

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

UINTAH CITY
PLANNING COMMISSION MEETING
Tuesday, May 22, 2018
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, Todd Burton, Glen Woolsey Excused – Robert Guillier

Declaration of Conflicts of Interest: Commission members are required by law to file a public disclosure statement with the Secretary listing business interests and investments that could create a conflict of interest with the duties of the Commission Member. When a matter in which a Commission member has a business or investment interest appears on the agenda, the Commission member must publicly disclose that interest. Tim Petty asked the Commission if they had any conflicts of interest with tonight's agenda; Scott Dixon declared a conflict of interest with item #4 on the agenda, because the company he works for may be bidding for general contractor on this project.

Attendees: Crystal Western, Chief Sacco, Jeff Holden, Lori Woolsey, Jason Wolff

Agenda Items:

1. **Public Comment (2 minutes per person)** *(recording: 00:00:00)
 - There was none

2. **Approval of minutes for the Planning Commission meeting held April 24, 2018.** *(recording: 00:00:10)

Presenter: Tim Petty

- Tim asked if there were any comments on the minutes.
- There were none.
- Todd Burton motioned to approve the minutes from April 24, 2018.
- Seconded by Scott Dixon.
- All in favor, motion passes.

3. **Discussion/Action on Permitted Zoning Use for C-1 Zoned Property; Cody Nye, located at 2580 E 6550 S, Uintah.** *(recording: 00:43:00 & 01:04:38)

Presenter: Cody Nye

- Cody Nye did not attend the meeting. The Planning Commission went ahead in his absence and discussed two questions Cody had previously posed to the Commission.
- First, they discussed whether or not he can rent out the existing home on the property while he continues to prepare his final Site Plan. It was determined by the Commissioners that there was nothing in the City's ordinances that prohibits this.
- They then discussed the need to address C-1 zoned property being used for residential living, and decided they would like to work on updating the ordinance and adding it as a conditional use in C-1 zoned property.
- Second, they discussed whether or not the Commission would consider letting him use a permeable paver system in lieu of a storm water retention basin. Tim explained that Cody is looking for a way to take care of storm water on his own property without having any of it located on the property he leases from the R/R. Tim said that the City Engineer reviewed the idea, and thought it was worth letting Cody try it. The Planning Commissioners discussed it and determined that the pavers might be a better option overall, because the R/R lease may eventually expire. The Commissioners decided that the idea was feasible, as long as it was done with an engineered approach and had regular inspections during installation.
- Glen Woolsey motioned to table, until next Site Plan review on this property.
- Seconded by Todd Burton.

- All in favor, motion passes.

4. Discussion/Action on Site Plan Review for Burger King Restaurant; Meridian Restaurants Unlimited, located at Uintah Springs Business Park, Lot 4, Uintah **(recording: 00:01:09)*

Presenter: Jason Wolff

- Jason Wolff appeared before the Planning Commission on behalf of Meridian Restaurants.
- Tim clarified that Meridian Restaurants is not looking for approval of the Site Plan at this meeting. He explained that this is more of a preliminary Site Plan review so that Meridian Restaurants will be prepared for the actual Site Plan review. Tim said at this meeting the Planning Commission will build a checklist of items, which are still needed for final approval, that Jason can take back to Meridian Restaurants.
- Tim stated that he would go through the City Building Official and the City Engineer's comments from their review of the plans.
 - Jeff Monroe, City Building Official, found no issues.
 - Matt Hartvigsen, City Engineer, submitted the following comments:
 - Site Plan
 - 1. We recommend that the main access to the site be moved to 2500 East. Access to 6600 South is limited to a right-in/right-out configuration as recommended in the traffic study performed by A-Trans. Switching the main access to 2500 East should work much better for the proposed development but the building would likely need to be rotated 180 degrees.
 - 2. The preliminary site plan does not provide elevations or grading details. However, it does indicate that the drainage will flow to the back of the lot and then south through the adjoining lot by way of a temporary drainage ditch. This should work but the adjoining lot will need to manage the runoff from the proposed development. It would make more sense for the proposed development to send the water the other direction to the ditch at the street. The contours indicate that the drainage goes that direction now. This can be looked at in more detail with the final site plan. Hopefully, we can avoid causing drainage issues with the adjacent lot.
 - 3. Lighting should be discussed by the planning commission. On the building elevation drawings, it appears that there are some lights shown on the exterior wall of the building. We suspect that there will be more lighting details shown on the building plan sheets when they are submitted.
 - 4. Parking appears to be adequate but should also be checked by the planning commission.
 - 5. Signage should be discussed and approved by the planning commission.
 - Utility Plan
 - 6. A separate fire line for fire sprinklers will likely be needed. The roadway will need to be cut in order to bring in the fire service line. A valve will need to be placed at the tee on the main. The applicant will own the fire line out to the valve at the main in the street.
 - 7. There is a limit to the amount of the site that can be irrigated but there is no limit to the amount of the site that can be landscaped. The site plan indicates that 0.42 acres (29.5%) of the site will be landscaped. This is good. However, the City cannot allow the applicant to use the culinary water system to irrigate more than 5% of the site. The applicant needs to show that they have access to secondary water and adequate water shares or limit the irrigated landscaping to 5% of the property. Perhaps a water wise, xera-scape approach to the landscaping can be accomplished for the

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entire 0.42 acres shown on the plan. If we follow the standards adopted by Weber Basin the site would be allowed 0.168 acre-feet of water a year (54,739 gal/yr or 9,123 gal/mo from April to October).

- Tim explained that according to the City Engineer's comment #7, the landscape is going to need to be zero-scaped; only 5% will be able to be irrigated.
 - Jason answered that they always try to zero-scape as much as possible because it saves them money in the long run. He said he was hoping to have a full landscape plan ready for tonight's meeting, however he will have it at the next Site Plan Review meeting.
- Tim referenced the City Engineer's comment #1 and said that the traffic study done for this business development indicated that on 6600 S it needed to be a right in/right out. He explained that this means there can be no left turns into the business park except for onto 2500 E. Tim stated that the solution that makes the most sense to him is to make the outlet a right only exit; forcing a right only turn with shaped curbing. This would mean traffic exiting to US 84 would take the right turn exit only onto 6600 S, and traffic exiting into Uintah City would have to travel back to 2500 E. He pulled up a picture and used it as an example of a similar site that has right turn only curbing.
 - Jason responded that the owner might have an issue with site-accessibility if they change the access to 6600 S. He explained that they had already made the access much wider than normal to create a better flow of traffic. He explained that he was not aware there had been a traffic study. He also stated that if the traffic study prohibits entrance and left hand turns from 6600 S., they would try to find a way to work around it.
 - Tim explained that the traffic study was done during the subdivision process, and then Jason was provided with a printed copy of the study. He also stated that eliminating a left-hand turn from 6600 S was absolutely necessary.
 - Scott reminded everyone that there was a lot of discussion when this traffic study was done, and when this subdivision was approved about where the location of 2500 E. needed to be, to eliminate a backup of right turn traffic.
 - Todd stated that if the 6600 S access is made to be right turn exit only it needs to be very clearly marked. He expressed concerns about people getting confused and trying to enter with a left-turn, causing an extremely dangerous situation.
 - Tim reminded him that the curbing will actually be shaped for a right turn only.
 - It was also suggested that an "Exit Only" or "Do Not Enter" sign could be installed as well.
 - Jason said that he thought it was possible to put in shaped curbing and signing.
 - Glen asked Jason, since they now know they can only right-turn exit onto 6600 S, if they should possibly reconfigure how the building is laid out to make entering and exiting more convenient.
 - Jason said that he would suggest reconfiguration to the owner, but he doesn't think that's an option because it would stack up the traffic too much at the corner at 2500 E. He said he doesn't think there would be room on the lot if they turned the building.
 - Tim said that he thinks reconfiguring the building won't be necessary if they make the outlet right-turn only.
 - There was much discussion about alternative options for the layout of the building to help with traffic flow.
- Glen asked if the high winds in the area had been taken into consideration when deciding on the placement of the doors.

- Jason answered that they are aware of the winds in the area and will add retainer/wind block walls if necessary
 - Chief Sacco reminded him that, in regards to high winds, all the exterior doors must be able to open at all times, to serve as emergency exits, to be in compliance with fire code.
 - Tim mentioned that it's no different than the entrances to the other commercial buildings that have been approved by the planning commission and are already built, so there shouldn't be an issue.
- Tim read through the requirements listed in Title 9, Chapter 12: Architectural Site Plan Review
 - Building lot and dimensions
 - Building locations
 - Landscaping
 - Existing trees and shrubbery
 - Off street parking facilities
 - Vehicular and pedestrian circulation
 - Location and width of abutting streets
 - Existing and proposed grades
 - Surface drainage
 - A north arrow
 - Scale drawings of major exterior elevations and proposed exterior color scheme
- Todd asked if the turns are wide enough to accommodate a large vehicle pulling a boat or a trailer.
 - Jason explained that the normal radius to accommodate a trailer is 15 foot, and in a lot of places they are double that. He said that large vehicles towing trailer had been taken into consideration. He also explained that on the south side of the parking lot there will be designated parking stalls for large vehicles with trailers as well.
 - Tim said he would like to have the City Engineer review the site plan again with this question in mind.
- Jeff Holden asked if a site plan was ready for the Starbucks that will be built to the south.
 - Jason answered that he could probably provide a preliminary site plan for the Starbucks when the final site plan for Burger King is turned in, just to give the commissioners a better visual on the entire area.
- Todd asked about the location of the storm water drain field.
 - Jason answered that everything is going to be collected south to the back of the site. He said that Kim Rindlinsbacher has designed a pick-up on storm/sewer that will collect the water from the entire site. The water will drain into the storm field then disperse out from there.
- Tim explained that Meridian Restaurants will need to have the boundary line adjustment approved before the Planning Commission can approve the final Site Plan.
 - Jason said he understood, and that he though Reeves was working on that but he would check on it.
- Todd mentioned that every few years the snow drifts off of US 89 can get very large. He just suggested they have a plan of how to deal with that.
- Tim asked about lighting.
 - Jason said the final Site Plan will have all the lighting shown on it.
- Jason asked if signage is handled in a different permit.
 - Tim answered that the signage needs to be shown on the Site Plan and will also be addressed on the building permit.
 - Jason pointed out the large pylon sign and asked if they need more information on it.
 - Tim said he didn't think it was necessary.
 - Scott explained that he felt they should turn in everything they have that pertains to the property.

- Jason said he will just make sure and include all the signs on the final Site Plan.
 - The Commissioners agreed on the following recommendations:
 - Landscaping limitations
 - Changes to the entrance & exit, including a right-turn only onto 6600 S.
 - Signage needs to be shown on the Site Plan
 - Lighting needs to be shown on the Site Plan
 - Review of the turning radius on the N.E. and N.W. corners by the City Engineer
 - Completion on the Boundary Line Adjustment
 - Glen Woolsey motioned to table the Site Plan for Meridian Restaurants Unlimited, Burger King Restaurant, located at Uintah Springs Business Park, Lot 4, Uintah, until the Boundary Line Adjustment has been approved and updated Site Plan drawings have been submitted.
 - Seconded by Todd Burton.
 - All in favor, motion passes.
- 5. Commissioner's Responsibility Reports and follow-up from previous meeting.** *(recording: 01:01:17)
- Business Licenses - Crystal Western
 - None
 - CUPs – Robert Guiller
 - None
 - Commercial Building – Scott Dixon
 - None
 - Training – Glen Woolsey
 - None
 - Nuisance – Todd Burton
 - Todd asked for an update on the City's open nuisance complaints. Crystal explained that Kristi had been in contact with the City Prosecutor who said that the City needs to start each complaint over and follow the process in the new ordinance. Todd asked for clarification whether "starting over" meant that new complaints need to be filed, or whether we can use the previous complaints and just start over with the enforcement at a first warning. Crystal told Todd that she would speak to Kristi and get back to the Commissioners with that answer.
 - Todd also mentioned that he's noticed a recent increase of motor homes parked around town, that appear to have people living in them long-term. He suggested this is something the Commissioners keep an eye on.
 - Other – Tim Petty
 - None
- 6. Meeting adjourned.** *(recording: 01:05:25)
- Scott Dixon made a motion to adjourn the Planning Commission meeting for May 22, 2018.
 - Seconded by Glen Woolsey.
 - All in favor, motion passed.

APPROVED by the Planning Commission this 26 day of June, 2018.



Planning Commission Chair