

Planning Commission Chair:
Planning Commission Vice-Chair:
Commissioners:

Robert Guiller
Scott Dixon
Glen Woolsey
Catina Germany
Greg Johnson

Secretary:
City Council Representative:

UINTAH CITY
PLANNING COMMISSION MEETING
Tuesday, March 26, 2019
7:00 PM



2191 East 6550 South – Utaah, Utah 84405

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

Meeting Minutes

Meeting Called to Order by Robert Guiller at 7:00 p.m.

Pledge of Allegiance led by Brent Stuart.

Roll Call: Present –Scott Dixon, Jon Arends, Brent Stuart, Glen Woolsey, Robert Guiller Excused – None

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: Gordon Cutler, Lori Woolsey, Daniel Combe, Brett Parke, Debra Wickizer, Abby Stuart, Kent Williamson, Camille Williamson

Agenda Items:

1. Oath of office

Robert Guiller first thanked Todd Burton for serving on the Planning Commission. He also thanked the current Planning Commission secretary for her service, Catina Germany, who is resigning from the city on March 29th, 2019 and welcomed Cheryl White as the new Planning Commission secretary. Darinda Wardell stated that on March 5th the City Council appointed the new Planning Commission members and alternates as follows: Brent Stuart(member), Jon Arends(member), Brett Parke(alternate), Daniel Combe(alternate), and Debra Wickizer (alternate). Darinda had the new Planning Commission members complete their oath of office at once. Each new member then proceeded to sign their oath of office. Robert Guiller proceeded to do the roll call with the new members

2. Public Comment (2 minutes per person)

Mayor Cutler first thanked the new Planning Commission members. He wanted to thank Todd Burton for his service on the Planning Commission and understood that he had to resign because his work will be taking him out of town often this year. He was glad Todd served but sorry to lose him. Gordon also said he was sorry to see the current Planning Commission secretary Tina go also, but at the same time is excited about the new secretary Cheryl White.

Gordon brought up an issue about 6600 S but said did not bring it in as an agenda item so expect no action on it. He said for the issue about the speed limit on 6600 S has died down for the most part. Gordon stated that the city engineer has recommended that the city make it a no passing zone for the entire length of 6600 S. The city is getting ready to re-stripe the road this spring. He asked that if the Commission is approached by a citizen to either have them call the city, call him, or call Michelle Roberts who is the City Council member over roads and let them know how they feel about it. Gordon also stated that he hopes they could get the word out to please read the newsletters that come with their utility bill and the bottom portion of their utility bill; the city placed a lot of information on those. Many people do not read those. He said Kristi Bell had one citizen state to her that no one called them about the speed limit change. The city will not call everyone or place a flyer on the doors in the city, they will follow the laws and get it out to the citizens and be very transparent with what the city does. Gordon again thanked the Commission for all that they do for the city.

3. Discussion/Action on the appointment of a new Planning Commission Chairperson and Vice Chairperson.

Glenn stated he wanted to make a nomination of Robert Guillier for Chairperson. Seconded by Brent Stuart. Third by Jon Arends. Fourth by Scott Dixon. All in favor, motion passes. Robert Guillier is the new Planning Commission Chairperson.

Robert Guillier moved on to nominations for Vice Chairperson. Robert Guillier nominated Glenn Woolsey as Vice Chairperson. Seconded by Brent Stuart. Third by Scott Dixon. Fourth by Jon Arends. All in favor, motion passed. Glenn Woolsey is the new Planning Commission Vice Chairperson.

4. Discussion/Action on Site Plan review for Cody Nye; Nye's Tree Service located at 2580 E 6550 S, Uintah.

This item was tabled due to Cody Nye not providing the required information to move forward for his site plan review. Glenn Woolsey made a motion to table this item. Seconded by Scott Dixon. All in favor, motion passes

5. Discussion/Action on Conditional Use Permit for Kent & Camille Williamson; Kent's Repair, LLC located at 6655 S 2275 E, Uintah.

Robert Guillier asked Mr. Williamson to step forward and state his name. Kent stated his name and said he wanted to obtain a business license to operate a business from the building behind his house to repair equipment. Kent stated it would be similar to what he used to do on Bell Ln. but more commercial work now so he will have no public access; he will have commercial and fleet customers. They will bring the equipment to him to repair.

Brent Stuart asked how customers will drop off equipment each day. Kent stated he only had one yesterday, it will be mostly fleet customers who will drop off a few pieces of equipment and come back later to pick it up. Brent then asked Kent about parking for customers he noticed he had a gate. Kent stated he is not open for business, they will call him and he will open the gate for them to bring in the equipment.

Glenn Woolsey asked if his customers only come by appointment. Kent said yes, or he will go and pick it up from them.

Robert Guillier stated that in the application it states he will be repairing power equipment, ATV's, and tractors; he asked if all the items will be inside. Kent said he stores them outside; currently it is in the driveway because he has to complete some parking on the south side of the building, but it will be out of sight.

Jon Arends asked if he was doing any maintenance operational checks, any troubleshooting on the street itself. Kent said just on the property; some people unload on the street but the work is done on the property. Kent was asked about noise possibilities. He said there will be some noise when he is driving up the driveway but nothing noisier than a tractor.

Robert asked about his working hours, if they would be the standard 9-5 type hours. Kent said pretty much, some Saturdays depending on work load; no night time work.

Scott Dixon asked about the proximity to the adjacent houses. Kent said his building is about seventy feet from the garage of one of his neighbors. His house is attached to the garage; they have discussed his shop and the neighbor doesn't have a problem with it.

Brent Stuart asked about signage. Kent said the only sign will be a keep out sign.

Glenn Woolsey asked about containment for oil and gas. Kent said he has a drain oil barrel he keeps it in and takes it to South Weber to unload about every six months. Glenn asked if the barrel was in secondary containment to prevent spillage. Kent said it is inside the building on a concrete floor and the perimeter has pressure treated wood four inches high.

Glenn Woolsey stated that since he will be working in a residential neighborhood that it is important to address housekeeping and good neighbor policy because they have had and continue to have issues with boats. We need to respect our neighbors and their property so that it will not be disruptive to their lives as far as noise, dirt and dust, and traffic. This is his biggest concern; and safety. Glenn then asked about the distance from his shop to the fire hydrant. Kent

said there is one directly across the street and his shop is ninety-four feet away from his house, from the rear of the house to that hydrant is about seventy feet.

Brent Stuart brought up a few questions from Jeff Monroe that was received via email. Jeff asked about grease traps and fire separation. Brent asked how close Kent's garage is to the property line. Kent stated he was four feet away on the north side; his lot is a triangle shape so the rear corner is seven feet and the front corner is about twenty-three feet. Brent said at four feet there are some provisions of the building code that kick in under fire separation.

Brent referenced a section from the International Residential Code (IRC) about fire resistive construction when building close to the property line. The reference is Table R302.1 Exterior Walls. This is taken from the 2009 IRC. He later submitted this summary of the table for reference:

When building >5 feet from property line: No extra fire resistive construction required.

When building >3 and <5 feet from property lines: Walls shall be 1 hour tested, Projections shall be 1 hr tested on the underside, Openings shall be 25% maximum of wall area.

When building >2 and <3 feet from property lines: Walls shall be 1 hour tested, Projections shall be 1 hr tested on the underside, Openings are not allowed.

When building >0 and <2 feet from property lines: Walls shall be 1 hour tested, Projections are not allowed, Openings are not allowed. There is an exception for detached garages accessory to a dwelling unit to have a 4" eave projection when within 2 feet of property line.

Brent said Jeff also asked about ventilation; Brent said he did not know if there were any special provisions for what he is going to be working on. Kent said he only has windows and two twelve foot tall doors. Brent stated they might need clarification from Jeff on what he is asking. Brent also said Jeff asked about parking and storage but they had already addressed those issues.

Jon Arends asked if he had set his hour of operation. Kent said not currently but pretty much 9-6pm and the occasional commercial customer on Saturday.

Scott asked if he sees the business growing out of where he currently is, Kent said no, he didn't think so. Glenn Woolsey asked about hiring employees or if he would just be working alone; Kent said he will work alone.

Robert asked about making a motion. Brent asked Planning Commission if they are just addressing the CUP, if the business license is separate, and would it require a fire inspection? This was verified with Darinda, she said yes and that with a CUP there would be a requirement for an annual fire inspection. Brent asked if they could approve the Cup contingent upon Kent obtaining a business license which would require a fire inspection where the fire marshal would address the issues that were discussed during his inspection and also the ventilation item. Darinda stated that was correct and any hazmat issues also.

Brent Stuart made a motion to approve the CUP contingent upon obtaining a business license and all things that go along with obtaining a business license. Scott Dixon asked if they should maybe have a review time on the CUP. Glenn said six months. Brent amended his motion to include the six month review and after that review it will go under the normal rules and regulations of a CUP. Seconded by Glenn Woolsey. All in favor, motion passes.

6. Approval of Planning Commission minutes for the meeting held on February 26, 2019.

Brent and Jon abstained from making a motion. Glenn Woolsey made the motion to approve the minutes. Seconded by Scott Dixon. All in favor, motion passes.

7. Commissioner's Responsibility reports and follow-up from previous meeting.

The responsibilities were reassigned with the new Planning Commission members as follows:

- New business Licenses- Cheryl White-Planning Commission Secretary
- CUP's-Brent Stuart- NONE
- Commercial Building- Scott Dixon- NONE
- Training- Glenn Woolsey-NONE
- Nuisance- Jon Arends-NONE
- Other- Robert Guiller-NONE

Scott Dixon made a motion to approve the new Commissioner's Responsibilities as assigned above. Seconded by Brent Stuart. All in favor, motion passes.

8. Meeting adjourned.

- Glenn Woolsey made a motion to adjourn the Planning Commission meeting for March 26, 2019.
- Seconded by Robert Guiller.
- All in favor, motion passed.

APPROVED by the Planning Commission this 28 day of MAY, 2019.



Planning Commission Chair