



UINTAH CITY COUNCIL MEETING

TUESDAY, JULY 15, 2025

6:00 PM

MINUTES

Council Members present: Mayor Cutler, Council Member Bell, Council Member Combe, Council Member Patterson

Council Members absent: Council Member Roberts

Staff present: City Attorney Bryan Baron, City Recorder Michelle Mortensen, Planning Commission Chair Deb Wickizer, Lt. Slater

Visitors: Don & Marilyn Pearson

AGENDA ITEMS:

1. **MEETING CALL TO ORDER:** Mayor Cutler called the meeting to order at 6:00.

PLEDGE OF ALLEGIANCE: Led by Council Member Patterson.

CONFLICT OF INTEREST: None

2. **PUBLIC COMMENT:**

None

3. **CONSENT AGENDA: Action Item**

A. Approval of City Council Minutes – July 1, 2025

B. Approval of Invoices - June

C. Financial Reports – June

- Motion made by Council Member Combe to approve the City Council minutes from July 1, 2025 as well as approving the invoices and financial reports from June.
- Motion was second by Council Member Bell.
- All in favor; the motion carries. Roll call vote Council Member Combe, yes; Council Member Bell, yes; Mayor Cutler, yes; Council Member Patterson, yes.

4. **PUBLIC HEARING:**

None

5. **OLD BUSINESS:**

None

6. **NEW BUSINESS:**

A. **ACTION/DISCUSSION ON ORDINANCE 295-25 AMENDING TITLE 10, RELATING TO SUBDIVISION REGULATIONS**
Presenter: Planning Commission Chair Deb Wickizer

- Chair Wickizer explained that the planning commission was required to revise the subdivision ordinance to comply with SB 174 and HB 406 from the 2023 legislative session. State law now requires municipalities to designate an administrative land use authority for subdivision reviews. The Planning Commission may conduct preliminary reviews but cannot be the authority for final approvals.
- All subdivisions, regardless of size, will follow the same process; the distinction between minor (five or less lots) and major (six or more lots) subdivisions has been removed, meaning even the development of one new home will go through the full subdivision process. Subdivision improvement plans must be submitted at the preliminary phase; if missed at this stage, changes cannot be made later, placing responsibility on the Planning Commission to thoroughly review plans.
- New review cycles and timelines are defined, with responsibilities of the subdivider and the city spelled out in ordinance section 10-1-7, review process and timelines shown on charts in 10-3-7 (page 35), and a table (Table A) on page 37 detailing cycles and progression. Approval timelines have been significantly shortened. The concept plan

- cannot be mandated, although a pre-construction meeting with staff is encouraged to allow subdividers to receive upfront input from various city departments (e.g., fire) to ensure completeness for preliminary applications.
- The final application must be reviewed only by the administrative land use authority, not the council or planning commission. An appeals authority must be appointed, with a 10-day period from the time of appeal until the hearing.
- Swales are now the preferred method for stormwater management, aligning with most the city's current management practices. However, if a developer desires to put in curb and gutter, they can request it, and it would need approval to install. Sidewalks are not required but may be considered when requested; the Planning Commission noted that sidewalks are not typical throughout the city. All requirements for fencing have been removed, as the Planning Commission understood that Uintah City residents did not want fencing. Specific fencing needs can be addressed separately. References to irrigation water have been removed since the City does not control it. However, culinary irrigation water is mentioned in 10-5-7, expressing the City's expectation for limited use of culinary water for landscaping and referring to the Waterwise Landscape Ordinance.
- Septic systems are allowed, but dry sewer installation is required for a future connection. Council Member Patterson asked about why we require this connection. Chair Wickizer explained that this decision followed extensive discussion regarding the considerable expense, historical issues (e.g., cracked pipes, inadequate flow, lack of maintenance), and long-term viability, with developers on the commission supporting the dry sewer requirement. Mayor Cutler mentioned that he is cautious when the state takes over and tries to mandate what the cities must do. Council Member Patterson agreed.
- Council Member Bell asked what if the City fails to meet the deadline in the cycle. Chair Wickizer explained that if the City does not take and action, it will automatically pass. She is working on the checklist and is looking at what other cities have done. The time frame does not start until there is a complete application. If that is not complete, the City has more time to review it. Council Member Bell questioned if the land use authority is made up of different people from City Council and Planning Commission, it could make it a little more complicated for people to meet. Chair Wickizer suggested that maybe we have some alternates.
- Motion was made by Council Member Patterson to approve Ordinance 295-25 relating to subdivision regulations.
- Motion was seconded by Council Member Combe.
- All in favor; the motion carries.

7. INFORMATIONAL ITEMS:

- A. Planning Commission Report: Chair Deb Wickizer
 - Chair Wickizer mentioned that they have begun the work on the general plan and had an envisioning type meeting. Council Member Combe asked if there are any subdivisions that will be on the old ordinance and answer was yes, the Jackman-Sheffler one subdivision as it has already been approved.
- B. Public Works Report: None
- C. Sherriff's Report: Lt. Slater compiled the statistics for June and overall, there were about 20 less calls than the previous month with six crashes reported. Speed trailer data collection was inconsistent due to equipment movement (likely for mowing) and technical issues (e.g., recognizing trains), making the data unreliable. Efforts will continue to gather accurate eastbound data.
- D. Council Reports:
 - Council Member Combe reported that preliminary work is underway for a park redesign, including an onsite visit from an engineer. Once we have a design, we will get some citizens' input so we will be ready to apply for the RAMP grant.
 - Council Member Bell shared that the annual Bonneville CTC race will be August 23, and it goes through beautiful Uintah. It is for a good cause, so encourage those you know to sign up.
 - Council Member Patterson had nothing to report.
 - Mayor Cutler introduced Bryan Baron as our new city attorney. He works full time for the Wever County Attorney's office, and an associate of his, Lauren Thomas, will be assisting him. Brian, who grew up in Brigham City, holds a bachelor's degree in English from Weber State University and a law degree from the University of Utah, with experience in private practice, public defense, and civil studies.

8. MEETING ADJOURNMENT:

- Motion made by Council Member Bell at 6:30 p.m.
- Motion was seconded by Council Member Combe.
- All in favor; the motion carries.

Michelle Mortensen
Michelle Mortensen, Uintah City Recorder

8/19/35
Date