton

**CONFLICT OF INTEREST:** Council members are required by law to file a public disclosure statement with the City Recorder listing business interests and investments that could create a conflict of interest with the duties of the Council Member. When a matter in which a Council member has a business or investment interest appears on the Council agenda, the Council member must publicly disclose that interest.

Mayor Flitton asked the Council if they had any conflicts of interest with tonight’s agenda; there was none.

**2. PUBLIC COMMENT (2 minutes per person):** (00:00:45)

- None

**3. APPROVAL OF CITY COUNCIL MEETING MINUTES HELD February 21<sup>st</sup>, 2017:** (00:01:00)

Presenter: Mayor Flitton

- Mayor Flitton asked if there were any questions on the minutes.
- Michelle Roberts motioned to approve the City Council meeting minutes from February 21<sup>st</sup>, 2017 as written.
- Seconded by Greg Johnson
- Mayor Flitton asked if there was any discussion on the motion; there was none.
- All in favor; the motion passed.

**4. PLANNING COMMISSION REPORT TO COUNCIL:** (00:01:24)

Presenter: Tim Petty

- Tim reported on the January 24<sup>th</sup>, 2017 meeting:
  - Planning Commission appointed Tim Petty as Chair and Todd Burton as Vice-Chair for 2017
  - A Public Hearing was held for a discussion on changes to the Uintah City General Plan; the rest of the meeting was discussion on the General Plan.
- Tim reported on the February 28<sup>th</sup> work session:
  - The Planning Commission discussed the City’s need to more clearly define what constitutes as a business. Todd suggested a good starting point would be to look up how the State Tax Commission defines a business. Tim explained that this would help with the circumstances surrounding an issue with the Uintah Man Caves and whether or not they are considered a business. They concluded that they are storage units and are operating as a business. They agree that we need to define “business and what business requires a business license”.
  - Moderate Income Housing Report was discussed and it is addressed in the General Plan. Utah Code leaves this to our judgement and the General Plan demonstrates that Uintah does a good job with Moderate Income Housing.
- Tim reported on the regular meeting for February 28<sup>th</sup>, 2017:
  - Discussion on preliminary plat application on a subdivision for Charles Rawlins located at 6465 S. Combe Road. Mr. Rawlins presented his solution for the septic on his property. He explained that he wants to pump the grey water up the hill into the Uintah Highlands sewer service. He has spoken to the property owners where he would tie into the line, and they are fine with it. He has spoken to the Highlands, and they told him to get an opinion on the plan from our Planning Commission. He is meeting with the Highlands again in mid-March. The commission agreed that in principle they do not have an issue with a system as long as the health department approves. If plans for a system were approved by the health department, then Mr. Rawlins would be required to bring them back to the Uintah City Planning Commission for a further approval.
  - Discussion on Cedar Cove HOA: The Planning Commission looked at this like it was a new subdivision and what we as a City would require of that subdivision regarding regulations and impact fees; otherwise it would be difficult to justify. Their general consensus was that they continue to work with Weber County.
  - Discussion/Action on changes to the Uintah City General Plan: Tim explained that a Sensitive Land Map is required. There was discussion on maps and which ones the Commissioners would like included in the General Plan. It was decided to include the Sensitive Land Map from the 2006 General Plan. Tim said that if they Mayor and Council request it, the City Engineer could draft a new updated Sensitive Land Map and it could be added to the General Plan in a future update. There was much discussion about the UDOT land acquisition and future roads. Todd said that this General Plan is a solid baseline and he felt it was ready

for approval. Tim reminded everyone that this is a plan that can be easily updated in the future, even one section at a time as the need arises.

- The Planning Commission approved the General Plan and recommends approval from the City Council.

**5. DISCUSSION/APPROVAL ON THE UPDATED REVISION OF THE UINTAH CITY GENERAL PLAN: (00:18:20)**

Presenter: Tim Petty

- Tim Petty stated that the General Plan is ready for approval and that it has been eleven years since it was updated. Tim stated that there are still things that they want to work on and they present this as a frame work or foundation to work on and update as needed; a living document.
- Tim reviewed with the Council the list of committee members who served in one capacity or another on the revision of the General Plan.
- Tim stated that his intent in writing the General Plan was to greatly simplify it and he believes it will serve our purpose really well. He wanted it to be precise, easy to understand the recommendations and easy to understand why the recommendations. Their objective for each subject they tackled was one page; with the objective discussed further in the commentary.
- Tim explained that there are really only three requirements to put in the General Plan; transportation; land use and moderate income housing.
- Tim reviewed and discussed with the Council each section of the General Plan:
  - Introduction: Each section has a background and narrative; objective and then recommendations and conclusions. There are ten sections in the plan and the committee listed additional topics which should be considered in future plans.
  - Section 1 – Growth and Planning
  - Section 2 – Transportation
  - Section 3 – Sanitary Waste Disposal
  - Section 4 – Culinary Water
  - Section 5 – Secondary Water (it was discussed to add the feasibility study in the appendix for this section).
  - Section 6 – Stormwater
  - Section 7 – Pathways (it was discussed to change or reverse the third bullet point in recommendations and conclusions to be positive and not so negative).
  - Section 8 – Parks (this is where the UDOT property is addressed).
  - Section 9 – Moderate Income Housing (it was discussed to add the date of 2010 when referring to the last census).
  - Section 10 – Emergency Services Plan
  - Maps – once again the only requirements are land use and transportation; the sensitive land maps were included from the 2006 plan; we should have our engineer update these for us.
- The Council thanked Tim for the great job and excellent work he and his committee did in rewriting the General Plan and in a timely manner. It has been talked about and passed from one to another for a few years now and they truly appreciated the professionalism in which this has been accomplished.
- Michelle Roberts motioned to approve the updated revision to the Uintah City General Plan with the changes as constituted in the city notes.
- Seconded by Greg Johnson
- All in favor the motion passed.
- Mayor Flitton instructed the City Recorder to add to the next agenda the UDOT property for discussion and action. Michelle Roberts asked the Council if they had any questions or concerns for either Pam Kramer or Mark Benigni to get them to Michelle and she would make sure that they got addressed prior to the meeting. Mayor Flitton stated that he would also visit with Richard Hendrickson prior to the meeting.

**6. DISCUSSION/ACTION ON CEDAR COVE HOA'S REQUEST FOR ANNEXATION INTO UINTAH CITY: (01:16:54)**

Presenter: Mayor Flitton

- Mayor Flitton stated that he didn't think that we need to take any action on this topic tonight. We have heard the valid points and recommendations from the Planning Commission and he thinks that at this point we allow the HOA to go back and sharpen their pencils. They need to list the amount for costs and repairs to the roads and think about the impact fees.
- Michelle Roberts stated that she would like to see what the impact would be to the City. Mayor Flitton replied that Weber County has already offered to give this information to the HOA; they need to go to the County and work with them on these figures.
- Gordon Cutler asked about who would pay for the water and sewer.
- Jeff Holden asked about how come it is a HOA and why.
- Mayor Flitton stated that there will be no action from the Council at this time and that we allow Cedar Cove time to work on these issues.

**7. COUNCIL COMMENTS TO PUBLIC COMMENTS: (01:22:00)**

- There were none.

**8. CITY COUNCIL DEPARTMENT REPORTS: (01:22:26)  
**PARKS & RECREATION; BUILDINGS; ROADS – GORDON CUTLER****

Gordon reported that he attended the UDOT open house tonight. He went with great optimism and then left with limited optimism that the barriers would ever get place along Hwy 89 and Combe Road. He stated that the Region One Director for UDOT was summoned to Capitol Hill and got extreme pressure to not do this project. So, we lost. They are talking about alternatives, yet it will be ten years before anything will be done.

Jeff Holden got bids for the railroad crossing markings and they were all so high that Jeff and Scott will do the work themselves.

**WATER; GARBAGE; EMERGENCY PREPAREDNESS; PLANNING COMMISSION – GREG JOHNSON**

Greg stated that he had nothing to report tonight.

**ANIMAL CONTROL; CTC; NUISANCES; WEBER COUNTY TRAILS – MICHELLE ROBERTS**

Michelle reported that we have received FANTASTIC Easter donations and that we are going to have a fantastic event!

**CEMETERY; EAGLE PROJECTS; U-DAY; RAILROAD RELATIONS – JERRY SMITH**

Jerry was excused.

**STORM WATER & FLOODPLAIN; GRANTS; FIRE DEPARTMENT– MAYOR FLITTON**

Mayor Flitton reported that he has attended multiple meetings for negotiations on the Sheriff's Office contract. He reported that all his hard work and efforts have resulted in an increase of \$15,000 for the next fiscal budget year. This is better than the County Commissioner's original increase of \$26,000. Which brings him to the topic of budgets; it's that time again to get your wish list into him. We need to sharpen our pencils and come up with a way to help with the increase from the Sheriff's Office Contract.

**9. MEETING ADJOURNMENT: (01:45:12)**

Michelle Roberts motioned to adjourn the meeting.

Seconded by Gordon Cutler

All in favor; the motion passed. The meeting was adjourned.

APPROVED by City Council this 21<sup>st</sup> day of March, 2017.



DARINDA K. WARDELL, City Recorder