

Planning Commission Chair:	Zeke Swander
Planning Commission Vice-Chair:	Michelle Roberts
Commissioners:	Todd Burton
	Scott Dixon
	Glen Woolsey
Secretary:	Amanda Shipley
City Council Representative:	Greg Johnson

UINTAH CITY
PLANNING COMMISSION MEETING
Tuesday, September 22, 2015
7:00 PM



2191 East 6550 South – Uintah, Utah 84405

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

Meeting Minutes

Meeting Called to Order: Zeke Swander called the meeting to order at 7:00 p.m.

Pledge of Allegiance: Led by Amanda Shipley.

Attendees: Zeke Swander, Michelle Roberts, Todd Burton, Glen Woolsey, Scott Dixon, Dallas Buckway, Ruth Froelke, Pat Pirrajlio, Mike Burke, Julie Brown, Fred Reid, Blake Parrish, Lynn Rindlisbacher, Paul Poulsen, Jim Morkin, Lori Woolsey, Don Pearson, Larry Vail, James Johnson, Heather McCullough, Keith Vanderhout, Jolene Johnson, Erica Rodriguez, Kim Gleave, Ernest Rowley and Amanda Shipley.

Declaration of Conflicts of Interest: None

Agenda Items:

1. Public Comment (2 minutes per person) *(recording: 00:01:08)

- Paul Olsen stated there are issues with three building lots in Cottonwood Estates, two of them are a double wide trailer on a single wide pad and the other trailer is on dirt, there is not any anchoring. All three of these lots are against code.

2. Approval of minutes for the Planning Commission meeting held August 25, 2015.

Presenter: Zeke Swander *(recording: 00:03:32)

- Michelle Roberts stated she did not see any issues with the minutes, they were good.
- Glen Woolsey made a motion to approve the Planning Commission meeting minutes for August 25, 2015 as written.
- Seconded by Michelle Roberts.
- All in favor, motion passed.

*****OPEN PUBLIC HEARING*****

3. Discussion on preliminary plat application for Keith Vanderhout; Cottonwood Estates, located at 975 E. 6600 S., Uintah.

Presenter: Keith Vanderhout *(recording: 00:04:03)

- Michelle Roberts made a motion to close the Planning Commission meeting and open the Public Hearing.
- Seconded by Glen Woolsey.
- Zeke Swander stated we are going to table this issue because we do not have the information needed to move forward.
- Keith Vanderhout came up to the podium and asked why this matter is being tabled.
- Zeke Swander stated there are items that are not on the plans that we need.
- Fred Reid stated he assumes the minutes from the prior meeting will be reviewed before making a decision. The east side of the street is higher than the west and we get flooded every time there is a hard rain. Another storm drain needs to be added or someone will be responsible for this.
- Scott Dixon made a motion to close the Public Hearing and open the Planning Commission meeting.
- Seconded by Todd Burton.
- All in favor, motion passed.

*****CLOSE PUBLIC HEARING*****

4. Discussion/Action on preliminary plat application for Keith Vanderhout; Cottonwood Estates located at 975 E. 6600 S., Uintah.

Presenter: Keith Vanderhout *(recording: 00:8:12)

- Michelle Roberts stated our Engineer, Matt Hartvigsen stated specific items that need to be completed in an e-mail. The contour and elevation need to be on the map and the application needs to be completed.
- Ernest Rowley stated the base flood elevation is on the map, the problem is Matt wants the full contour of the site. Ernest also asked what is missing on the application.
- Michelle Roberts explained what is missing. The application is incomplete, by ordinance eight percent of the area needs to be recreation area, and one extra parking space per four trailers.
- Ernest Rowley explained all the issues have been addressed. He explained they do have eight percent recreation area and he will talk to the owner about the parking.
- Zeke Swander stated we rely a lot on our experts. Matt Hartvigsen suggested tabling this agenda item.
- Glen Woolsey stated he understands they may be frustrated with the delay but the Commission is bound to the City to follow ordinance as written and do what is best for our little community. We need all the information we can get so when we forward this to the City Council it is the correct decision.
- Scott Dixon stated we are trying to address all the public comments.
- Michelle Roberts made a motion to table until we have all the items we need to move forward.
- Seconded by Todd Burton.
- All in favor, motion passed.

5. Discussion on Development Agreement for Bruce & Susan Bybee and David & Camille Tesch; Uintah Springs Business Park located at approximately 6750 S. 2275 E., Uintah.

Presenter: Scenic Development *(recording: 00:21:51)

- Lynn Rindlisbacher stated since we are getting down the road in this project further, he felt like we needed a development agreement. There is not a lot of commercial development in Uintah so the thought was a tighter agreement was needed. What business can we have and what types of signs, the ordinance is not clear and so the Mayor asked us to write a draft.
- Zeke Swander stated we had received an e-mail from our City Attorney stating there were issues with the agreement but he was not specific on what those issues were so we have e-mailed him asking for further explanation.
- Lynn Rindlisbacher stated another concern is the conditional use applications.
- Zeke Swander stated the conditional use application process is being changed for commercial development but we are still working on this. Zeke stated for each business he would like to see drawings so a decision can be made. We can work together putting everything together and can go on site but would like to do it case by case.
- Lynn Rindlisbacher stated we don't know what business will be there and we need a tighter box than what we have now.
- Zeke Swander stated once we hear our Attorney's comments we can speak to you about his concerns.
- Lynn Rindlisbacher stated prior to spending money he would like to know what businesses can go on the property.
- Michelle Roberts stated her concerns were that the agreement has been reviewed by attorneys on both sides and it also states the City will pay for the sewer connection. To address the signage concern we had decided to make the height allowed for a sign from road level in this case because the land is quite a bit lower than road level.
- Todd Burton asked what the bases of the uses were in the agreement.
- Lynn Rindlisbacher stated they were just trying to cover a broad area.
- Todd Burton stated we have received community feedback and there are concerns with a truck stop.
- Michelle Roberts stated another concern she has is when the agreement is so broad the Commission loses input and we do not have the ability to decide case by case.

- Lynn Rindlisbacher stated traffic will need to be addressed. He spoke about a City that had made a mistake letting too much development to come in and it created a traffic issue that they tried to put a band aid on the problem. We are both on the same page; we both want this to work.
- Zeke Swander stated traffic is a big concern; a band aid would not work if there is a mistake made.
- Lynn Rindlisbacher stated there are limitations due to the septic tank.
- Scott Dixon stated many times it is based on the individual tenant; it can be a bad tenant or a good tenant. Scott is not sure how we could have input on the tenant.
- Lynn Rindlisbacher stated they will have covenants, conditions and restrictions.
- Todd Burton stated we need to confine the proposed uses and not get anything too large. Leave it broad but make the citizens happy.
- Zeke Swander stated we will have this on our work session agenda next month and have our experts present.
- Todd Burton made a motion to table the Scenic Development Agreement until further research can be done.
- Seconded by Michelle Roberts.
- All in favor, motion passed.

6. Discussion/Action on final subdivision approval for Robert Gleave; Gleave Subdivision located at 6494 S. 1725 E., Uintah.

Presenter: Kim Gleave *(recording: 00:50:02)

- Kim Gleave reported the County asked them to make the lots bigger, put the percolation test pits on the map and put the railroad easement on the map. This has all been done and we are ready to move forward.
- The Commission did not have any concerns or questions.
- Michelle Roberts made a motion to recommend final approval to the City Council for Robert Gleave; Gleave Subdivision located at 6494 S. 1725 E., Uintah.
- Seconded by Glen Woolsey.
- All in favor, motion passed.

7. Discussion/Action on a Conditional Use Permit Application #2015-0195 for Erica Rodriguez; ERC Landscaping, Excavating, and Utilities LLC located at 975 E. 6600 S. #6, Uintah, UT.

Presenter: Erica Rodriguez*(recording: 00:53:31)

- Erica Rodriguez explained their company does landscaping, excavating and utilities. All the equipment will be left at the work site; they will not have any parked at the trailer park. They currently rent their equipment.
- Michelle Roberts asked if they have any employees.
- Erica Rodriguez stated not yet, just family.
- Michelle Roberts asked how much of the home will be used for the business.
- Erica Rodriguez stated one room.
- Scott Dixon asked Erica if she has her business license and professional license.
- Erica Rodriguez stated she has her business license but not her professional license.
- Scott Dixon stated you need more than just the business license; you need the professional license as well.
- Michelle Roberts asked if the business has a tax identification number.
- Erica Rodriguez stated they do not have one yet.
- Michelle Roberts stated once you show proper licensing we can revisit this.
- Michelle Roberts made a motion to table Conditional Use Permit Application 2015-0195 for Erica Rodriguez; ERC Landscaping, Excavating and Utilities LLC located at 975 E. 6600 S. #6, Uintah.
- Seconded by Todd Burton.

- All in favor, motion passed.

8. Discussion/Review on Conditional Use Permit #2005-033 for Mike Burke; Utah Karate located at 2440 E. 6600 S. Suite A, Uintah.

Presenter: Mike Burke *(recording: 01:03:03)

- Mike Burke approached the Commission and asked them to let him continue to do what he is doing.
- Scott Dixon asked if Mike has any parking issues at his business.
- Mike Burke stated it is good for him.
- There have been no violations or complaints.
- Todd Burton made a motion to renew Conditional Use Permit #2005-033 for Mike Burke; Utah Karate located at 2440 E. 6600 S. Suite A, Uintah with a five year review date.
- Seconded by Michelle Roberts.
- All in favor, motion passed.

9. Discussion/Review of Conditional Use Permit #2004-006 & 2004-007 for Brent & Connie Nielson; Wel-Lit Homes located at 1895 E. 6450 S., Uintah.

Presenters: Brent & Connie Nielson*(recording: 01:07:01)

- Zeke Swander stated there have not been any complaints or violations on this conditional use permit.
- Glen Woolsey made a motion to renew Conditional Use Permit #2004-006 & 2004-007 for Brent & Connie Nielson; Wel-Lit Homes located at 1895 E. 6450 S., Uintah with a five year review date.
- Seconded by Michelle Roberts.
- All in favor, motion passed.

10. Discussion/Review of Conditional Use Permit #2004-014 for Carol Buckway; C. Thompson Enterprises, Inc. located at 6440 Combe Rd., Uintah.

Presenter: Carol Buckway*(recording: 01:13:39)

- Zeke Swander wanted to make everyone aware Mr. Buckway had come in prior to the meeting and asked why they needed to have a review. They were under the impression they had been grandfathered in and Janet Thorsted had told them they were good for life. Zeke explained to them if there had not been any complaints, we would renew the conditional use application.
- Michelle Roberts stated Janet Thorsted is not on the Planning Commission anymore and we need to follow the rules.
- Scott Dixon viewed the paperwork the Buckway's had brought in and it looks like it was a verbal agreement.
- Glen Woolsey made a motion to renew Conditional Use Permit #2004-014 for Carol Buckway; C. Thompson Enterprises, Inc. located at 6440 Combe Rd., Uintah with a five year review date.
- Seconded by Todd Burton.
- All in favor, motion passed.

11. Discussion/Review of Conditional Use Permit #2004-017 for Stu & Marnie Boyd; Cannan Hay Co., Mary Kay and Consulting located at 6805 S. 2125 E., Uintah.

Presenters: Stu & Marnie Boyd*(recording: 01:08:52)

- Zeke Swander stated there have not been any complaints or violations on this conditional use permit.
- Michelle Roberts made a motion a to renew Conditional Use Permit #2004-017 for Stu & Marnie Boyd; Cannan Hay Co., Mary Kay and Consulting located at 6805 S. 2125 E., Uintah with a five year review date.
- Seconded by Todd Burton.
- All in favor, motion passed.

12. Discussion/Review of Conditional Use Permit #2005-026 for Monte Tesch; Tesch Landscaping located at 1993 E. 6600 S., Uintah.

Presenter: Monte Tesch *(recording: 01:09:03)

- Scott Dixon stated he noticed the address is wrong on the application, this was his rental and the Tesch's no longer live there. We need to contact him and ask him to change the application.
- Michelle Roberts made a motion to table the review of Conditional Use Permit #2005-026 for Monte Tesch; Tesch Landscaping located at 1993 E. 6600 S., Uintah.
- Seconded by Todd Burton.
- All in favor, motion passed.

13. Discussion/Review of Conditional Use Permit #2005-032 for D & D Investments; Pitcher Sports located at 2415 E. 6600 S. #1, Uintah.

Presenter: Dixon Pitcher*(recording: 01:10:40)

- Zeke Swander stated there have not been any complaints or violations on this conditional use permit.
- Michelle Roberts made a motion to renew Conditional Use Permit #2005-032 for D & D Investments; Pitcher Sports located at 2415 E. 6600 S. #1, Uintah with a five year review date.
- Seconded by Glen Woolsey.
- All in favor, motion passed.

14. Discussion/Review of Conditional Use Permit #2005-031 for D & D Investments; All American Playground located at 6658 S. Hwy 89, Uintah.

Presenter: Dixon Pitcher*(recording: 01:10:40)

- Zeke Swander stated there have not been any complaints or violations on this conditional use permit.
- Michelle Roberts made a motion to renew Conditional Use Permit #2005-031 for D & D Investments; All American Playground located at 6658 S. Hwy 89, Uintah with a five year review date.
- Seconded by Glen Woolsey.
- All in favor, motion passed.

15. Discussion/Review of Conditional Use Permit #2005-030 for D & D Investments; Uintah Self Storage located at 2395 E. 6625 S., Uintah.

Presenter: Dixon Pitcher*(recording: 01:10:40)

- Zeke Swander stated there have not been any complaints or violations on this conditional use permit.
- Michelle Roberts made a motion to renew Conditional Use Permit #2005-030 for D & D Investments; Uintah Self Storage located at 2395 E. 6625 S., Uintah with a five year review date.
- Seconded by Glen Woolsey.
- All in favor, motion passed.

16. Discussion/Review of Conditional Use Permit #2005-029 for Don Pearson; a farm located at 1658 E. 6525 S., Uintah.

Presenter: Don Pearson*(recording: 01:05:30)

- Don Pearson was present at the meeting.
- Zeke Swander stated there have not been any complaints or violations on this conditional use permit.
- Todd Burton made a motion to renew Conditional Use Permit #2005-029 for Don Pearson; a farm located at 1658 E. 6525 S., Uintah with a five year review date.
- Seconded by Michelle Roberts.

- All in favor, motion passed.

17. Discussion/Review of Conditional Use Permit #2005-036 for Bill & Bell, LLC.; Bell Photographers located at 6600 S. Hwy 89, Uintah.

Presenter: Bell Photography*(recording: 01:11:49)

- Zeke Swander stated there have not been any complaints or violations on this conditional use permit.
- Todd Burton made a motion to renew Conditional Use Permit #2005-036 for Bill & Bell, LLC; Bell Photographers located at 6600 S. Hwy 89, Uintah with a five year review date.
- Seconded by Michelle Roberts.
- All in favor, motion passed.

18. Discussion/Review of Conditional Use Permit #2005-035 for Bill & Bell, LLC; Bell Photographers located at 6391 S. Combe Rd., Uintah.

Presenter: Bell Photography*(recording: 01:11:49)

- Zeke Swander stated there have not been any complaints or violations on this conditional use permit.
- Todd Burton made a motion to renew Conditional Use Permit #2005-035 for Bill & Bell, LLC; Bell Photographers located at 6391 S. Combe Rd., Uintah with a five year review date.
- Seconded by Michelle Roberts.
- All in favor, motion passed.

19. Discussion/Review of Conditional Use Permit #2005-034 for Matthew Bell; Weber Self Storage located at 6600 S. Hwy 89, Uintah.

Presenter: Matthew Bell*(recording: 01:12:28)

- Zeke Swander stated there have not been any complaints or violations on this conditional use permit.
- Michelle Roberts made a motion to renew Conditional Use Permit #2005-034 for Matthew Bell; Weber Self Storage located at 6600 S. Hwy 89, Uintah with a five year review date.
- Seconded by Glen Woolsey.
- All in favor, motion passed.

20. Discussion/Review of Conditional Use Permit #2005-027 for Brian Mildon; Finishing Touches located at 1647 E. 6600 S., Uintah.

Presenter: Zeke Swander*(recording: 01:12:52)

- Zeke Swander stated there have not been any complaints or violations on this conditional use permit.
- Glen Woolsey made a motion to renew Conditional Use Permit #2005-027 for Luke Mildon; Finishing Touches located at 1647 E. 6600 S., Uintah with a five year review date.
- Seconded by Michelle Roberts.
- All in favor, motion passed.

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

CUP's-Michelle Roberts: Nothing more to discuss.

Commercial Building-Scott Dixon: The only commercial building on the horizon is Scenic Development. They are aggressive but reasonable; Scott appreciates what they are doing, it is all about the tenant, not the type of business.

Training-Glen Woolsey- Nothing more to discuss.

Nuisance-Todd Burton: Todd reported the nuisance issue at the west side of the City is being worked on.

22. Meeting Adjourned

- Michelle Roberts made a motion to adjourn the Planning Commission meeting for September 22, 2015 at 8:25 p.m.
- Seconded by Glen Woolsey.
- All in favor, motion passed.

APPROVED by the Planning Commission this 22 day of November, 2015.



Planning Commission Chair