

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

**UINTAH CITY**  
**PLANNING COMMISSION MEETING**  
**Tuesday, October 23, 2018**  
**7:00 PM**



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## Meeting Minutes

**Meeting Called to Order by Tim Petty at 7:00 p.m.**

**Pledge of Allegiance led by Tim Petty.**

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

**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; There were none.

**Attendees:** Crystal Western, Catina Germany, Mayor Gordon Cutler, Chief Marc Sacco, Jeff Holden, Julie Dixon, Lori Woolsey, Parker Robertson, Kaden London, and Andrea London.

### Agenda Items:

**1. Public Comment (2 minutes per person) \*(recording: 00:00:52)**

- Lori Woolsey: "I want to talk about the speed limit. I would love to see it lowered. I would like to see it lowered to 30, but 35 would be acceptable. I don't know if you've ever been a walker or a bike rider on 6600, but it's very, very dangerous. We have more kids moving in, as you all know, and it's a scary thing. When someone is going 45 it feels like they're doing 60 when they're on the road. And I just think we really need to push forward and work hard for this."

**2. Approval of minutes for the Planning Commission meeting held September 25, 2018.**

\*(recording: 00:02:00)

**Presenter: Tim Petty**

- Tim stated that he had one comment on the minutes. On item 3, bullet 3 he asked that the wording be changed to "the commissioners were in favor of reducing it but no decision was made at that time".
  - Scott said he wasn't at that meeting, but that he liked the suggested change.
- Glen Woolsey motioned to approve the minutes from September 25, 2018, with the suggested changes.
- Seconded by Todd Burton.
- All in favor, motion passes.

**3. Discussion on Conditional Use Permit #CUP-18-208 for Stephanie Hall; a kennel permit located at 2155 E 6550 S, Uintah. \*(recording: 00:04:00)**

**Presenter: Stephanie Hall**

- Tim explained that the notices to the neighbors did not give them time to comment for this meeting, and so this item will need to be tabled.
- Scott Dixon motioned to table CUP-18-2018 for Stephanie Hall.
- Seconded by Todd Burton.
- All in favor, motion passes.

**4. Discussion/Action on Site Plan Review for Wadsworth Development; Starbucks Restaurant located at Uintah Springs Business Park – Lot #5, 6680 S 2500 E, Uintah.**

\*(recording: 00:04:47)

**Presenter: Wadsworth Development**

- Parker Robertson presented to the Commissioners on behalf of Wadsworth Development. They are the current land owner and developer of Lot #5. They plan to develop a Starbucks on the lot. He explained that they are still working on finalizing the plans, but that they wanted to start the process with the Planning Commission. He presented a new set of plans from Starbucks, and explained that the final design and layout of the building will be a mix of this new plan and the initial plan from Wadsworth that was submitted to the City for this meeting. He explained that he wanted the Commissioners to be able to review both sets of plans, so that when the compromises are made between the two sets of plans, the City's input will be taken into consideration. He stated that their goal is to build something that is beneficial to Wadsworth, Starbucks, and the City of Uintah. He said that Starbucks likes to make each building unique, and so they are just working on finalizing the design elements vs. costs. He said his main purpose of being on today's agenda is to get feedback from the Commissioners before they finalize their elevations and site plan; that way when they come back for final approval they will be able to incorporate the City's input into the final plans.
- Parker referred to the plans and stated there will be a drive thru on the building. He pointed out there should be ample parking with 32 stalls. He said this lot is bigger than the typical Starbucks lot; however Starbucks wanted the lot because they really like the location.
- Tim asked if the square footage will stay the same once the design is finalized.
  - Parker answered that it would stay the same and would be 2200 sq. ft.
- Tim read through the following comments from the City Engineer, Matt Hartvigsen.
  - A preliminary site plan and building elevations were submitted to our office on October 19, 2018 for review. This proposed site development is at 6680 South 2500 East (Lot 5, Uintah Springs Business Park). The lot faces 2500 E with Hwy 89 to the back. The main access to the site is shown from 2500 East and is a shared access with the Burger King. We have no concerns with the site plan. The following comments are for reference only.
  - SITE PLAN:
    - 1. Lighting should be discussed by the planning commission. Parking lot lighting is not shown on the plans. However, the building elevation drawings show that there are some lights on the exterior walls of the building.
    - 2. Parking appears to be adequate but should also be checked by the planning commission.
    - 3. Signage should be discussed and approved by the planning commission.
  - UTILITY PLAN:
    - 4. A separate fire line for fire sprinklers may be needed. If so 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.
    - 5. A water wise, xera-scape approach to landscaping is shown on the plans. The maximum 5% irrigation area has been met.
    - 6. Drainage from the lot to the north and this site is directed toward Highway 89 and is carried in a ditch across the back of the site to the detention basin facility. Drainage easements are in place to carry storm water runoff through the site.
- Scott asked if the development has any CC&R's in place that would regulate the exterior design of the building.
  - Parker answered that the CC&R's are still being negotiated, but to his knowledge there are no specific design requirements within the business park.
- Tim asked if Uintah Springs will be reviewing and commenting on the design.
  - Parker answered yes, the plans have been sent to Kim Rindlisbacher.
- Scott referenced the new plans from Starbucks and asked if the exterior on the building is actually white.

- Parker answered that the exterior in that set of plans is an all-white glaze.
  - Scott commented that he would like to see pictures of a building with a similar exterior.
  - Parker responded that he is not aware of one in that style, but he could probably get some images from Starbucks and email them to the City.
  - Scott commented that he thought it was a good-looking building.
- Scott asked Parker which pads Wadsworth owns
  - Parker answered that they own lot #4 (Burger King) and lot #5 (Starbucks).
- Tim read over the City's Architectural Site Plan requirements from Title 9, Chapter 12 in the Uintah City Code.
- Tim then listed his comments on the plans.
  - Access Easement
    - The shared driveway will require the same access easement as Burger King
  - Door Swings/Vestibules
    - Vestibules may be required because of high wind in the area
    - Chief Sacco commented that according to fire code the exterior doors must swing outward and have panic hardware attached.
  - Ladder Security
    - Roof access ladder should be secured
  - Lighting
    - A lighting plan will need to be submitted. The ordinance basically says the lighting cannot be objectionable to neighboring lots. There will need to be lights shining down on the building and parking lot lights.
    - Parker said they are trying to have a lighting plan and photometric study completed in time for the next Planning Commission meeting.
  - Title on SWPP needs to be updated
    - Right now it shows Burger King, needs to be updated with the right address and facility name
  - Irrigation Plan
    - Appeared to show water line and work outside of the lot, on plan L2
- Tim asked for the other Commissioner's comments on the architecture of the building.
  - Tim stated that he thinks bright white building in this area would a little odd in the setting.
  - Parker commented that an all-white building will be too expensive to build and maintain. The plans that have been submitted are just preliminary and will be changed by the time the final plans are drawn up. He said there should definitely be less stucco on the final design. He also said that they will take into consideration the design and elevations of the Burger King and surrounding buildings as well when deciding on the final design. He explained that they don't want their building to stand out like a sore thumb, they would like it to fit in with the surroundings and look at home in the area.
  - Todd said the plans appear to be aesthetically pleasing, and he's fine with them as long as they fit in with the other building that are already in the business park.
  - Scott said that they need to remember the high winds in the area when designing the exterior awning. He also agreed that a vestibule may be required.
- Scott asked if there will be an island between the Burger King lot and the Starbucks lot.
  - Parker answered that there would not be an island; it would be asphalt from building to building.
- Todd asked if any thought had been given to the traffic flow for the out-put of the Starbucks, and if they would have to cut through the Burger King lot.
  - Parker said they have an additional easement in place between the two lots that allows Starbucks traffic to travel through the Burger King lot to the right-out-only exit onto 6600 S. This was put in place by their civil engineer Reeve & Associates who does a lot of traffic work for Wadsworth.

- There was some discussion about the peak hours at each restaurant.
- Todd asked some questions about the engineering notes on the plans and there was some discussion about them.
  - Scott explained the notes put the responsibility onto the contractor and developer and takes it off of the City.
  - Tim explained that the City Building Inspector should know the manuals and codes referenced in the engineering notes. He also stated that the City Building Inspector has final say in any disputes.
  - Tim and Parker explained that these notes will be less general on the final plans, and on the actual building permit.
- Tim asked Parker if he had any questions for the City.
  - Parker answered that his main purpose today was to make sure that the City was on board with the direction they are heading before they get too far on the design process.
- Scott asked what type of building materials would they use in place of the stucco.
  - Parker said they would use traditional building material such as wood cladding, stone, rock, glazing, and thin brick veneer. They like to use alternatives to CMU.
- Parker reiterated to the Commissioners that he hopes to have this item on the next month's agenda with the updated site plan, lighting plan, and photometric plan.
- No action was taken on this item because a Public Hearing has not been held. No vote was taken. Item will be on a future agenda after a Public Hearing is held.

**5. Discussion/Action on speed limit on 6600 S. *\*(recording: 00:35:00)***

**Presenter: Robert Guillier**

- Robert Guillier was unable to attend the meeting. Tim asked Mayor Cutler to present in Robert's place.
- Tim asked the Mayor what the City Council's expectations were for the Planning Commission regarding this item.
  - Mayor Cutler explained that this item has been an ongoing discussion within the City. He spoke about the dangers on 6600 S. with walkers, bus stops, snow plows, etc. He explained that there have been requests from citizens
  - the City Council is considering lowering the speed limit, and they would like a recommendation from the Planning Commission as to what the speed should be lowered to.
- Tim stated that he understood that a traffic study was taking place in the City currently.
  - The Mayor confirmed that to be correct.
- The Mayor also told the Commissioners that the City would like to be able to widen 6600 S, but in recent meetings with representatives from the Railroad they have been told no. He explained that on 6600 S the road belongs to the City, but the land beneath it belongs to the Railroad.
  - Tim asked if the City Attorney had reviewed this issue.
  - The Mayor said that the City's attorney, Dave Wilson, has reviewed this issue.
  - Scott said that he thinks that if the City were to seek support from a Congressional committee or something similar, they might be able to get some support and some representation. He explained that with help from someone with that authority they might be able to help push things forward and get something done with negotiations with the railroad.
  - The Mayor said that the City Council had kind of taken the Railroads no as a final verdict, and maybe they shouldn't have done that.
  - The Mayor explained that the railroad doesn't want to encourage walking along 6600 S because they are trying to keep pedestrians as far away from the tracks as possible.
    - Tim responded that if there was a path, no one would need to walk on the tracks anymore.

- Scott said they should spend some time trying to find somewhere where a precedent has been set with a walking path alongside railroad tracks and see how they made it work.
- The Mayor stated that he doesn't believe that the Planning Commission has been asked to help set speed limits in the past, however since this decision affects the entire City, the City Council will would like as much input as they can get.
- There then was much discussion between the Commissioners and Mayor about the hazards of 6600 S and what alternate speeds might be acceptable. There was much emphasis that even though this is a main road, it is located in a residential area.
- There was further conversation about how the speed limit is currently enforced, and how it would be enforced in the future.
- Tim asked the Commissioners if they felt they had enough input to make a decision on this item or not.
  - The Commissioners agreed that they would like to wait and hear Robert's report about his meeting with UDOT.
  - The Commissioners also would like to hear the results of the City's traffic study.
- There was some discussion about other options to get people to drive slower, besides just the speed limit.
- Todd suggested adding an article in the newsletter about etiquette for both walkers and vehicles approaching walkers and what we would expect each to do to share the road.
- The Mayor thanked the Commissioners for considering this item for the City Council.
- Todd Burton motioned to table the discussion on the speed limit on 6600 S.
- Seconded by Glen Woolsey.
- All in favor, motion passes.

**6. Discussion/Action on rescheduling or cancelling the December 2018 Planning Commission meeting. \*(recording: 00:57:37)**

**Presenter: Tim Petty**

- Tim explained to the Commissioners that the December meeting falls on Christmas Day, and therefore they need to cancel or reschedule it.
- There was discussion about possible future agenda items, and what dates would work to reschedule to.
- After discussion the Commissioners agreed that they would cancel the meeting, but would be open to rescheduling it to another date if needed, and they would not charge applicants the extra cost for a special meeting.
- Scott Dixon motioned to cancel the December 2018 Planning Commission meeting.
- Seconded by Todd Burton.
- All in favor, motion passes.

**7. Commissioner's Responsibility Reports and follow-up from previous meeting. \*(recording: 01:00:55)**

- Business Licenses - Crystal Western
  - None
- CUPs – Robert Guiller
  - None
- Commercial Building – Scott Dixon
  - None
- Training – Glen Woolsey
  - None
- Nuisance – Todd Burton
  - None
- Other – Tim Petty
  - None

**8. Meeting adjourned.** \*(recording: 01:01:18)

- Glen Woolsey made a motion to adjourn the Planning Commission meeting for October 23, 2018.
- Seconded by Todd Burton.
- All in favor, motion passed.

APPROVED by the Planning Commission this 4 day of December, 2018.

  
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Planning Commission Chair