



2191 East 6550 South – Uintah, Utah 84405

(801)479-4130

Office Hours M-W 9:00-5:00 Thr-Fri 9:00-1:00

Planning Commission Chair:

Planning Commission Vice-Chair:

Commissioners:

Scott Dixon

Brandon Minster

Jake Wayman

Aaron Stuart

Glenn Williams

Secretary: Joan Dailey

## AGENDA

UINTAH CITY PLANNING  
COMMISSION MEETING  
TUESDAY, FEBRUARY 24, 2026  
6:00 p.m.

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

### AGENDA ITEMS:

1. MEETING CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

CONFLICT OF INTEREST:

2. DISCUSSION/ACTION: Acceptance and Oath of Office of the new Alternatives

Presenter: Aaron Stuart

3. DISCUSSION/ACTION: Acceptance of Planning Commission Vice Chair

Presenter: Aaron Stuart

4. DISCUSSION/ACTION: Discussion on potential day and time adjustment of our PC meetings.

Presenter: Aaron Stuart

5. PUBLIC COMMENT (2 minutes per person):

We would like to thank those of you who take the time to comment. We will not be addressing comments, and if it is appropriate, we will have staff investigate those items and get back to you or add them as future agenda items.

6. CONSENT AGENDA: Action Item

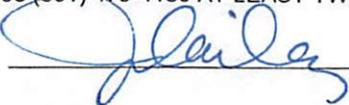
Approval of Planning Commission Meeting Minutes – January 27, 2026

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

- New Business Licenses – Joan Dailey
- CUPs –
- Commercial Building – Scott Dixon
- Training –
- Nuisance – Glenn Williams
- Other –

8. MEETING ADJOURNMENT:

THE UNDERSIGNED PLANNING COMMISSION SECRETARY FOR THE CITY OF UINTAH HEREBY CERTIFIES THAT A COPY OF THE FOREGOING NOTICE WAS POSTED TO: CITY OF UINTAH - CITY HALL, AND UTAH PUBLIC NOTICE WEBSITE, 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 UINTAH CITY, 2191 E 6550 S, UINTAH, UT 84405 (801) 479-4130 AT LEAST TWO DAYS PRIOR TO THE MEETING

  
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Joan Dailey, Planning Commission Secretary

  
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Date



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**Planning Commission**  
**January 27<sup>th</sup>, 2026**  
**6:00 p.m.**  
**Minutes**

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Planning Commission Members Present: Jake Wayman, Scott Dixon, Aaron Stuart, Brandon Minster

Planning Commission Members Absent: Glenn Williams

Staff Present: City Council Member Patterson, Council Member Combe, Court Clerk Joan Dailey, City Recorder Michelle Mortensen

Attendees: Don & Marilyn Pearson, Jill Smith, Brandon Everett

**AGENDA ITEMS:**

1. **MEETING CALL TO ORDER:** Council Member Patterson called the meeting to order at 6:00 p.m.  
**PLEDGE OF ALLEGIANCE:** Led by Scott Dixon.  
**CONFLICT OF INTEREST:** None
  
2. **DISCUSSION/ACTION:** Discuss Planning Commission Chair and Vice Chair  
**Presenter:** Council Member Ross Patterson
  - Motion was made by Scott Dixon nominated Aaron Stuart to serve as the chair for the planning commission.
  - Motion was seconded by Jake Wayman.
  - All in favor; the motion carries.
  - Motion was made by Scott Dixon to table the vote for vice chair.
  - Motion was seconded by Brandon Minster.
  - All in favor, the motion carries.
  
3. **OATH OF OFFICE FOR THE NEWLY APPOINTED PLANNING COMMISSION MEMBERS:**  
**Presenter:** City Recorder Michelle Mortensen
  - Both alternates were not present, so this item was tabled until the next meeting.
  
4. **PUBLIC COMMENT:**
  - Council Member Combe stood and thanked the commission for their service. After being an alternate and in their shoes, he appreciates what they do and for the support that they give to the city council. He looks forward to working with them.
  - Marilyn Pearson stood and thanked them as well and mentioned that it is not an easy job. She appreciates what they do to preserve Uintah.
  
5. **CONSENT AGENDA: Action Item**  
Approval of Planning Commission Meeting Minutes – November 25, 2025
  - Motion was made by Jake Wayman to approve the minutes from November 25, 2025.
  - Motion was seconded by Brandon Minster
  - All in favor; the motion carries.
  
6. **Discussion/ Action: CUP's and Land Use**  
**Presenter:** Planning Commission Chair
  - Jake explained that he has been going through the CUP's and what businesses are still here and which ones are not. There was no further discussion.
  
7. **Discussion/ Action: Consideration for 89 construction Vicinity to do a Land Overlay**  
**Presenter:** Planning Commission Chair

- Aaron Stuart motioned to table this discussion until they had more information from Deb Wickizer.
- Motion was seconded by Brandon Minster.
- All in favor; the motion carries.

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

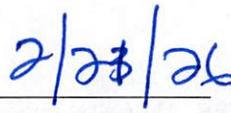
- **New Business Licenses – Joan Dailey – none**
- **CUPs – Jake Wayman – Commercial & Brandon Minster – Residential - none**
- **Commercial Building – Scott Dixon - none**
- **Training – Glenn Williams - none**
- **Nuisance – Glenn Williams - none**
- **Other – none**

**9. MEETING ADJOURNMENT:**

- Motion was made by Scott Dixon to adjourn planning commission meeting at 6:22 p.m.
- Motion was seconded by Brandon Minster.
- All in favor; the motion carries.



Joan Dailey, Planning Commission Secretary



Date