

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

**UINTAH CITY**  
**PLANNING COMMISSION MEETING**  
**Tuesday, March 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 The Scouts.**

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

**Declaration of Conflicts of Interest:** None

**Attendees:** Darinda Wardell, Matt Hartvigsen, Jeff Holden, Lori Woolsey, Camille Chapman, Joshua Chapman, Kim Rindlisbacher, Dixon Pitcher

### Agenda Items:

- 1. Public Comment (2 minutes per person) \*(recording: 00:01:10)**
  - None
- 2. Approval of minutes for the Planning Commission meeting held February 28, 2017.**  
\*(recording: 00:01:23)  
**Presenter: Tim Petty**
  - Tim Petty asked if there were any questions or comments on the minutes.
  - Tim pointed out a typo in item #5.
  - Todd made a motion to approve the Planning Commission work session meeting minutes and the Planning Commission meeting minutes, with the amendment noted, for February 28, 2017 as written.
  - Seconded by Glen.
  - All in favor, motion passed.
- 3. Discussion/Action on review of Conditional Use Permit Application #2016-0199 for Joshua Chapman; The Chapman Shop located at 6796 S. 1800 E., Uintah. \*(recording: 00:03:38)**  
**Presenter: Joshua Chapman**
  - Josh and Camille Chapman said that they would like to renew their CUP for another year. They said this year they only have one camp planned. It will be held in December.
  - The Chapman's and Commissioners agreed to keep the same conditions which were previously approved.
    - Tim and Todd reiterated that overnight camping will still not be allowed.
  - Glen requested that if any camps are planned in addition to the December camp, the City needs to be notified in writing beforehand.
  - Glen made a motion to extend Conditional Use Permit #2016-0199, for The Chapman Shop, for the period of one year, with all previously approved conditions.
  - Seconded by Todd.
  - All in favor, motion passed.
- 4. Discussion/Action on Site Plan Review for Uintah Springs Business Park, Lot #9 located at 6671 S. 2500 E., Uintah. \*(recording: 00:50:30)**  
**Presenter: Scenic Development**
  - Kim Rindlisbacher presented his plans to the Planning Commissioners.
  - Tim said he would like to go over some questions the Commissioners and City Staff had from their review of the Site Plan. The following questions were discussed:
    - Should the trail be constructed now or later, and who pays for its construction?

- The Commissioners and Kim agreed that construction of the trail was not a condition of approval.
    - Kim explained that as they build each building, Weber Pathways has committed to complete each corresponding section of the path.
  - Are they planning to install a fence to separate the commercial and residential properties, and what type of fence will be used?
    - Tim explained that the fencing requirements are lined out in the City's ordinance.
    - Kim explained that they would use Rhino Rock fencing; it is very light and can withstand strong winds up to 170 mph. They have used this product on other builds and have been very happy with it.
    - Jeff mentioned that the City has had a problem with graffiti on other solid surface fences/walls in the City. Tim and Kim stated that they still felt a shielding fence was the most appropriate choice.
  - How would the future storage area be used and accessed?
    - It will probably be road-based and fenced-in with a gate; they would keep it screened from the general public.
- Kim stated there will only be signage attached to the building.
- There was a discussion about utilities; utility easements, specifications, locations, etc.
- Tim asked about the traffic study that was done, and asked for a copy of it. Kim said that he could e-mail a copy to the City.
- Todd motioned to approve the Site Plan for Uintah Springs Business Park, Lot #9 with the condition that a shielding fence, comparable to Rhino Rock, be installed.
- Seconded by Glen.
- All in favor, motion passed.

**5. Discussion/Action on Site Plan Amendment for Dixon Pitcher located at 6658 S. Highway 89, Uintah.** \*(recording: 00:08:34)

**Presenter: Dixon Pitcher**

- Dixon Pitcher presented his plans to the Planning Commissioners. He showed them the original Site Plan from 18 years ago, and explained the current storm water drainage and water flow. He submitted documents from the Weber-Morgan Health Department. He also went over the updates and changes that have been made to the new Site Plan, pointing out the lighting and parking.
- Tim said he would like to go over some of the concerns the Commissioners and City Staff had with the new Site Plan. The following types of issues were discussed:
  - Property lines and setbacks need to be shown on Site Plan
  - State Road Commission easement needs to be shown on Site Plan
  - Central Canal easement needs to be shown on Site Plan
  - Architectural plans showing elevations, lighting, and signage need to be submitted to the City for review, for retail buildings and storage units
  - There needs to be proper calculation of additional parking
  - Flow test needs to be completed by the Fire Department
  - The Fire Chief will need to review the completed Site Plan
  - Minimum right-of-way to Weber Basin property needs to be shown
- There was much discussion about storm drains, runoff, and water flow. They also discussed a plan for snow removal.
- They also spoke in depth about parking and the road. There was concern for pedestrian safety. Glen suggested that they paint lines that clearly define the road from the parking areas and add road markings. He also suggested adding a crosswalk. The other Commissioners were in favor of Glen's ideas. Dixon said that he thought it was a good idea as well, and that it would be easy to do.
- Tim explained that the City ordinance and the City's Site Plan application give detailed lists of all Site Plan requirements.

- Glen made a motion to table this item until the items listed on the official building review sheets be added to and clarified on the Site Plan, to answer the questions that have been proposed.
- Seconded by Todd.
- All in favor, motion passed.

**6. Discussion on the City's possible acquisition of the UDOT land at the end of 6850 S. in Uintah.** \*(recording: 01:10:34)

**Presenter: Tim Petty**

- Tim gave the other Commissioners an overview of the land and explained how the City Council voted to take possession of the UDOT land.
- Tim explained to the Commissioners that it is up to the Planning Commission to recommend what happens next with the property. He suggested dedicating most of it as open space, with a DWR easement for anglers. He also mentioned a gravel/road base road will be extended to the parking location.
- They talked about rezoning, which would be more temporary; or deeding it as open space which would be more permanent. Tim said more research needs to be done about the options available.
- Glen expressed concern about maintenance: who would maintain it, what would we require, how would we keep it from becoming a fire hazard or getting full of litter? He suggested at least minimal maintenance on the property be performed by the City.
- Tim asked that all the Commissioners give this item some serious thought and study so that they are prepared when the time comes to make these decisions.

**7. Commissioner's Responsibility Reports and follow-up from previous meeting.** \*(recording: 01:21:08)

**Presenter: Tim Petty**

- CUPs – Robert Guiller
  - Excused from this meeting.
- Commercial Building – Scott Dixon
  - Excused from this meeting.
- Training – Glen Woolsey
  - None.
- Nuisance – Todd Burton
  - None.
- Other – Tim Petty
  - Tim explained that he is working on updates to the Kennel Permit Ordinance and plans to have it on the next agenda
  - There was much discussion about the proposed kennel project on Cal Osborn's property. It was suggested that a work session be held on this topic before the next planning commission meeting.

**8. Meeting adjourned.** \*(recording: 01:32:59)

- Glen made a motion to adjourn the Planning Commission meeting for March 28, 2017.
- Seconded by Robert.
- All in favor, motion passed.

APPROVED by the Planning Commission this 25 day of April, 2017.

  
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 Planning Commission Chair