

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

UINTAH CITY
PLANNING COMMISSION MEETING
Tuesday, April 25, 2017
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 Todd Burton.

Roll Call: Present – Tim Petty, Scott Dixon, Glen Woolsey, Todd Burton Excused – Robert Guillier

Declaration of Conflicts of Interest: None

Attendees: Crystal Western, Jeff Holden, Marc Sacco, Chief William Pope, Dixon Pitcher

Agenda Items:

- 1. Public Comment (2 minutes per person) *(recording: 00:01:10)**
 - Chief Pope introduced Marc Sacco who will be taking the place of Jim Osgood. Marc will now be the Fire Marshall. He has all his inspector certifications and has been with the department for about 3 years.
- 2. Approval of minutes for the Planning Commission meeting held March 28, 2017. *(recording: 00:01:40)**

Presenter: Tim Petty

 - Tim Petty asked if there were any questions or comments on the minutes.
 - Glen Woolsey made a motion to approve the Planning Commission meeting minutes for March 28, 2017 as written.
 - Seconded by Todd Burton.
 - All in favor, motion passed.
- 3. Discussion/Action on updates to the Uintah City Kennel Permit Ordinance. *(recording: 00:02:17)**

Presenter: Tim Petty

Motion to close the planning commission meeting and open the public hearing was made by Glen Woolsey, 2nd Todd Burton. All in favor, none opposed.

- Jeff Holden: Has anybody contacted Cal and said when are we going to go over what the details are?
- Tim Petty: No we've left that in his hands. This is actually for the kennel permit modifications, not specific to Cal's property. This is not for him. This is different.
- Jeff Holden: Oh, okay.

Motion to close the public hearing and open the planning commission meeting was made by Todd Burton, 2nd Glen Woolsey. All in favor, none opposed.

- 4. Discussion/Action on updates to the Uintah City Kennel Permit Ordinance. *(recording: 00:03:29)**

Presenter: Tim Petty

- Tim explained that the intent of these changes is to bring the ordinance in line with how kennels are already being approved in the city. This was initially talked about last summer, and Tim just recently finished modifying the ordinance. He said that rather than having a 1 acre lot size requirement for all kennel permits, a lot sized between ½ acre and 1 acre could be allowed up to 4 dogs. He explained that this was decided after they

reviewed the open kennel permits and found that 10 out of the 11 that had been approved did not have a full acre lot. Tim explained that if the Planning Commission is comfortable approving those types of kennel permits, they should bring the ordinance in line with that. He said the modifications that have been made to the ordinance would do just that. The new ordinance would allow lots up to 1 acre in size to be approved for up to 4 adult dogs; lots greater than 1 acre in size may be approved for up to 10 adult dogs.

- Scott said he felt that 4 dogs, on a lot under an acre in size, seemed like a lot of dogs.
- Tim clarified that a kennel permit approved through the planning commission would still be required.
- Glen asked if it needed to be clarified how many dogs can be had on less than an acre, without a kennel permit.
- Tim said it is already listed in the City Ordinance: Title 5, Chapter 2, Article C that 2 dogs are allowed on any lot without a kennel permit.
- Todd suggested changing the wording from “up to” to “less than” 1 acre and “greater than” 1 acre, to make it less confusing.
- Scott wondered if the way it is written now, if a 4 dog kennel permit is allowed at the trailer park. The Commissioners agreed that the wording needed to be changed to include a minimum lot size, because right now the door is open to have a kennel permit at the trailer park.
- There was much discussion about what the minimum lot size should be for a 4 adult dog kennel permit. The Commissioners decided on ½ acre as the minimum lot size.
- Scott Dixon motioned to approve the revisions to Article E Kennels, with the adjustment to item A2 that says lots ½ acre to 1 acre in size may be approved for up to 4 adult dogs, and including the other revisions that were made in paragraph 1 and 3.
- Seconded by Todd Burton
- All in favor, motion passed.

5. Discussion/Action on Site Plan Amendment for Dixon Pitcher located at 6658 S. Highway 89, Uintah. *(recording: 00:13:50)

Presenter: Dixon Pitcher

- Dixon Pitcher presented his revised Site Plan. He explained that the shops have been removed from the plans, and now only include the storage sheds. He said they went down the City’s punch list and tried to be in compliance on every item. He explained they have obtained more area to the East for snow storage. He explained how the canal would change, and said that Don Pearson is releasing the old canal easement, and Mountain View Title has already prepared the new canal easement.
- Tim asked if Dixon was planning on still adding the retail shops in the future.
 - Dixon responded no.
- Tim asked if the railroad had a slope easement on the North side.
 - Dixon responded no. He said it has been surveyed and he has a copy of the survey if the Commissioners want to see it.
 - Tim said his only concern was that excavation would cut into an easement.
- The Commissioners all strongly agreed that the road should be striped. Tim asked if the retail shops going away would change how the road will need to be marked. There was much discussion on the road markings and striping. Tim stated that the road does belong to the City. There was a debate about who was responsible for the striping; either Dixon or the City. The Commissioner’s felt that it was part of the development and therefore Dixon should be responsible to mark the road and cover the cost. Dixon was concerned and said his legal counsel told him not to stripe the road himself, for liability reasons.
 - Dixon said if he is required to stripe the road he would like a letter from the City stating that he won’t be held liable for accidents, etc. that may occur there.
 - Tim said the City Engineer could lay out how the road should be striped.
 - Tim suggested that the City could stripe the road, on the condition that Dixon reimburses the City for the costs.

- Tim asked if the existing fence and gate were staying or being removed.
 - Dixon said the fence and gate belong to Weber Basin and they have told him it will be removed.
- The Planning Commissioners and Dixon studied and discussed the plans at length.
- Glen Woolsey made a motion to approve the Site Plan Amendment for Dixon Pitcher located at 6658 S Highway 89, Uintah, with the contingency that the striping of the road issue is resolved by the City Council, and that Dixon will reimburse the City for the cost of striping the road.
- Seconded by Todd Burton.
- All in favor, motion passed.

6. Commissioner's Responsibility Reports and follow-up from previous meeting. *(recording: 00:34:37)

Presenter: Tim Petty

- CUPs – Robert Guiller
 - Excused from this meeting.
- Commercial Building – Scott Dixon
 - None.
- Training – Glen Woolsey
 - None.
- Nuisance – Todd Burton
 - None.
- Other – Tim Petty
 - None.

7. Meeting adjourned. *(recording: 00:35:00)

- Scott Dixon made a motion to adjourn the Planning Commission meeting for April 25, 2017.
- Seconded by Glen Woolsey.
- All in favor, motion passed.

APPROVED by the Planning Commission this 27 day of June, 2017.



 Planning Commission Chair