



UINTAH CITY COUNCIL MEETING
TUESDAY, APRIL 18, 2023

7:00 PM
MINUTES

Attendees: Mayor Cutler, Council Member Smith, Council Member Bell, Council Member Boothe, Council Member Roberts, City Recorder Michelle Mortensen, Public Works Jeff Holden, Lt. Ryan

AGENDA ITEMS:

1. **MEETING CALL TO ORDER:** Mayor Cutler called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE: Led by Council Member Boothe.

CONFLICT OF INTEREST: None

2. **PUBLIC COMMENT:**

Rick Prater stood and inquired about some property he is looking to purchase. He explained that they have a plot plan that I want to show to see if we can rezone some of this property commercial. This property is landlocked between two other properties, and we are trying to figure out how to utilize it.

Brad Knight asked if it was appropriate to ask the council how they feel about commercial property, as they are under a deadline that they do not want to extend. The way the lots are laid out there is no other way to utilize the property if we cannot zone it commercially.

Brett Parke stood and thanked the council for the Easter Egg Hunt. He also asked for a study to be done up on Combe Road because of all the rain and if the Council would look at putting in curb and gutter up there as well.

3. **APPROVAL OF CITY COUNCIL MEETING MINUTES HELD MARCH 21, 2023:**

Presenter: Mayor Cutler

- Present City Council Members reviewed the minutes from March 21, 2023.
- Council Member Smith motioned to approve the City Council Meeting minutes for March 21, 2023.
- Council Member Bell seconded the motion.
- Mayor Cutler asked if there was any discussion on the motion; there was none.
- All in favor; the motion carries.

4. **TREASURERS REPORT:**

Presenter: Mike Ulrich

a) Invoice Register – March 2023

- Council Member Roberts motioned to table the invoice register from March 1-31, 2023.
- Council Member Bell seconded the motion.
- Mayor Cutler asked if there was any discussion on the motion; there was none.
- All in favor; the motion carries.

b) Budget

- There was no discussion as Mr. Ulrich was absent from the meeting.

5. **PLANNING COMMISSION REPORT TO COUNCIL:**

Presenter: Dave Boothe

- Council Member Boothe stated that there were three items on the planning commission agenda. The first item was regarding the Dye's and Scott Dixon. The Dye's are concerned that it shows a road running through their property on the general plan. They were told that the plan is a suggestion and is not written in stone. The Dixon's subdivision that is being built will bring in a road through the east which is not close to the Dye's property.
- The second item they discussed was the annexation of the Mateo's. This property where they want to build a shed behind their home is in Weber County and not in Uintah. Jeff Monroe advised that we have allowed others to build on county property and not made them annex.
- The third item was the item that Rick and Brad discussed that would have to come back through planning commission if they decided to move forward.

6. DISCUSSION/ACTION ON A BUILDING MORATORIUM EXTENSION ORDINANCE NO. 275-23:

Presenter: Kristi Bell

- Council Member Bell explained that we are at our 6-month mark for the building moratorium. Every 6 months we evaluate to see where we are. The first water tank is complete, and they started filling it yesterday. It will take about a week to fill and then there is some testing we need to do before we can apply for an operating permit to get that tank online. Once that is complete, we can tear down the current tank and start building the second one. This project will be completed by October. Up until this point, we have been allowing building as long as the burden has already been accounted for.
- Her recommendation is that we extend the current moratorium and freeze all building. Weber Basin has exhausted their block three water which we have been purchasing. They are currently developing district four water, so consumers can purchase more water. This will come at a more expensive rate. The burden will go to the new developers in the City, so our rates stay at a less inflated price. The new residents will buy the new burden. Those impact fees go straight to Weber Basin and once paid, Weber Basin adds that allotment to our water. We have to negotiate a new contract to buy that district four water, but before we do that, we will have to come up with a new ordinance regarding water drought landscaping to satisfy Weber Basin. All new businesses and residents will fall under these new guidelines. Currently we average 1.35 acre feet per water per residence and we need to use .59 acre feet for new builds per the state.
- Council Member Bell motioned to approve Ordinance No. 275-23 extending the building moratorium.
- Council Member Smith seconded the motion.
- Mayor Cutler asked if there was any discussion on the motion; there was none.
- All in favor; the motion carries.

7. DISCUSSION/ACTION ON ORDINANCE 276-23 ACCESSORY DWELLING UNITS AND ACCESSORY BUILDING LAND USE SETBACKS:

Presenter: Dave Boothe

- Council Member Boothe explained that this was brought to the planning commission some time ago, but never made it before the council. Council Member Roberts asked if there are any restrictions on the size of the building. Mayor Cutler stated that with the new ordinance that is coming it could play a factor in that.
- Council Member Boothe motioned to approve Ordinance No. 276-23 Accessory Dwelling Units and Accessory Building Land Use Setbacks
- Council Member Bell seconded the motion.
- Mayor Cutler asked if there was any discussion on the motion; there was none.
- All in favor; the motion carries.

8. DISCUSSION/APPROVAL ON TRACTOR REPAIRS AND FORKS:

Presenter: Jeff Holden

- Mr. Holden explained that the clutch disengage had gone bad and so the tractor was down for about three weeks. Century from Logan came down to fix this. We were unable to get three bids since there are so few people that will work on this.
- The second item he requested approval of is the forks. Weber County stated that they had some money to put towards flooding and asked what we needed. We asked for forks, sand, and bags. We already purchased the forks, and the County will reimburse us for that. Again, we did not get three bids. This was the last set that Century had.
- Council Member Roberts motioned to approve we approve the invoice in the amount of \$2263.69 and the forks in the amount of \$1900.
- Council Member Boothe seconded the motion.
- Mayor Cutler asked if there was any discussion on the motion; there was none.
- All in favor; Mayor Cutler aye; Council Member Smith aye; Council Member Bell aye; Council Member Boothe aye; Council Member Roberts aye; the motion carries.

9. PUBLIC WORKS REPORT:

Presenter: Jeff Holden

- Mr. Holden stated that this is the report of what I do during the winter. I have been out sixty-one times and we have received 186 inches of snow. We have used 163 tons of salt this year.
- We have been working on potholes and still have more to do. Jones and Associates came down Friday and we went and looked at some road projects that need to be done and they will break down those projects into how much each will cost. Then we will have a general idea of what we need to do for the budget.
- We had two water leaks in the last week which were both on the residents' ends.
- All the parts are almost in for the water vault, so JR Burton Contractors will be able to start on that soon.
- We have been filling sandbags and we have them in several locations ready to go. The County did give us 1,000 more sandbags to use for flooding.

10. SHERIFF'S REPORT:

Presenter: Lt. Ryan

- Lt. Ryan stood and reported that the overall calls for service included sixty-three traffic stops as well as some accidents and no animal calls for the month of March. There was a little bit of an uptick in calls from last year. He mentioned that now that it is warming up there will be more traffic coming into the City, so we will have more officers coming into the City as well.
- There were only three injury accidents in the City last month. When he went through the calls, there were no big incidents in Uintah.

11. COUNCIL COMMENTS TO PUBLIC COMMENTS:

- Mayor Cutler informed Rick Prater and Brad Knight that they would have to take their issues to planning commission.
- Council Member Bell responded to Brett Parke and mentioned that in November we will do our CIP report and so we will add those items to the list.

12. COUNCIL REPORTS:

- Council Member Smith mentioned that the sluffage at the cemetery is being watched by Mr. Holden because there is concern about the moisture in the ground there. The governor has declared a state of emergency for the state of Utah because of all the water in the mountains and what that is going to bring.
- Council Member Roberts stated that the Easter Egg hunt went well, and we still had a good turnout even after postponing it a week.

13. MEETING ADJOURNMENT:

Council Member Bell motioned to adjourn the council meeting at 8:11 p.m.

Council Member Roberts seconded the motion.

Mayor Cutler asked if there was any discussion on the motion; there was none.

All in favor; motion carries.

Michelle Mortensen

Michelle Mortensen; Uintah City Recorder

5/2/2023

Date