

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

UINTAH CITY
PLANNING COMMISSION MEETING
Tuesday April 23, 2024
6:00 PM



2191 East 6550 South – Uintah, Utah 84405

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

Attendees:

Meeting Agenda

Roll Call:

Conflict of Interest

Agenda Items:

1. **Public Comment (2 minutes per person)**
2. **Approval of the Planning Commission Meeting Minutes held March 26, 2024**
Presenter: Debra Wickizer
3. **Discussion/ Action: updated versions: Ordinances 284-24, 285-24 and 286-24**
Presenter: Debra Wickizer
4. **Discussion/ Action: Scenic Development Phase 2 Amendment A**
Presenter: Scenic Development
5. **Discussion/Action: David Pitcher Preliminary Plat**
Presenter: David Pitcher
6. **Discussion/Action:**
Presenter:
7. **Discussion/Action:**
Presenter:
8. **Discussion/Action:**
Presenter:
9. **Commissioner's Responsibility Reports and follow-up from previous meeting.**
 - New Business Licenses – Christie Blackner
 - CUPs – Aaron Stuart
 - Commercial Building – Scott Dixon
 - Training – Glen Woolsey
 - Nuisance – Brett Parke
 - Other – Debra Wickizer
4. **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

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

Planning Commission Meeting
April 23, 2024
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Planning Commission Chair: Debra Wickizer
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Commissioners: Brett Parke
Scott Dixon
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Secretary: Christie Blackner
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UINTAH CITY
PLANNING COMMISSION MEETING
March 26, 2024



6:00 PM

2191 East 6550 South – Uintah, Utah 84405

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

Attendees:

Meeting Called to Order by. Debra Wickizer

Pledge of Allegiance led by Glen Woolsey

Roll Call: Aaron Stuart, Glen Woolsey, Debra Wickizer, Glenn Williams, Scott Dixon Brett Parke and Brandon Minster are excused.

1. **Conflict of Interest: Scott Dixon Comment.** He has a possible subdivision that these ordinances may impact. Just wanted it to be on record.

Agenda Items:

2. **Public Comment (2 minutes per person):** None. Scott Dixon made comment about the fact that at City Council it was stated that if there was not a public comment, there is always a Public Hearing that the comments can be made in. As it pertains to the ordinances that we will be discussing, Scott thought that Aaron Stuart might have some great comments about this. Debra stated that we don't have a public hearing this evening.
3. **Approval of the Planning Commission Meeting Minutes held February 27, 2024.**
Presenter: Debra Wickizer
 - Scott Dixon Motioned to approve the minutes as prepared.
 - Glen Woolsey Seconded
 - Motion carried.
4. **Discussion/ Action: Ordinance updates for our Water Ordinance**
Presenter: Kristi Bell
The Planning Commission felt that the ordinance needed further review. They Could not come to a consensus at this meeting.
 - Aaron Stuart motioned to table this discussion for further review.
 - Glen Woolsey Seconded
 - Motion Carried
5. **Discussion/ Action: Ordinance updates for the Subdivision**
Presenter: Kristi Bell
The Planning Commission felt that the ordinance needed further review. They Could not come to a consensus at this meeting.
 - Aaron Stuart Motioned to table this discussion for further review.
 - Glenn Williams Seconded

- Motion Carried
6. **Discussion/ Action: Kennel CUP for Stephaie Hall 2155 E 6550 S**
Presenter: Stephanie Hall.
Miss Hall did not attend. Her CUP has expired. She will need to re-apply to obtain a new CUP.
- Aaron Stuart motioned to abandon this CUP
 - Glenn Williams Seconded
 - Motioned carried.
7. **Discussion/ Action: Preliminary Plat for David Pitcher.**
Presenter: David Pitcher
- Glen Woolsey Motioned to table this discussion until Mr. Pitcher can be here.
 - Aaron Stuart Seconded
 - Motion Carried
8. **Discussion/ Action: Uintah Springs Phase 2 Amendment A**
Presenter: Kim Rindlisbacher
- Scott Dixon Motioned to table this discussion until Mr. Rindlisbacher can be in attendance.
 - Glen Woolsey Seconded
 - Motion Carried
9. **Commissioner's Responsibility reports and follow-up from previous meeting.**
- a. **New business Licenses-** Christie: None
 - b. **CUP's-**Aaron Stuart- None
 - c. **Commercial Building-** Scott Dixon- None
 - d. **Training-** Glen Woolsey None
 - e. **Nuisance-** Brett Parke- None
 - f. **Other: Debra Wickzer** None
10. **Meeting was adjourned.**
- Scott Dixon Motioned to adjourn this meeting.
 - Glen Woolsey seconded.
 - Motion carried.

APPROVED by the Planning Commission this ____ day of _____ Planning Commission Chair

Planning Commission Chair

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 §10-9a-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 7th day of May 2024.

Ordinance 283-24
May 7, 2024

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 and ability to meet city waterwise landscaping ordinance 282-23 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. (contact City Engineer for current 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.
2. A determination by the City that there is sufficient capacity in the system and ability to meet city waterwise landscaping ordinance 282-23 at the address at which the service is being requested.

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 §10-9a-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 7th day of May 2024.

MAYOR:

Ordinance 285-24
May 7, 2024

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. (Contact City Engineer for current City 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.

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 §10-9a-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 7th day of May 2024.

MAYOR:

Ordinance 286-24
May 7, 2024

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 county board of health. (Ord. 172-04, 3-2-2004)