

Planning Commission Chair: Robert Guillier  
Planning Commission Vice-Chair: Glen Woolsey  
Commissioners: Brett Parke  
Scott Dixon  
Brent Stuart  
Secretary: Christie Blackner  
City Council Representative: Dave Boothe

**UINTAH CITY**  
**PLANNING COMMISSION MEETING**  
**Tuesday February 23, 2021**  
**7:00 PM**



2191 East 6550 South – Uintah, Utah 84405

(801) 479-4130

Attendees: Robert Guillier, Glen Woolsey, Brent Stuart, Debra Wickizer, Scott Dixon, Daniel Combe, Dave Boothe, Darinda Wallis, Kristi Bell, Jeff Monroe.

## Meeting Minutes

Meeting Called to Order by Robert Guillier

Pledge of Allegiance led by Glen Woolsey

Roll Call: Robert Guillier, Glen Woolsey, Brent Stuart, Debra Wickizer, Scott Dixon, Brett Parke was excused.

Conflict of Interest None Noted

Agenda Items:

1. Public Comment (2 minutes per person) None

Robert called for a motion to close the Planning Commission Meeting and open the Public Hearing Brent Motioned and Glen 2<sup>nd</sup> motion passed.

2. Public Hearing Comments: Matt Hartvigsen gave an overview of the Transportation Plan Concept for Uintah City. All areas with the exception of 6850 S. will be determined by Development and as long as it is compatible with the Uintah City Transportation Plan, the development can go forward. 6850 S. as it runs to the west has quite a large FEMA flood plain. The ground is very low and can flood easily. Matt does not believe that a developer would develop that land as it would require a large amount of money and it could still flood. He has identifying the area as a future project for Uintah City. For example, if the city decided to charge impact fees on the new businesses in the city, those funds could eventually be used to do this project. The idea on 6600 was to loop the property around so that the property is accessible to emergency personnel. Buena Vista is part of the Utility plan but this concept does not identify the need to take out a home at this time. Not saying that the removing a home couldn't happen in the future, but Matt does not think that the city is motivated to do something like that at this time

Kirk Dye: Wanted a copy of the conceptual plan. Once he received a copy; Kirk Dye stated, just off of 6600 S between 2125 E and Buena Vista, there should be maybe one more right of way showing that runs west of my Aunt Leora's, (Leora Dye) east of Bruce Wayment's there and accesses both Scott Dixon's property and our (Rulon Dye) property. Just wondering what the feasibility of another North-South corridor is right there and it is not showing in the plan but there is an existing right of way there.

\*Matt Hartvigsen stated that there is obviously information that we don't have. Matt asked Kirk to mark it up on a map and submit it so that we can include it in the plan. It can even be submitted with your comments. Matt closed with the thoughts that the plans don't necessarily have to show the 6600 S., but if there is a plan for it to be there, we should show it there in the Transportation Plan.

Debra Wickizer Stated that this plan is based on 2018 prices, so all of the charts and all of the expenses that were assigned to the Roadways that we would be constructing, would be at 2018 prices. So these prices are not the prices we are going to see in 2021. I think that we need to have updated figures in here. 2ndly; the plan talks about taking input from neighboring communities, from the County but nowhere in there does it state that we would have input or direction from the Railroad. As our major collector road is on Rail Road property, I believe that it is imperative that we know the maximum trips per day, to determine the maximum expansion would be allowed for that Roadway because if we can't accommodate these other roads that end up on that property, then we have to down sized the roads. That would have to put people on notice about the highest and

best use of the property that feeds due to the capacity of the roads leading into that area of the roadway so if their access has to go through that roadway. We need to know what the maximum capacity is so that we don't set a false hope or a false goal for someone when they are looking at their property, thinking I can do this, this and this making plans for development because it meets all of our Ordinances, but if we can't traverse that the feeder roadway, we can't move our traffic. We need to know road capacities so when we feed on to that road we, know what we are feeding on to.

Brent Stuart stated that he feels that this plan should be published in its entirety so that citizens have a chance to speak out about it. He thinks that Debra's comments are valid and if we have questions, can we have Horrocks update before it's voted on?

Debra Wickizer also stated that in other in other communities that there have been some accommodations in some of these road plans that I have seen that made when a particular area is being discussed that there will be the accommodation made for a citizens group is invited to come together to give their comments. That does mean that they, the citizens can dictate where things go or what happens but because we have to do what is best for the entire community. She feels that it would make sense to have that somewhere in this plan.

Matt Hartvigsen stated that the purpose of the Public Hearing is to gather those comments. We can take all the comments and include those in the final draft.

Robert called for a motion to closed the Public Hearing and Reopen our Planning Commission meeting. Brent Stuart motioned and Glen Woolsey 2<sup>nd</sup> and motion passed.

3. Approval of the Planning Commission Meeting Minutes held January 26<sup>th</sup> 2021 Debra Wickizer Motioned to approve minutes from January 26, 2021 meeting, Glen Woolsey 2<sup>nd</sup> and motion passed
4. Conditional Use: CUP 2020-003 Rick Prater "Merlin Daines" Home Based Business. Approved for a 1 year review pending a Fire Inspection and Business license. Brent Stuart motion to approve and Debra Wickizer 2<sup>nd</sup>, motion passed.
5. Conditional Use: CUP 2021-010 TTT Hidden Valley 287 LLC Timothy Taylor at 1826 E Short term rental. . Approved for a 1 year review pending a Fire Inspection and Business license. Brent Stuart motion, Debra Wickizer 2<sup>nd</sup>, motion passed.
6. Conditional Use: CUP 2005-042 Cory Bruestle, Bruestle Plumbing; Review. Approved for 5 year review. Brent Stuart Motioned to approve and Glen Woolsey 2<sup>nd</sup>, motion passed.
7. Conditional Use: CUP 2005-054 Greg and Lisa Giles, Giles Styles; Review. Approved for 5 year review. Brent Stuart motioned to approve and Scott Dixon 2<sup>nd</sup>, motion passed
8. Conditional Use: CUP 2005-060 Brandon and Shannon Hamblin, Shan's Salon; Review. Approved for 5 year review. Brent Stuart motioned to approve, Scott Dixon 2<sup>nd</sup>, motion passed
9. Conditional Use: CUP 2005-059 Terry and Brenda Millgate Just for Kids Preschool; review. Approve for 5 year review. Brent Stuart motioned to approve, Scott Dixon 2<sup>nd</sup>, motion passed
10. Discussion/Action: Site & Sign Plan Review for Daniel Combe – Valley Nursery Jeff Monroe did an inspection on this property pending this review. He found that the sign conforms well with Uintah City Municipal Codes, chapter 7, Signs and Lighting Regulation. The Pole Sign is classified as a Class 4 Type Sign. \*The Pole is an indirect sign and is located on parcel owned by Valley Nursery. \* Complies with Site Location. \* Complies with Height and Width and is at least 10 ft clearance from the ground to the bottom of the sign. \* Lighting or Illumination of the sign, the plan indicates that the sign shall be lighted internally but will not trespass beyond property line. \* The building permit when submitted will need to indicate engineered footing size and wind

requirements for the sign. Class C is 120 MPH. Debra Wickizer motioned to approve the Site and Sign Plan for Valley Nursery, Glen Woolsey 2<sup>nd</sup>, motion passed.


11. Commissioner's Responsibility Reports and follow-up from previous meeting.

- New Business Licenses – Christie Blackner NatFit Utah; Heath Supplements; DTJ LLC; Wood Furniture Warehouse.
- CUPs – Brent Stuart – None
- Commercial Building – Scott Dixon- None
- Training – Glen Woolsey – None
- Nuisance – Debra Wickizer –None
- Other – Robert Guiller- None

12. Meeting adjourned.

- Brent Stuart Motioned
- Glen Woolsey 2<sup>nd</sup>, Motion passed

APPROVED by the Planning Commission this 23 day of Feb, 2021.

  
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Planning Commission Chair