

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

UINTAH CITY
PLANNING COMMISSION MEETING
Tuesday, June 27, 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 Todd Burton at 7:00 p.m.

Pledge of Allegiance led by Scott Dixon.

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

Declaration of Conflicts of Interest: Robert Guller – paving of the Crossroad's Church parking lot

Attendees: Crystal Western, Jeff Holden, Matt Hartvigsen

Agenda Items:

1. Public Comment (2 minutes per person) *(recording: 00:01:30)

- Scott Dixon motioned to open the meeting for public comment. Seconded by Robert Guiller.
- Jeff Holden told the Commissioners that Crossroad's Church wants to pave their lower parking lot. He said the Church will pay for it; there will be no cost to the City. He said the LDS church has done something similar, and it works out well and hasn't been a problem. He explained that having it paved will make it easier to maintain.
- Jeff Holden also told the Commissioners that the City is planning on building a Salt Shed this year, and that it will be on a future Planning Commission agenda.
- Scott Dixon motioned to close the public comment portion of the meeting and continue with the scheduled Planning Commission meeting. Seconded by Robert Guiller.

2. Approval of minutes for the Planning Commission meeting and work session held April 25, 2017. *(recording: 00:04:50)

Presenter: Todd Burton

- Todd Burton asked if there were any questions or comments on the minutes.
- Crystal Western clarified to the Commissioners that there were two sets of minutes to approve from April 25, 2017; a work session, and a meeting.
- Scott Dixon made a motion to approve the Planning Commission meeting minutes and work session minutes for April 25, 2017 as written.
- Seconded by Robert Guiller
- All in favor, motion passed.

3. Discussion/Action on Site Plan Review for Cody Nye located at 2580 E 6550 S, Uintah.

**(recording: 00:06:17)*

Presenter: Cody Nye

- Al Hawkins introduced himself as a representative for Cody Nye. He explained that Cody could not make it to the meeting. He said that he is Cody's real estate agent. He explained that Cody wanted this meeting because he is planning on purchasing the property; however he wants to make sure he can build a shop for his business prior to purchasing the property.
- There was discussion on the location of the property, and where on the property the proposed building would sit.
- Planning Commission Chair Tim Petty was not in attendance, but left some comments for the Commissioners to review.
- Al explained that the existing building will be used as an office and storage space. He said there are no plans to occupy the building and use it as a residence.
- Al was told that the fire hydrant looks fine, and that the Fire Marshall will require a flow test prior to the issuance of a building permit.

- There was a discussion on the slope of the property.
- Al reminded the Commissioners that he was just looking for preliminary approval to build a building in the future. He said that Cody may design things a little differently when he is ready to build. At that time he would bring in actual engineered plans showing specifics on the building; the plans we have now are more of a rough draft to give an idea of the concept.
- Scott suggested that the City require a copy of Cody's agreement with the Rail Road at the time the building permit is issued. It should show allowance for use of the Rail Road's leased land.
 - Al explained that the current property owners, the Hargers, already have an agreement with the Rail Road, and that Cody will want the same.
- The Commissioners asked if there would be a bathroom in the shop.
 - Al answered that he does not know exactly what the final plan will entail.
 - He was told that if there is a bathroom, the septic tank will need to be address at the time of the building permit
- The building's shape and size will have to be addressed for Fire Department access at the time of the building permit.
- There were no issues with the zero setbacks.
- Matt Hartvigsen commented about Helsten Storage. He mentioned that storm water was collected to help stop storm water from leaving the site and causing erosion on the Rail Road's property. He said this may be required on this property as well.
- Al asked that a copy of the Planning Commission's report to council be sent to him and US Title as a closing document for the sale of the property between Harger and Nye.
- Scott Dixon motioned to approve the Preliminary Site Plan for Cody Nye at 2580 E 6550 S, as a concept review with the above listed items.
- Seconded by Todd Burton
- All in favor, motion passed.

4. Commissioner's Responsibility Reports and follow-up from previous meeting. *(recording: 00:41:58)

Presenter: Todd Burton

- CUPs – Robert Guiller
 - Explained that he would like to go over Conditional Use Permits with all the Commissioners at the next meeting.
- Commercial Building – Scott Dixon
 - Stated that he likes what he's seeing at the Uintah Springs Business Park and that it's a good, clean and organized job site.
- Training – Glen Woolsey
 - Excused from this meeting.
- Nuisance – Todd Burton
 - None.
- Other – Tim Petty
 - Excused from this meeting.

5. Meeting adjourned. *(recording: 00:43:55)

- Robert Guiller made a motion to adjourn the Planning Commission meeting for June 27, 2017.
- Seconded by Todd Burton.
- All in favor, motion passed.

APPROVED by the Planning Commission this 22 day of August, 2017.



 Planning Commission Chair