

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
Thursday, February 28, 2017
6:00 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 6:00 p.m.

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

Declaration of Conflicts of Interest: None.

Attendees: Crystal Western, Matt Hartvigsen, Charles Rawlins, Jeff Holden

Agenda Items:

1. Discussion on Uintah City business license definition *(recording: 00:41:43)

- The Planning Commission discussed the City's need to more clearly define what constitutes as a business. Todd suggested a good starting point would be to look up how the State Tax Commission defines a business.
- Tim explained that this would help with the circumstances surrounding an issue with the Uintah Man Caves and whether or not they are considered a business. The commissioners decided that the Man Caves were technically an illegal subdivision, and this was more than just a business license issue.
- It was suggested that the City request their legal counsel to draft a letter to the Uintah Man Caves LLC, addressing the fact that they've created an illegal subdivision.

2. Discussion on the Moderate Income Housing Report. *(recording: 00:52:07)

- The Planning Commission reviewed an e-mail from the Mayor about the City's need to complete a Moderate Income Housing Report.
- There was discussion about the survey done by the State.
- Tim said he thought the Planning Commission's only responsibility on this matter is to make sure it is addressed in the General Plan, and it is included in the new updated General Plan.

3. Discussion on changes to the Uintah City General Plan.

*(recording: 00:00:35)

- The Commissioners and City Engineer Matt Hartvigsen discussed storm water swells, pathways, and limiting factors for growth. Matt suggested part of the General Plan address the railroad.
- Afterwards the Commissioners went through the revisions Tim had made to the 1st draft of the General Plan; a few additional changes were made to the wording at the suggestion of the other commissioners. Tim explained that a Sensitive Lands Map is required, but they don't have an updated one because it is something that would have to be commissioned by the City Engineer at the request of the Mayor and City Council.

4. Meeting adjourned. *(recording: 00:59:10)

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



Planning Commission Chair