

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 WORK SESSION  
Minutes for Tuesday, October 25, 2016  
7:00 PM



2191 East 6550 South – Uintah, Utah 84405

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

Attendees: Lori Woolsey, Gordon Cutler, Hal Olmsted, Fischer Webb, Titan Russell, Lincoln Rice, Dallas Buckway Jr.

### MINUTES

**Meeting Called to Order: Tim Petty**

**Roll Call: Glen Woolsey, Robert Guillier and Tim Petty**

**Declaration of Conflicts of Interest: None**

**Agenda Items:**

**1. Discussion on proposed changes to the Uintah City General Plan:**

Presenter: Tim Petty

- Tim explained that his first task assignment that was given him as the newly appointed Planning Commission Chair was to update the Uintah City General Plan. It has been a task that has taken him and many others more than ten months. He pulled together the following committee members:
  - Stu Boyd
  - Aaron Stuart
  - Lee Wohlgemuth
  - Cheryl White
  - Jim Duckworth
  - Millie and Dave Tesch
  - Michelle and Kyle Loveland
  - Tim Kendell
  - Chris Jackson
  - Tim Petty
- Tim read to the Planning Commission the Background and Objective of the Plan
- The General Plan is an official document developed for the purpose of guiding the growth and development of the City, primarily in regard to land use. The plan is developed by the Planning Commission with input from the public, and adopted by the City Council.
- The following are objectives which were sought in the development of this document:
  - Convey the intents and desires of the current residents of the City.
  - Respect landowner rights, including development rights.
  - Plan for a future that will preserve the character of the City while recognizing the need to accommodate growth and change.
  - The public's input was gathered in a number of ways, including a survey conducted by students at the University of Utah, formation of a citizen committee, and lastly conducting a public hearing.
- Tim stated that they wanted to create a plan that was easy to read and easy to modify. We will hold a Public Hearing for citizen input before we finalize the plan.
- The first part of the task was to identify the topics to include in the plan and then they boiled down to the final topics and tried to keep each topic to one page with the following subsections for each topic:
  - Background and Narrative
  - Objective
  - Recommendations and Conclusions
  - Identifying attachments
  - Commentary on the topic at the end of the document
- The committee boiled down to the recommendations for topics to be included in the plan, Tim wrote the plan with the input from the committee.
- The following key topics are addressed in the plan:
  - Growth & Zoning
  - Transportation

- Sanitary Waste Disposal
  - Culinary Water
  - Secondary Water
  - Stormwater
  - Pathways
  - Parks
  - Moderate Income Housing
  - Emergency Services Plan
- Additional topics which should be considered in future plans include the following:
  - Safety
  - Historic Preservation
  - Nuisance Enforcement
  - Communications
  - Environmental Protection
  - Railroad Relations
- Tim reviewed with the Commission each section and explained the recommendations.
- Section 1 Growth and Zoning:
  - Target maximum buildout density based on half acre minimum lot size. This density will approximately double the current population of the City.
  - Maximum density should be based on factors other than septic systems versus sewer. These factors include transportation limitations and preservation of the town's character and atmosphere.
  - Consider options for development right exchange if a sewer system is developed in the future. This approach could be used to maintain a maximum target population density while allowing for more diverse growth and preserving open space.
- Section 2 Transportation:
  - Require east to west interconnection of new residential developments in order to reduce the demand on 6600 South for travel within the city.
  - Paint shoulder lines on 6600 South to establish 11 foot lane widths. This visual constraint is intended to slow traffic as well as define shoulders for pedestrian and biker traffic. Offsetting the center of the road in order to provide a wider shoulder on one side should also be considered.
  - Conduct traffic study of 6600 South. Alternatively, this information may be obtained as part of a site plan review process for a commercial development.
  - Work with UPR to develop profiles agreeable to UPR in regard to the offset requirements between 6600 South and the railway. This may provide options for minor relocations or widening of the road to better accommodate pedestrian and bike traffic.
- Section 3 Sanitary Waste Disposal
  - Update study and preliminary design for sewer system. This will provide anticipated cost as well as provide needed information for developers to install "dry sewers" in anticipation for a future system.
- Section 4 Culinary Water:
  - Maintain water system to minimize repairs which could otherwise be avoided.
  - Promote water conservation by maintaining a water rate structure which accurately corresponds to actual usage.
- Section 5 Secondary Water:
  - The city's involvement in the provision of secondary water is directly related to the impact that the lack of a secondary system has on the culinary system.
  - Maintain water fee structure which accurately reflects actual water usage by individual residents
  - The city should continue to evaluate the need for pressurized secondary water as a means for offsetting the demands on the culinary water system.
- Section 6 Stormwater:
  - No changes are recommended in regard to stormwater for residential developments.
  - The city engineer should verify that all future developments (residential and commercial) are in compliance with state and federal regulations.
- Section 7 Pathways:
  - Support and promote development of pathways for pedestrian and bikers travelling within Uintah to use as an alternate to 6600 South.
  - Pathways within Uintah should target residential travel within the city.

- Published maps should not illustrate east to west pathways on the north side of the Weber River.
- Support the development by Weber Pathways of a trail on the south side of the Weber River. Connections to the trail should not be located through existing neighborhoods.
- Pathways and developments which encourage pedestrian and biker traffic through Uintah by nonresidents should be discouraged, other than north to south traffic along the Alternate Bonneville Shoreline Trail.
- Section 8 Parks:
  - The City should acquire the property illustrated in Attachment 1 (currently owned by the Utah State Road Commission). This property should be acquired with the intention of maintaining it as open space. This property currently includes an easement owned by the Division of Wildlife Resources, which provides them the right to develop parking and angler access. The City should work with DWR to minimize the impact of this easement on the adjacent residents. The DWR could apply this right at any time, no matter who owns the property. Acquiring the property will ensure that the City is in the strongest position possible to guide the use of the land.
  - The attached park map identifies additional parcels which the City should acquire if given the opportunity. These properties should be used for access to the river as opposed to development as traditional parks.
- Section 9 Moderate Income Housing:
  - No changes to the existing ordinances are recommended at this time.
- Section 10 Emergency Services Plan:
  - The City should maintain an updated and detailed Emergency Services Plan (ESP), which is coordinated with Weber County and adjacent municipalities. This plan should address as a minimum communications, shelter, distribution, rally points, and transportation.
  - Communication — The ESP should assume no availability of cell communication in the event of a natural disaster. The communication component of the plan should also address the need for a notification system (such as would be required in the event of a dam breach on the Weber River). Continued support of local HAM radio operators through exercises such as "The Great Shakeout" is an important step.
  - Shelter — Identify a location such as the LDS Church) for survivors to gather. Confirm this location with the Red Cross. Shelter management personnel should be trained (some exist).
  - Rally Points — Identify alternative rally points in addition to the primary shelter location. The Crossroads Church could be used for residents on the east side of Hwy 89 or in the event that flooding requires a rally point at higher ground.
  - Transportation — The existing roads should be reviewed to ensure emergency services can respond to disasters throughout the City. Areas where deficiencies are identified should be addressed.
- Tim concluded by stating again that he didn't think that it would take this long to put this together. The Commission thanked Tim and the committee for the great job on this project.
- Tim stated that he would like to hold the Public Hearing for this in January allowing time for further review by the Commission and Council and any additional modifications.
- The Commission discussed the meeting schedule for the remainder of the year and decided that with the Holidays it would be best to cancel the December meeting and only have the November meeting if something came in for the agenda.

**Meeting Adjourned**

- Glen Woolsey made a motion to adjourn the Work Session meeting at 6:57 p.m.
- Seconded by Robert Guiller.
- All in favor, motion passed.

APPROVED by the Planning Commission this 24 day of January, 2016.

  
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 Planning Commission Chair