

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 MEETING
Thursday, February 28, 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 Tim Petty at 7:00 p.m.

Pledge of Allegiance led by Jeff Holden.

Roll Call: Present – Tim Petty, Robert Guillier, Todd Burton, Scott Dixon

Excused – Glen Woolsey

Declaration of Conflicts of Interest: None

Attendees: Crystal Western, Jeff Holden, Charles Rawlins

Agenda Items:

1. Public Comment (2 minutes per person) *(recording: 00:00:50)

- None

2. Approval of minutes for the Planning Commission meeting held January 24, 2017.

*(recording: 00:01:05)

Presenter: Tim Petty

- Tim Petty asked if there were any questions or comments on the minutes.
- Todd asked if Public Hearings have been transcribed word-for-word traditionally.
 - Crystal responded that Public Hearings are put in the minutes verbatim.
- Scott made a motion to approve the Planning Commission meeting minutes for January 24, 2017 as written.
- Seconded by Todd.
- All in favor, motion passed.

3. Discussion on preliminary plat application on a subdivision for Charles Rawlins located at 6465 S. Combe Rd. *(recording: 00:02:50)

Presenter: Charles Rawlins

- Charles explained that the Weber-Morgan Health Department has turned down all plans for multiple septic systems on the property. He said that he has now been in talks with the Uintah Highland's sewer district, regarding possibly hooking in there. The sewer would be pumped up the hill on the north of his property. He said he has verbally confirmed permission for easements.
- Tim said that he has no problem, in principle with this new idea. However, the burden would be on Charles to figure out how it would work; get permission from Uintah Highlands, acquire the easements, get approval from the health department, then bring it before the Planning Commission. He said that if the new system with pumps was located across multiple properties, there would have to be some more detailed discussions to determine who owned the system. Tim emphasized that it is the Planning Commission's goal to protect the City.
- Todd asked what elevation it would have to climb, and if this is economically feasible.
 - Charles answered that it would be 108 ft. in elevation, and that it would use a 2 inch line. He said that to do this for two lots would be cheaper than putting in both septic systems.
- Scott said that he hadn't been here at earlier meetings where this was discussed and asked for a brief overview.
 - Tim went over the drawings with everyone, and said that there was a site visit about 10 months ago. He explained that the proposal is to split the property and

build a second home. He said that the property is odd shaped, but it has the frontage for two lots; the only problem is it needs two septic systems. At the last meeting this was discussed this was tabled.

- Charles and the Commission study the plans at length while reviewing what had been proposed at past meetings.
- Todd asked how far he would have to go to tie in.
 - Charles responded that he'd have to go all the way up the hill and into Borg Circle above.
- Charles said that the Uintah Highlands told him that they would like to know if Uintah City is looking to hook into their system at any time in the future.
- Todd asked if there were slippage issues on that hillside.
 - Charles answered that there are not. He also said that it is not his wish to excavate any more from the hillside.
- Charles explained that the 2 inch line would come out of the back side of a septic tank, and push just the grey water up to the sewer system.
- Tim reiterated that, in principle, he does not have an issue with this idea as opposed to a septic system.
- Jeff Holden asked how big of a holding tank is at the pump station.
 - Charles answered that the size would depend on how it was engineered. He said if he were to design one it would support up to 5-6 homes. He said that the existing septic tank would be utilized, and that each property would manage their own individual pump; no solids would be pumped, only grey water. The grey water from the individual septic tanks would be pumped to a shared holding tank with an external pump that could hold approximately 3000 gallons. He would also include an overflow or a backup.
- Robert clarified that any proposed system would come before the Planning Commission again in the future before it is approved.
 - The other Commissioners agreed that it would.

4. Discussion/Action on Cedar Cove HOA **(recording: 00:18:26)*

Presenter: Tim Petty

- Tim explained that the Mayor received a letter from the Cedar Cove HOA, and has asked for a recommendation from the Planning Commission on this item.
- Jeff Holden explained that the letter suggests annexing the proposed road into Uintah City. Jeff presented maps to the Commissioner's. He said that he feels the HOAs main issue is that they are not pleased with their current snow removal. Jeff spoke to them about the difficulties of snow removal in the area, and raised the following points:
 - The HOA proposed annexing just the road, and he feels that's not possible and that the City would have to annex the entire area.
 - There is no place for a snow plow to turn around up there.
 - That 50% of the City's salt and sand already goes towards Combe Road and 6600 S.; adding another difficult to maintain road would put a burden on the City in the form of maintenance, supplies, and costs.
- Todd asked about safety issues.
 - Jeff responded that during a typical storm the snow plow slides on Combe Road, and this HOA road is just as bad if not worse. It is extremely steep, there is a curve, and there is no place to turn around.
- There was discussion about how it is plowed now. Jeff said that because they are an HOA the County does not plow the area. They have a privately contracted plow currently. The plow does not come until it is completely done snowing. This creates unsafe conditions for the HOA at times. Jeff said that during one storm, the Sheriff's Dept. actually called him and had him come plow the area once, just so the residents could get out of their driveways.

- Scott and Jeff suggested they might need to look at updating their contract with their private contractor to better suit their needs, or perhaps look into hiring someone new.
- Robert reiterated that the road is in extremely poor condition and is extremely steep at some points. He feels plowing and maintaining this road is just too dangerous.
 - Jeff confirmed that the City would be inheriting a big problem by annexing a road in that condition.
- Jeff also brought up the fact that if this area is annexed the City would have to decide what to do with water and sewer for the approximately 30 homes in that area; these services are currently not being provided by Uintah City.
- Robert said it would be neat, but he doesn't think the costs would justify it. He worries the City might lose money by annexing this area, and that the City would be inheriting a lot of liability. He said there are more problems with the area than just snow plowing.
- Tim said that he feels the City should require at least as much as the County would. He would look at it like it was a new subdivision. He would charge impact fees and require them to bring the road back into good condition. He said that he thinks the County would require that as a minimum as well; it doesn't make sense to annex them without requiring these things.
- Scott said he thinks this is more of a County issue than a Uintah City issue. They are already a part of the County, so the County should work with them.
- The Planning Commission's recommendation to the City Council is that the Cedar Cove HOA should be encouraged to continue working with Weber County, not the City of Uintah, regarding their expressed issues.

5. Discussion/Action on changes to the Uintah City General Plan. *(recording: 00:34:00)

Presenter: Tim Petty

- Tim explained that a Sensitive Land Map is required. This is a map that the Mayor and Council would have to commission an engineer to update, so Tim suggested that for now they include the Sensitive Land Map from the 2006 General Plan. If the City would like an updated map, they can have an engineer draft one, and add it to the General Plan in the future.
- Tim displayed various maps to the other Commissioners. There was discussion on the maps and which ones the Commissioner's would like included in the General Plan.
 - Robert asked what the maps are legally required to be included. Tim answered that the 3 required elements in a General Plan are: moderate income housing, a transportation element, and a land use element. The rest of it is up to the Planning Commission's discretion. Tim said that without a Land Use Map though, they couldn't do zoning.
- There was much discussion about the UDOT land acquisition and future roads within the City. Maps of the area were studied and discussed at length.
 - Tim said that he feels if the City can acquire it, they should. There would be no need for improvement; it would just be there to provide river access to those who don't currently have it.
 - Tim said that there is nothing in past General Plans that would imply the road along the property wouldn't be extended at some point in the future.
 - Robert expressed that he strongly feels the City should acquire it. He feels like it is what is best for the majority of the citizens. He explained that we are a small City, and a piece of land like this is a real opportunity.
 - Todd asked how this land relates to the approval of the General Plan. Tim answered that the City is not supposed to develop a facility without it being in the General Plan. Tim said he understands that to include acquiring property, and that he does not think it is legal for the City to acquire property without it being in the General Plan.

- Tim said that he will incorporate the revisions from the February 28, 2017 work session, where the Commissioners talked about fixing the wording on the Pathways section.
- Todd said that this General Plan is a solid baseline and he feels it is ready for approval.
- Tim reminded everyone that this is a plan that can be easily updated in the future. It is intended to be a living document, and can be updated one section at a time as needed.
- Todd made a motion to approve the 2017 update to the Uintah City General Plan, with the implementation of the Sensitive Land mapping from the 2006 General Plan and the Pathways revisions from the February 28, 2017 work session meeting.
- Seconded by Robert.
- All in favor, motion passed.

6. Commissioner's Responsibility Reports and follow-up from previous meeting. *(recording: 00:49:55)

Presenter: Tim Petty

- CUPs – Robert Guillier
 - None.
- Commercial Building – Scott Dixon
 - None.
- Training – Glen Woolsey
 - Excused from this meeting.
- Nuisance – Todd Burton
 - None.
- Other – Tim Petty
 - Said that starting next month, there will be some CUP reviews on the agenda.

7. Meeting adjourned. *(recording: 00:50:22)

- Scott made a motion to adjourn the Planning Commission meeting for February 28, 2017 at 7:56 p.m.
- Seconded by Robert.
- All in favor, motion passed.

APPROVED by the Planning Commission this 28 day of March, 2017.



 Planning Commission Chair