

Planning Commission Chair:	Tim Petty
Planning Commission Vice-Chair:	Todd Burton
Commissioners:	Robert Guillier Scott Dixon Glen Woolsey
Secretary:	Amanda Shipley
City Council Representative:	Greg Johnson

UINTAH CITY
PLANNING COMMISSION MEETING
Tuesday, April 26, 2016
7:00 PM



2191 East 6550 South – Uintah, Utah 84405

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

Meeting Minutes

Meeting Called to Order by Todd Burton at 7:00 p.m.

Pledge of Allegiance led by Robert Guillier.

Roll Call: Todd Burton, Glen Woolsey, Robert Guillier, Scott Dixon in attendance. Tim Petty excused.

Declaration of Conflicts of Interest: Scott Dixon disclosed a conflict with item #8.

Attendees: City Council Member-Michelle Roberts, City Council Member-Gordon Cutler, City Engineer-Matt Hartvigsen, Fire Marshall- James Osgood, Morgan & Elizabeth Thurgood, Caroline Hartling, Ken & Julie Goble, Jeff Holden, Arthur & Dixie Hutchens, Lori Woolsey, Lacey Vail, Ann & Glendon Jensen, Ernest Rowley, Kent & Camille Williamson, Erica Rodriguez, Heather McCullough, James & Jolene Johnson, Ray Scott Snyder, Jim Morkin and Amanda Shipley.

Agenda Items:

- 1. Public Comment (2 minutes per person) *(recording: 00:01:33)**
 - There was none.
- 2. Approval of minutes for the Work Session and Planning Commission meeting held March 22, 2016. *(recording: 00:02:28)**

Presenter: Todd Burton

 - Todd Burton asked if there were any questions or comments on the minutes.
 - There were none.
 - Glen Woolsey made a motion to approve the Work Session and Planning Commission meeting minutes for March 22, 2016 as written.
 - Seconded by Robert Guillier.
 - All in favor, motion passed.
- 3. Discussion/Action on a preliminary and final plat application on a subdivision for Timberlake Investment LLC (Jeffrey Holden) & DVJRJ LLC (David Bierer) ; DJ Estates located at approximately 6650 S. 2275 E. *(recording: 00:03:37)**

Presenter: Jeff Holden

 - Todd Burton went over the meeting notes from last month of the changes that needed to be made.
 - Jeff Holden reported all the issues have been resolved. The plans have been changed from three lots to two lots to address the Commissions concerns.
 - Scott Dixon stated Jeff and his Engineer presented a nice drawing; it is easy to read and all the hard work and expense is appreciated.
 - Scott Dixon made a motion to recommend approval to the City Council of the preliminary and final plat application on a subdivision for Timberlake Investment LLC (Jeffrey Holden) & DVJRJ LLC (David Bierer); DJ Estates located at approximately 6650 S. 2275 E.
 - Seconded by Glen Woolsey.
 - All in favor, motion passed.
- 4. Discussion/Action on a Conditional Use Permit Application #2015-0195 for Erica Rodriguez; ERC Landscaping LLC located at 975 E. 6600 S. #6, Uintah, UT. *(recording 00:09:08)**

Presenter: Erica Rodriguez

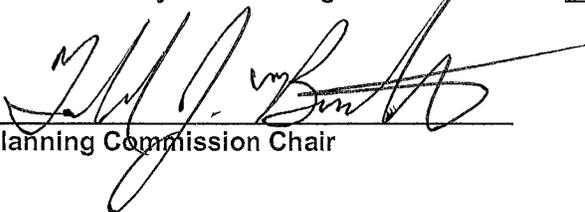
 - Erica Rodriguez stated they plan on doing gravel, bark and trees. They will not leave any equipment at the home.

- Todd Burton stated they are seeking a CUP for a home office and asked if they will have any employees.
 - Erica stated it will just be family.
 - Scott Dixon inquired if they have received their license from the Department of Professional Licensing.
 - Erica stated she had called and they told her a license from the state was not required.
 - Glen Woolsey made a motion to approve the Conditional Use Permit application #2015-0195 for Erica Rodriguez; ERC Landscaping LLC located at 975 E. 6600 S. #6, Uintah with the following conditions:
 - Must find out if they need a state landscaping license.
 - Acquire and maintain a Uintah City Business License and fire inspection performed.
 - Follow all Home Occupation rules in the Conditional Use Ordinance.
 - Seconded by Robert Guiller.
 - All in favor, motion passed.
- 5. Discussion/Action on preliminary plat application for a flag lot for Doug Crofts; Teena Crofts Trust located at approximately 6778 S. 2125 E., Uintah. *(recording: 00:17:07)**
Presenter: Rocky Crofts
- Todd Burton stated the applicant had requested this agenda item to be tabled.
 - Glen Woolsey made a motion to table the preliminary plat application for a flag lot for Doug Croft; Teena Crofts Trust located at approximately 6778 S. 2125 E. in Uintah until May 24th, 2016.
 - Seconded by Robert Guiller.
 - All in favor, motion passed.
- 6. Discussion/Review of Conditional Use Permit #2016-0199 for Morgan & Elizabeth Thurgood; a kennel located at 6810 Buena Vista, Uintah. *(recording: 00:18:09)**
Presenter: Morgan & Elizabeth Thurgood
- Todd Burton stated Morgan and Elizabeth Thurgood were here two months ago and were given a conditional use permit and the Commission requested an on-site visit and that has been completed.
 - Morgan Thurgood stated he has finished the fence and the dogs have not had any issue since its completion.
 - Elizabeth Thurgood presented copies of receipts for the work that has been done and letters sent to the neighbors.
 - Robert Guiller thanked them for their openness and stated they went above and beyond what was expected. The fence looks fantastic and made their property look incredible. They put a lot of work and effort into this project.
 - Scott Dixon stated it appears the complaints are behind us now but we should review in six months in consideration to the neighbors.
 - Elizabeth Thurgood stated the complaints were regarding the dogs getting out and they cannot get out now and she has a two way monitor she can speak with the dogs from inside the house to calm them down if they are barking.
 - Glen Woolsey made a motion to approve Conditional Use Permit #2016-0199 for Morgan & Elizabeth Thurgood; a kennel located at 6810 Buena Vista for one year to insure a copasetic relationship with the neighbors.
 - Seconded by Scott Dixon.
 - All in favor, motion passed.
- 7. Discussion/Action on preliminary plat application for Keith Vanderhout; Cottonwood Estates located at 975 E. 6600 S., Uintah. *(recording: 00:27:49)**
Presenter: Keith Vanderhout
- Ernest Rowley with Landmark Survey was present to represent Cottonwood Estates. Ernest stated they have been working on these plans for several months; they have acquired a stream alteration permit.
 - Todd Burton asked about parking.

- Ernest Rowley stated Keith Vanderhout was going to allow overnight parking along the street.
 - Glen Woolsey asked is the street was wide enough to allow parking and room for the fire apparatus to get through.
 - Todd Burton asked Matt Hartvigsen to report.
 - Matt Hartvigsen reported Cottonwood Estates has had to make changes from their first plan; the information needed was put in the new plans. The permit they needed has been obtained, everything has been checked off on his list.
 - Glen Woolsey made a motion to table the preliminary plat application for Keith Vanderhout; Cottonwood Estates located at 975 E. 6600 S. to May 24, 2016 for further review on parking.
 - Seconded by Robert Guiller.
 - All in favor, motion passed.
- 8. Discussion/Review of Conditional Use Permit #2005-026 for Monte & Sarah Tesch; Tesch Landscaping, LLC located at 6671 S. 2125 E., Uintah. *(recording: 00:43:09)**
Presenters: Monte & Sarah Tesch
- Todd Burton reported the Tesch's were unable to attend tonight.
 - Glen Woolsey made a motion to table discussion/review of Conditional Use Permit #2005-026 for Monte & Sarah Tesch; Tesch Landscaping, LLC located at 6671 S. 2125 E. until May 24th, 2016.
 - Seconded by Robert Guiller.
 - All in favor, motion passed.
- 9. Discussion/Review of Conditional Use Permit #2008-114 for Michelle Vest; a kennel located at 6630 S. 2275 E., Uintah. *(recording: 00:44:17)**
Presenter: Michelle Vest
- Michelle Vest was not in attendance.
 - Glen Woolsey made a motion to table discussion/review of Conditional Use Permit #2008-114 for Michelle Vest; a kennel located at 6630 S. 2275 E. until May 24th, 2016.
 - Seconded by Scott Dixon.
 - All in favor, motion passed.
- 10. Discussion/Review of Conditional Use Permit #2011-0150 for Kent Williamson; Kent's Repair located at 6600 S. Highway 89 #1, Uintah. *(recording: 00:45:08)**
Presenter: Kent Williamson
- Kent Williamson stated not much has changed with the business. He does outdoor equipment repair and sells some parts.
 - Scott Dixon made a motion to renew Conditional Use Permit #2011-0150 for Kent Williamson; Kent's Repair located at 6600 S. Highway 89 #1 with a five year review date.
 - Seconded by Robert Guiller.
 - All in favor, motion passed.
- 11. Discussion/Review of Conditional Use Permit #2006-092 for Todd & Lisa Keeter; a kennel located at 1607 E. 6600 S., Uintah. *(recording: 00:48:41)**
Presenter: Todd Burton
- Todd Burton stated this Conditional Use Permit is no longer needed.
 - Glen Woolsey made a motion to close Conditional Use Permit #2006-092 for Todd & Lisa Keeter; a kennel located at 1607 E. 6600 S., it is no longer needed.
 - Seconded by Scott Dixon.
 - All in favor, motion passed.
- 12. Discussion/Review of Conditional Use Permit #2010-140 for Eugene & Chery Carbine; a basement apartment located at 1851 E. 6900 S., Uintah. *(recording: 00:49:01)**
Presenter: Todd Burton
- Todd Burton stated this Conditional Use Permit is no longer needed.
 - Glen Woolsey made a motion to close Conditional Use Permit #2010-140 for Eugene & Cheryl Carbine; a basement apartment located at 1851 E. 6900 S., it is no longer needed.

- Seconded by Robert Guiller.
 - All in favor, motion passed.
- 13. Discussion/Review of Conditional Use Permit #2005-085 for Laurinda Brauer; Uintah Transcription Services located at 6825 S. 1650 E., Uintah. *(recording: 00:49:45)**
Presenter: Todd Burton
- Todd Burton stated this Conditional Use Permit is no longer needed.
 - Glen Woolsey made a motion to close Conditional Use Permit #2005-085 for Laurinda Brauer; Uintah Transcription Services located at 6825 S. 1650 E., it is no longer needed.
 - Seconded by Robert Guiller.
 - All in favor, motion passed.
- 14. Discussion/Review of Conditional Use Permit #2010-142 for Steve & Peggy Petersen; a kennel located at 6844 S. 1650 E., Uintah. *(recording: 00:50:29)**
Presenter: Todd Burton
- Todd Burton stated this Conditional Use Permit is no longer needed.
 - Scott Dixon made a motion to close Conditional Use Permit #2010-142 for Steve & Peggy Petersen; a kennel located at 6844 S. 1650 E., applicant has moved out the community.
 - Seconded by Glen Woolsey.
 - All in favor, motion passed.
- 15. Discussion/Review of Conditional Use Permit #2011-0148 for Brent Bitton; CWC located at 1221 E. 6600 S., Uintah. *(recording: 00:51:20)**
Presenter: Todd Burton
- Todd Burton stated this Conditional Use Permit is no longer needed.
 - Scott Dixon made a motion to close Conditional Use Permit #2011-0148 for Brent Bitton; CWC located at 1221 E. 6600 S., applicant has moved out of the community.
 - Seconded by Glen Woolsey.
 - All in favor, motion passed.
- 16. Commissioner's Responsibility reports and follow-up from previous meeting. *(recording: 01:44:02)**
- **CUP's- Robert Guiller-** Robert reported all the CUP reviews are up to date. He would like to look at kennels in the future. He will suggest a work session to Tim so everyone will be treated fairly.
 - **Commercial Building- Scott Dixon-** Scott reported he had been to City Council last week and they were going to have the pre-construction meeting. He was unable to attend but heard it went well.
 - **Training- Glen Woolsey-** Glen reported he would like to get Darinda to come to next month's meeting to do open meetings training for the new members.
 - **Nuisance- Todd Burton-** Todd reported he has been working with Michelle Roberts on a few nuisance violations; he should have more to report next month.
- 17. Meeting Adjourned *(recording: 00:54:51)**
- Scott Dixon made a motion to adjourn the Planning Commission meeting for April 26, 2016 at 7:54 p.m.
 - Seconded by Robert Guiller.
 - All in favor, motion passed.

APPROVED by the Planning Commission this 24 day of May, 2016.



 Planning Commission Chair