

Planning Commission Chair: Robert Guillier  
Commissioners: Jon Arends  
Scott Dixon  
Glen Woolsey  
Brent Stuart  
Cheryl White  
Secretary: Cheryl White  
City Council Representative: Dave Boothe

**UINTAH CITY**  
**PLANNING COMMISSION MEETING**  
**Tuesday, October 22, 2019**  
**7:00 PM**



2191 East 6550 South – Uintah, Utah 84405

(801) 479-4130 Fax: (801)476-7269

## MEETING MINUTES

**Meeting Called to Order:** Robert Guillier

**Pledge of Allegiance:** Jon Arends

**Roll Call:** Glen Woolsey, Brent Stuart, Robert Guillier, Jon Arends, Scott Dixon

**Declaration of Conflicts of Interest** Commission members are required by law to file a public disclosure statement with the secretary. The statement lists businesses and investments that could create a conflict of interest with the duties of the commissioner. When an item on the agenda is in conflict, the commissioner must publicly disclose that interest. Robert asked the commissioners if they had any conflicts of interest with tonight's agenda; Brent claimed a conflict with short-term rentals.

**Attendees:** Brett Parke, Michelle Roberts, Marc Sacco, Debra Wickizer, Dave Boothe, Daniel Combe, Cheryl White

### Agenda Items:

- **Public Comment (2 minutes per person).** (recording 00:01:15)
  - There were none
- **Approval of minutes for the Planning Commission meeting held September 24, 2019.** (recording 00:01:40)  
**Presenter: Robert Guillier**
  - Robert asked if the commissioners had a chance to review the minutes.
  - Glen motioned to approved the minutes, Jon seconded the motion. All in favor, motion passed
- **Discussion/Action on CUP 19-213 for Fox Machining, LLC and Sundance Louvered Roofs, LLC; located at 2464 E 6600 S** (recording 00:03:04)  
**Presenter: Mike Lewis**
  - Mike said he has rented a space from Dixon Pitcher. There will be 2 businesses under one roof. One of the businesses will do light machining and the other prepares and ships patio covers. At the moment, they only have 1 machine, but may eventually have 2. He doesn't anticipate more than 1 customer per day. He said they use lubricating oil and cleaner.
  - Glen asked if the oil needed special handling. He reminded Mike that they are on a septic system and nothing could go down the drain. Mike said that they are using environmentally friendly products and plan to have Waste Management or a similar company dispose of it. They will keep all supplies in a fire closet.
  - Robert explained that he asked Mike to come in because he wasn't sure if a CUP was necessary since there are 2 businesses under one roof. It was decided that he did not need one.
  - Brent made a motion that we thank Mike for taking the time to come in and explain what he was doing, but not require a CUP. Jon seconded the motion. All in favor, motion passed.
- **Discussion/Action on CUP 04-005 for Greg Stuart; an apartment located at 2125 E 6550 S** (recording 00:08:47)  
**Presenter: Brent Stuart**

- Brent explained that his brother bought his mother's house. Our ordinances don't allow the transfer of a CUP to a different address, but they do allow us to transfer the CUP to another person at the same address. Because of this, he feels that the CUP should be transferred. Also, since there have been no complaints, he thinks it should also be renewed as is.
  - Brent was asked if there was any change in the use of the home. He said no.
  - Jon made a motion based on ordinance 9-13-18 that they transfer the CUP to Greg Stuart and set the renewal for 10 years. Glen seconded the motion. All in favor, motion passed.
  
- **Discussion/Action CUP 14-179 for Cindy McCollum & Margie Stutz located at 6719 S 1800 E** (recording 00:11:00)
 

**Presenter: Brent Stuart**

  - Brent presented the CUP for Cindy McCollum. He said that since there were no complaints, he felt it should be renewed.
  - Scott asked why they weren't present. Brent said that he didn't feel it was necessary. Scott stated that since we only review them every 5 years, he thinks we should ask them to come in. He would like to have an update and ensure that the CUP is still in use. Also, there are new commissioners who need to become familiar with the situation.
  - Glen asked if Weber County still inspects kennels. He was told that has been the case in the past, but no one could confirm that they still do.
  - Scott motioned that they table this until the owners can be present. Glen seconded the motion. All in favor, motion passed.
  
- **Discussion/ Action for CUP 05-079 for Rodney & Russell Prescott; Hill Top Trucking located at 2375 E 6550 S** (recording 00:15:40)
 

**Presenter: Brent Stuart**

  - Brent stated that the next 2 items are the same as the last. The business owners were not asked to come in.
  - Jon made a motion to table items 6 and 7 until the owners can come in. Brent seconded the motion. All in favor, motion passed.
  
- **Discussion/ Action for CUP 05-083 for Gordon Bowen; Trucker Parking located at 2328 E 6550 S**

**Presenter: Brent Stuart**

  - See agenda item #6
  
- **Discussion/ Action for the Transportation section of the General Plan** (recording 00:21:38)
 

**Presenter: Brett Parke**

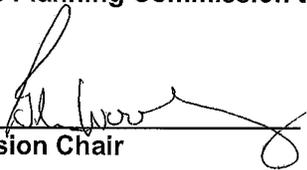
  - Brett explained the he took out the redundant paragraphs from the Transportation section of the General Plan and added verbiage to include all major roads. He pointed out that he changed wording in the commentary to let citizens know they have the right to ask for a review if they have concerns.
  - Robert said he appreciated the cleanliness and deliberate direction he took. He felt it was easy to read. Jon also said that he was impressed with it and agreed with the removals he made.
  - Jon made a motion to approve the changes and recommend them to the City Council to revise the General Plan. Scott seconded the motion. All in favor, motion passed.
  
- **Discussion/ Action for recommendations on short-term rentals** (recording 00:24:58)
 

**Presenter: Robert Guiller**

  - Robert opened this up for discussion. Brent stated that one negative thing about short-term rentals is that it drives housing prices higher. He said that the state is concerned about affordable housing and recommended that we allow accessory dwellings in RE-20 zones to offset the effect of short-term rentals on housing. He is also in favor of regulating both short- and long-term rentals.

- Jon asked why we don't allow accessory dwellings now. He was told there were several reasons, including the fact that we're on septic, the logistics of having multiple families on one plot (setbacks, side yards, where in the city they would be allowed, etc).
  - Scott said he wasn't in favor of multiple dwellings on one lot, but would be ok with having smaller lots in certain sections. It was pointed out that we couldn't do that until we got sewer. Scott also pointed out that if we don't have some controls in place on rentals, we will have people self-regulating; so the standards would vary.
  - Jon said the only thing we can do about short-term rentals is to say, "If you're going to be in our community, we expect you to act like this" and then define the expectations and have a code enforcement officer.
  - Glen asked if there was a consensus for requiring a CUP and business license. Brent said he was not in favor of that unless long-term rentals were subject to the same requirements. Jon pointed out that we would need to change the current ordinance to no longer allow long-term rentals. Robert felt that it would be fair to treat all rentals the same. Scott then asked if the Good Landlord program could accomplish the same thing without a CUP. Brent said he didn't think that program required an inspection of the property, but it would allow the city to know where the rental properties are.
  - Jon asked if we were solving a problem by adding long-term rentals to the discussion, or if we were just interested in making things "fair". He was told that regulating both would allow the city to know where all rentals were located, and alleviate citizen's concerns. It was pointed out that the Good Landlord program also does background checks on potential renters and that is a plus.
  - Both Jon and Brent are against making regulations that are already covered elsewhere in our ordinances. They feel there is no point in fixing a problem that doesn't exist. It was pointed out that our city doesn't have a noise ordinance; and if we were to go that route, we need to ensure that the ordinances they referred to are actually in place.
  - Scott says that rentals are a business and we should know who's in our community. The CUP and business license will accomplish that. Brent pointed out that the same should apply to long-term rentals then. Scott agreed. It was pointed out that we aren't allowed to require business licenses from long-term rentals. So then Scott proposed that we regulate them in different ways. Short-term rentals can be regulated by CUP/business license and long-term can be regulated through the Good Landlord program. That way the city knows where the rentals are.
  - Glen said that he didn't think we could settle this tonight, but we've only looked at one side of the equation. We have a responsibility to the renters also. They have a right to come to a safe place and we need to ensure their safety through regulations.
  - Brent volunteered to look at ordinances on short-term rentals from other cities and develop a proposal to bring back to the next meeting. Robert asked that he include Matt Wilson in the process. It was also decided to look into the Good Landlord program for long-term rentals.
  - Jon made a motion to table the discussion until the next meeting when they could review the first draft or Brent's proposal and review the information from the Good Landlord program. Glen seconded the motion. All in favor, motion passed.
- **Commissioner's Responsibility reports and follow-up from previous meeting.**
    - **New Business Licenses – Cheryl White:** Grady and Sharlene Forte obtained their license
    - **CUP's- Brent Stuart:** none
    - **Commercial Building- Scott Dixon:** none
    - **Training- Glen Woolsey:** none
    - **Nuisance- Jon Arends:** none
    - **Other- Robert Guillier:** none
- **Meeting Adjourned**
    - Scott made a motion to adjourn the meeting. Jon seconded the motion. All in favor, motion passed.

APPROVED by the Planning Commission this 28 day of JANUARY, 2020.

  
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Planning Commission Chair