

Planning Commission Chair: Debra Wickizer
Commissioners: Brett Parke
Scott Dixon
Aaron Stuart
Glen Woolsey
Secretary: Christie Blackner
City Council Representative: Robert Guiller

UINTAH CITY
PLANNING COMMISSION
WORK MEETING
Tuesday April 12, 2024
6:00 PM



2191 East 6550 South – Uintah, Utah 84405

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

AGENDA

Meeting Called to Order

Pledge of Allegiance

Roll Call

Declaration of Conflicts of Interest

Agenda Items:

- 1. Discussion: Water Ordinance refining**
Presenter:
- 2. Discussion: Nuisance Ordinance**
Presenter:
- 3. Meeting Adjourned**

Agenda items are flexible and may be moved in order, sequence,
and time to meet the needs of the Commission

THE UNDERSIGNED PLANNING COMMISSION SECRETARY FOR THE CITY OF UTAH HEREBY CERTIFIES THAT A COPY OF THE FOREGOING NOTICE WAS POSTED TO: CITY OF UTAH - CITY HALL, STANDARD EXAMINER, TO EACH MEMBER OF THE PLANNING COMMISSION AND REPRESENTATIVE MEMBERS OF THE GOVERNING BODY

DATE: – Cheryl White, Planning Commission Secretary

INCOMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, INDIVIDUALS NEEDING SPECIAL ACCOMMODATIONS DURING THIS MEETING SHOULD NOTIFY UTAH CITY, 2191 E 6550 S, UTAH, UT 84405 (801) 479-4130 AT LEAST TWO DAYS PRIOR TO THE MEETING

ORDINANCE NO. 284-24

AN ORDINANCE AMENDING THE UINTAH MUNICIPAL ORDINANCE CODE, TITLE 8, CHAPTER 1-4, TO ADD NEW OR MODIFY EXISTING SECTIONS THAT WILL BETTER IMPLEMENT, CLARIFY AND DEFINE THESE SECTIONS CONCERNING CULINARY WATER STANDARDS REQUIREMENTS FOR SUBDIVISION IMPROVEMENTS FOR ALL AREAS WITHIN UINTAH CITY AND TO PROVIDE FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Uintah City (hereafter “City”) is a municipal corporation, duly organized and existing under the laws of the State of Utah; and;

WHEREAS, Utah Code Annotated §10-9-102 empowers municipalities of the state to enact all ordinances and rules that they consider necessary for the use and development of land located within the municipality; and

WHEREAS, it appears that the proposed code additions are in accord with the City's goals, desires and needs and will promote health, safety, and the general welfare of the community at large, the Uintah City Council finds it to be in the best interests of the City;

NOW, THEREFORE, BE IT HEREBY ORDAINED AND ENACTED BY THE CITY COUNCIL OF THE CITY OF UINTAH CITY AS FOLLOWS:

Section 1. Repealer. Any provision of the Uintah Municipal Ordinance Code found to be in conflict with this ordinance is hereby repealed.

Section 2. The Uintah Municipal Ordinance, TITLE 8, PUBLIC UTILITIES, CHAPTER 1, WATER USE AND SERVICE, SECTION 4, CONNECTIONS TO SYSTEM; AUTHORITY OF MAYOR is hereby adopted as outlined in Attachment 1, attached hereto, and incorporated hereby.

Section 3. All other titles, chapters and sections not otherwise amended hereby shall remain unchanged, in full force and effect.

Section 4. Severability. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 5. Effective date. This ordinance shall take effect immediately upon its adoption and posting.

PASSED AND ADOPTED by the City Council of Uintah this 19th day of March 2024.

Ordinance 283-24
March 19, 2024

MAYOR:

Gordon Cutler

ATTEST:

Approved as to form and for
Compliance with state law:

City Recorder Michelle Mortensen

City Attorney Matt Wilson

Vote by City Council:

	AYE	NAY
Mayor Cutler	_____	_____
Michelle Roberts	_____	_____
Kristi Bell	_____	_____
Daniel Combe	_____	_____
Robert Guillier	_____	_____

8-1-4: CONNECTIONS TO SYSTEM:

Single User:

Any person, other than a subdivider or developer seeking multiple connections, who desires to obtain culinary water or garbage collection, or other City provided utility service to a premises which has not been previously connected to the City's culinary water system shall be authorized to make such connection and receive service subject to:

1. Receipt of an executed application and agreement form, to be submitted on forms furnished by the City.
2. Receipt of payment of the required connection fee, and
3. A determination by the City that there is sufficient capacity in the system at the address at which the service is being requested.

Upon satisfactory completion of the application process the applicant shall be entitled to make connection to the City water system, to receive utility services, and the City shall establish the utility service account for the user.

Subdivider or Developer:

Whenever a subdivider or developer desires or is required to install water connections or extensions for a subdivision or development, the subdivider or developer must obtain permission to make the extensions and connections and shall comply with guarantee requirements. The layout and design of all proposed subdivisions and the content of all plats, engineering plans, documentation, and all other required submissions shall be in accordance with this Chapter and the City's Construction and Design Standards.

All requests shall be consistent with the provisions of Chapter 8 Public Utilities, Chapter 9 Land Use, and Chapter 10 Subdivisions. Any application for approval of a subdivision or other development shall also constitute a request for extension of the system as required by this Section.

1. Each lot within the subdivision shall be served by the City's culinary water system through lines providing flow for both culinary and fire purposes.

ORDINANCE NO. 285-24

AN ORDINANCE AMENDING THE UINTAH MUNICIPAL ORDINANCE CODE, TITLE 10, CHAPTER 1-7, TO ADD NEW OR MODIFY EXISTING SECTIONS THAT WILL BETTER IMPLEMENT, CLARIFY AND DEFINE THESE SECTIONS CONCERNING RESPONSIBILITIES AND REQUIREMENTS FOR SUBDIVIDERS FOR ALL AREAS WITHIN UINTAH CITY AND TO PROVIDE FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Uintah City (hereafter “City”) is a municipal corporation, duly organized and existing under the laws of the State of Utah; and;

WHEREAS, Utah Code Annotated §10-9-102 empowers municipalities of the state to enact all ordinances and rules that they consider necessary for the use and development of land located within the municipality; and

WHEREAS, it appears that the proposed code additions are in accord with the City's goals, desires and needs and will promote health, safety, and the general welfare of the community at large, the Uintah City Council finds it to be in the best interests of the City;

NOW, THEREFORE, BE IT HEREBY ORDAINED AND ENACTED BY THE CITY COUNCIL OF THE CITY OF UINTAH CITY AS FOLLOWS:

Section 1. Repealer. Any provision of the Uintah Municipal Ordinance Code found to be in conflict with this ordinance is hereby repealed.

Section 2. The Uintah Municipal Ordinance, TITLE 10, SUBDIVISIONS, CHAPTER 1, GENERAL PROVISIONS AND ENFORCEMENT, SECTION 7, RESPONSIBILITIES OF SUBDIVIDER AND CITY; AUTHORITY OF MAYOR is hereby adopted as outlined in Attachment 1, attached hereto, and incorporated hereby.

Section 3. All other titles, chapters and sections not otherwise amended hereby shall remain unchanged, in full force and effect.

Section 4. Severability. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 5. Effective date. This ordinance shall take effect immediately upon its adoption and posting.

PASSED AND ADOPTED by the City Council of Uintah this 19th day of March 2024.

MAYOR:

Ordinance 285-24
March 19, 2024

Gordon Cutler

ATTEST:

Approved as to form and for
Compliance with state law:

City Recorder Michelle Mortensen

City Attorney Matt Wilson

Vote by City Council:

	AYE	NAY
Mayor Cutler	_____	_____
Michelle Roberts	_____	_____
Kristi Bell	_____	_____
Daniel Combe	_____	_____
Robert Guiller	_____	_____

10-1-7: RESPONSIBILITIES OF SUBDIVIDER AND CITY:

A. Subdivider:

1. The subdivider shall prepare subdivision plats consistent with the standards contained herein and shall pay for the design and inspection of the public improvements required. The city shall process the plat in accordance with the regulations set forth herein.
2. All required subdivision improvements shall be provided for all areas shown on the final plat and at all off-site locations designated at the time of final plat approval. The required improvements shall meet the requirements of the City's Construction and Design Standards.
3. The subdivider shall not alter the terrain or remove any vegetation from the proposed subdivision site or engage in any site development until he or she has obtained the necessary approval as outlined herein, and the final plat is recorded in the county recorder's office.
4. The subdivider is responsible for the distribution of proposed subdivision plats to improvement districts, special districts, utility companies and other private and public entities for their information and comment, as directed by the city. The subdivider shall be responsible to ensure that written notices from each improvement district, special service district, gas company, power company, phone company, cable company, water district, irrigation company and health department, etc., are forwarded to the city in a timely manner affirming that proposed subdivision plats have been received and reviewed by each of the above required agencies.
5. All required improvements shall be installed by the subdivider within one (1) year from the date of the final approval; provided however, that upon showing of good and sufficient cause, the City Council may approve a longer period of time for completing construction of part or all of the uncompleted improvements.
6. A performance guarantee securing the installation of all required subdivision improvements shall be provided as required by the City's Construction and Design Standards.
7. Where the subdivision is not adjacent to an existing City water main which is adequate to supply the development, the subdivider shall install one (1) or more lines connecting the subdivision with the closest adequate City line. Said off-site line(s) shall be considered as part of the required subdivision improvements.
8. Both off-site and on-site water mains and appurtenant valves and facilities shall be adequate to meet both culinary and fire flow requirements. In no case shall the water mains be less than eight (8) inches in diameter.
9. To the maximum extent possible, water mains shall be located in the right-of-way lines of public streets in the locations specified by the City. Said mains shall be extended to

the boundary of the territory shown in the final plat, including any stub streets required to provided for future access to adjacent property.

10. Water service laterals shall be installed to each lot within the subdivision. The lateral shall extend from the main line to the outer edge of the right-of-way and shall include the installation of a meter box and meter setter.
11. All subdivisions shall have fire hydrants installed in such a manner that no dwelling unit on a lot will be more than five hundred (500) feet distance from the closest hydrant, measured along the street.

B. City:

1. The city engineer and public works department shall make comments as to engineering requirements for street widths, grades, alignments, and flood control, whether the proposed public improvements are consistent with this title, the city standards, and other applicable ordinances, and for the inspection and approval of all construction of public improvements. Street layout and overall circulation shall be coordinated with the public works department and the city engineer.
2. The planning commission shall act as an advisory agency to the city council. It is charged with making investigations, reports, and recommendations on proposed subdivisions as to their conformance to the general plan and zoning title, and other pertinent documents. The planning commission shall recommend approval, approval with conditions, or disapproval of the proposed subdivision plat to the city council.
3. The city attorney shall approve the form of the final plat, that it is correct and acceptable, and that the subdivider dedicating land for use by the public is the owner of record, and that the land is free and clear of unacceptable encumbrances according to the title report, which shall be submitted by the subdivider.
4. The city council has final jurisdiction in the approval of subdivision plats, the establishment of requirements for and design standards of public improvements, and the acceptance of lands and public improvements that may be proposed for dedication.
5. The city will take plats to the county for recording, only after all payments and fees are paid and all the required signatures and requirements are complete and accounted for. (Ord. 154-01, 12-4-2001)

ORDINANCE NO. 286-24

AN ORDINANCE AMENDING THE UINTAH MUNICIPAL ORDINANCE CODE, TITLE 9, CHAPTER 14-16, TO ADD NEW OR MODIFY EXISTING SECTIONS THAT WILL BETTER IMPLEMENT, CLARIFY AND DEFINE THESE SECTIONS CONCERNING WATER AND SEWAGE REQUIREMENTS FOR ALL AREAS WITHIN UINTAH CITY AND TO PROVIDE FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Uintah City (hereafter “City”) is a municipal corporation, duly organized and existing under the laws of the State of Utah; and;

WHEREAS, Utah Code Annotated §10-9-102 empowers municipalities of the state to enact all ordinances and rules that they consider necessary for the use and development of land located within the municipality; and

WHEREAS, it appears that the proposed code additions are in accord with the City's goals, desires and needs and will promote health, safety, and the general welfare of the community at large, the Uintah City Council finds it to be in the best interests of the City;

NOW, THEREFORE, BE IT HEREBY ORDAINED AND ENACTED BY THE CITY COUNCIL OF THE CITY OF UINTAH CITY AS FOLLOWS:

Section 1. Repealer. Any provision of the Uintah Municipal Ordinance Code found to be in conflict with this ordinance is hereby repealed.

Section 2. The Uintah Municipal Ordinance, TITLE 9 LAND USE REGULARIONS, CHAPTER 14, SUPPLEMENTARY AND QUALIFYING REGULATIONS, SECTION 16, WATER AND SEWAGE REQUIREMENTS; AUTHORITY OF MAYOR is hereby adopted as outlined in Attachment 1, attached hereto, and incorporated hereby.

Section 3. All other titles, chapters and sections not otherwise amended hereby shall remain unchanged, in full force and effect.

Section 4. Severability. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 5. Effective date. This ordinance shall take effect immediately upon its adoption and posting.

PASSED AND ADOPTED by the City Council of Uintah this 19th day of March 2024.

MAYOR:

Ordinance 286-24
March 19, 2024

Gordon Cutler

ATTEST:

Approved as to form and for
Compliance with state law:

City Recorder Michelle Mortensen

City Attorney Matt Wilson

Vote by City Council:

	AYE	NAY
Mayor Cutler	_____	_____
Michelle Roberts	_____	_____
Kristi Bell	_____	_____
Daniel Combe	_____	_____
Robert Guillier	_____	_____

9-14-16 WATER AND SEWAGE REQUIREMENTS:

- A. All properties requiring culinary water and sanitary sewer services shall be connected to the public culinary water and sanitary water systems of the City and shall comply with all the requirements of the Culinary Water Authority and if public sewer is not available, the sewage disposal shall comply with requirements of the health department and/or state board of health, and the application for a building and land use permit shall be accompanied by a certificate of approval from the board of health.**
- B. Building permits shall not be issued by the building official unless private water supply and private sewage disposal is approved in accordance with the above requirements.**
- C. Where a public sewer is not available, no building permit shall be issued for any lot less than twenty thousand (20,000) square feet in area, except by approval of the building official and/or county board of health. (Ord. 172-04, 3-2-2004)**