

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, March 22, 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 Tim Petty at 7:00 p.m.

Pledge of Allegiance led by Robert Guillier.

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

Declaration of Conflicts of Interest: Todd Burton disclosed a conflict with item #9.

Attendees: Vaughn Covington, Brett Kendell, Brice Penrod, Travis Kendell, Kyle & Michelle Loveland, Charles Rawlins, John Svitak, Jeff Emmons, Sue Bybee, Kim Rindlisbacher, Fran Koppus, Lewis & Judith Vreeland, Brett Hayes, Lori Woolsey, Fire Marshal-James Osgood, City Council Member-Greg Johnson, City Council Member-Michelle Roberts and Amanda Shipley.

Agenda Items:

1. Public Comment (2 minutes per person) *(recording: 00:00:02)

- There was none.

2. Approval of minutes for the Work Session and Planning Commission meeting held February 23, 2016. *(recording: 00:00:52)

Presenter: Tim Petty

- Tim Petty asked if there were any questions or changes.
- There were none.
- Todd Burton made a motion to approve the Work Session and Planning Commission meeting held February 23, 2016 as written.
- Seconded by Glen Woolsey.
- All in favor, motion passed.

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

3. Discussion on a preliminary 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: 00:15:07)

- Todd Burton made a motion to close the Planning Commission meeting and open the Public Hearing.
- Seconded by Glen Woolsey.
- All in favor, motion passed.
- Michelle Loveland asked how many lots are being developed and inspected the map.
- Todd Burton made a motion to close the Public Hearing and re-open the Planning Commission meeting.
- Seconded by Robert Guillier.
- All in favor, motion passed.

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

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

4. Discussion on a preliminary plat application on a subdivision for Elaine & George Penrod; Elaine Dye Penrod Property located at 6574 S. 2275 E. *(recording: 00:31:58)

- Todd Burton made a motion to close the Planning Commission Meeting and open the Public Hearing.
- Seconded by Robert Guillier.

- All in favor, motion passed.
- Brett Kendell was curious about what they were doing, he inspected the map.
- Todd Burton made a motion to close the Public Hearing and reopen the Planning Commission meeting.
- Seconded by Robert Guiller.
- All in favor, motion passed.

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

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

5. Discussion on a preliminary plat application on a subdivision for Charles Rawlins located at 6465 S. Combe Rd. *(recording: 00:01:03)

- Glen Woolsey made a motion to close the Planning Commission Meeting and open the Public Hearing.
- Seconded by Todd Burton.
- All in favor, motion passed.
- Lewis and Judith Vreeland asked how big the properties will be and also wanted to make sure they will still have access to their ditch water.
- Charles Rawlins assured them they will still have access to their water and offered to set up a meeting with the Vreeland's.
- Glen Woolsey made a motion to close the Public Hearing and reopen the Planning Commission meeting.
- Seconded by Robert Guiller.
- All in favor, motion passed.

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

6. Discussion/Action on a preliminary 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: 00:17:28)

Presenter: Jeff Holden

- Jeff Holden explained he purchased this property, the property had been subdivided previously and he combined them all and re-subdivided and removed an illegal trailer that was on the property. He would like to do three lots; two of them are flag lots.
- Tim Petty stated we spoke about the 80 foot frontage during the on-site meeting and how it has to be an offset from 2275 E.
- Jeff Holden stated he had a long discussion with his engineer and he thought he fell within all the ordinances. Jeff will have to meet with his engineer again.
- Todd Burton made a motion to table the preliminary plat for a preliminary plat application on a subdivision for Timberlake Investment LLC (Jeffrey Holden) & DVJRJ LLC (David Bierer); DJ Estates located at approximately 6650 S. 2275 E. until the following changes are made:
 - There needs to be an 80 foot frontage as an offset from 2275 E.
 - Delineate the square footage of the flag portion, not including the staff.
 - The 80 foot frontage within 170 feet off of 2275 E.
- Seconded by Glen Woolsey.
- All in favor, motion passed.

7. Discussion/Action on a preliminary plat application on a subdivision for Elaine & George Penrod; Elaine Dye Penrod Property located at 6574 S. 2275 E. *(recording: 00:34:19)

Presenter: Brice Penrod

- Brice Penrod stated this is his childhood home and they are breaking up the land to sell and use the proceeds to help pay for his mother's care in a rest home. There will not be any roads added. They are rerouting the drain field because it currently goes into the

other lots. They will create a ditch along the side to give water to all three properties and will dedicate an easement for the ditch company.

- Tim Petty stated he would like to see that information on the plat map.
- Fire Marshal James Osgood is concerned with what size the homes will be on the lots with their only being one hydrant and getting access from the tracks. He will have to check some things out and get back with the Penrod's.
- Glen Woolsey asked how many shares the property has.
- Brice Penrod responded that each lot will have three shares.
- Glen Woolsey made a motion to table the preliminary plat application on a subdivision for Elaine & George Penrod; Elaine Dye Penrod Property located at 6574 S. 2275 E. pending:
 - Weber County Health Department approval
 - Secondary water easement being shown on the plat map
 - Research being completed by the Uintah City Fire Department
- Seconded by Todd Burton.
- All in favor, motion passed.

8. Discussion/Action on a preliminary plat application on a subdivision for Charles Rawlins located at 6465 S. Combe Rd. *(recording: 00:07:07)

Presenter: Charles Rawlins

- Charles Rawlins stated the lines have changed since the on-site meeting.
- Tim Petty stated both lots meet the minimum lot size, the buildable area is small on one lot and he was concerned about there being enough room for a replacement septic tank that the Health Department will require.
- Glen Woolsey made a motion to table the preliminary plat application on a subdivision for Charles Rawlins located at 6465 S. Combe Rd. pending clarification on the drain field from Weber Health Department.
- Seconded by Robert Guiller.
- All in favor, motion passed.

9. Discussion/Action on Conditional Use Application #2016-0196 for John Svitak; Industrial Equipment Leasing located at 1731 E. 6750 S., Uintah. *(recording: 00:45:17)

Presenter: John Svitak

- Todd Burton stated he has a conflict.
- John Svitak stated he is applying for a home office for an asset holding company for a construction company. He will take one room in his home and change it to an office to do one hour of work per day because there is not an office at his Layton yard.
- Tim Petty asked if there will be any employees.
- John Svitak stated there will not be any employees and no equipment will be stored at the property.
- Glen Woolsey stated the square footage is limited to 400 square feet per ordinance; it looks like he meets the criteria. In this subdivision there is a covenant against home offices, he asked John if he was ever briefed on this.
- John Svitak stated he never has.
- Glen Woolsey wondered if we need to address this prior to approval.
- Tim Petty stated he does not think that should stop us from approving our ordinances.
- Glen Woolsey made a motion to approve Conditional Use Application #2016-0196 for John Svitak; Industrial Equipment Leasing located at 1731 E. 6750 S., Uintah with a five year review date, applicant must get business license and fire inspection completed.
- Seconded by Robert Guiller.
- All in favor, motion passed.

10. 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: 00:52:20)

Presenter: Rocky Croft

- Glen Woolsey made a motion to table the preliminary plat application for a flag lot for Doug Crofts; Teena Crofts Trust located at approximately 6778 S. 2125 E., Uintah until April 26, 2016.
- Seconded by Robert Guiller.
- All in favor, motion passed.

11. Discussion/Action on Uintah City Ordinance No. 229-16: Chapter 1 of the Uintah City code, relating to Business License Provisions. *(recording: 00:53:12)

Presenter: Tim Petty

- Tim Petty went over the changes he had made.
- Todd Burton made a motion to recommend approval to the City Council of Uintah City Ordinance No. 229-16: Chapter 1 of the Uintah City code relating to Business License Provisions.
- Seconded by Glen Woolsey.
- All in favor, motion passed.

12. Discussion/Action on Uintah City Ordinance No. 230-16: An ordinance amending Title 9; Chapter 9 Article A; Commercial C1 District; Title 9; Chapter 9 Article B; Commercial C2 District; and Title 9 Chapter 13 Section 2 Conditional Use Permit Required of the Uintah City Code. *(recording: 00:58:24)

Presenter: Tim Petty

- Kim Rindlisbacher explained he is attempting to develop the Bybee property and his concern is if the property is bigger than an acre than everything falls back on a conditional use; it does not remove unpredictability.
- Tim Petty stated in his opinion a conditional use is still needed, depending on the area the conditional use is being used, the impact will be different on the surrounding area. He does plan on removing the one acre language in the ordinance.
- Kim Rindlisbacher stated there is not guarantee the City will approve the use.
- Tim Petty stated he understands it is important to have an ordinance with predictability, yet how the piece of land is used should be evaluated by the Planning Commission.
- Robert Guiller stated we are open to everything but we would like to discuss the business.
- Todd Burton stated his thoughts are the businesses may not have certainty but there is not much investment to apply for a conditional use permit.
- Kim Rindlisbacher stated if the one acre language is removed, he will feel better about the ordinance.
- Todd Burton stated this ordinance has taken a stab at deciding low impact versus moderate/high impact businesses. The moderate/high impact businesses will have to come in front of the Planning Commission.
- Robert Guiller stated it is a great step in the right direction, and thanked Tim Petty for all his hard work.
- Glen Woolsey made a motion to recommend approval to the City Council of Uintah City Ordinance No. 230-16; An ordinance amending Title 9; Chapter 9 Article A; Commercial C1 District; Title 9; Chapter 9 Article B; Commercial C2 District; and Title 9 Chapter 13 Section 2 Conditional Use Permit Required of the Uintah City code as proposed by Tim Petty.
- Seconded by Todd Burton.
- All in favor, motion passed.

13. Discussion/Action on Uintah City Ordinance No. 231-16; An ordinance amending Title 9 Chapter 17 Section 3 of the Uintah City code, relating to Classification of Signs.

***(recording: 01:27:02)**

Presenter: Tim Petty

- Tim Petty stated his opinion is there should be a thirty five foot limitation measured from adjacent road surface. As far as size, he is fine with the proposed language.
- Todd Burton stated as we went through the examples, thirty feet came to his mind but he could be persuaded to do thirty five feet.
- Kim Rindlisbacher stated he does not want every business to have a sign; it will be one large sign. We will want to get traffic off of Highway 89.
- Todd Burton made a motion to recommend approval to City Council a Class 6 signage with a height limitation of thirty five feet from the center line of the access road and a maximum square footage of two hundred fifty feet for the Uintah City Ordinance No. 231-14; An ordinance amending Title 9 Chapter 17 Section 3 of the Uintah City code, relating to Classification of Signs.
- Seconded by Robert Guiller.
- All in favor, motion passed.

14. Commissioner's Responsibility reports and follow-up from previous meeting.

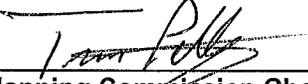
***(recording: 01:44:02)**

- **CUP's- Robert Guiller-** Tim and Robert met with the Thurgood's who were approved for a two month kennel license during the last meeting, the Commission wanted the Thurgood's to know the kennel license is not necessarily going to be approved for an extended period of time. The Commission needs to evaluate the requirements.
- **Commercial Building- Scott Dixon-** excused.
- **Training- Glen Woolsey-** Nothing to report.
- **Nuisance- Todd Burton-** The situation on the west side of the City is not being resolved, Michelle Roberts plans on doing a letter and the City Council is looking into options. There has been discussion on doing a survey of the city for nuisance violations and sending letters. Since the City handles nuisance by complaints, it results in out of control residents that have neighbors that don't want to complain. Glen Woolsey suggested studying the ordinance and doing a checklist for every property. Glen believes cars are the worst offense.
- Tim Petty reported he is trying to build a committee to work on the general plan; the current committee is from too localized area of town. Tim would like to do a kick off meeting in two weeks. Please let him know if you know anyone that would be interested. He wants biased individuals to share their opinion.

15. Meeting Adjourned *(recording: 02:00:03)

- Glen Woolsey made a motion to adjourn the Planning Commission meeting for March 22, 2016 at 9:00 p.m.
- Seconded by Robert Guiller.
- All in favor, motion passed.

APPROVED by the Planning Commission this 26 day of April, 2016.



Planning Commission Chair