



2191 East 6550 South – Uintah, Utah 84405

(801)479-4130

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

Mayor Kristi Bell

Council Members:

Michelle Roberts

Ross Patterson

Daniel Combe

Teague Sorenson

UINTAH CITY COUNCIL

TUESDAY, JUNE 2nd, 2026

6:00 p.m.

AGENDA

Planning – Aaron Stuart

Building Inspector-Jeff Monroe

Treasurer – Mike Ulrich

Sheriff – Lt. Slater

Fire Chief – Britt Clark

AGENDA ITEMS:

1. **MEETING CALL TO ORDER:**

PLEDGE OF ALLEGIANCE:

CONFLICT OF INTEREST:

2. **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.

3. **PUBLIC HEARING:**

A. Annexation of Parcel #07-103-0021 – Uintah Springs Business Park

4. **CONSENT AGENDA: Action Item**

A. Approval of City Council Meeting Minutes – May 19, 2026

B. Approval of Invoices – None

C. Financial Reports – None

5. **OLD BUSINESS:**

A. None

6. **NEW BUSINESS: DISCUSSION, CONSIDERATION, and POSSIBLE ACTION:**

A. Annexation of Parcel #07-103-0021: Mayor Bell

7. **INFORMATIONAL ITEMS:**

A. Planning Commission Report: Aaron Stuart

B. Council Reports:

8. **MEETING ADJOURNMENT:**

****NOTICE****

Uintah City does not discriminate on the basis of race, color, national origin, sex, religion, age, or disability in employment or the provisions of services. If you are planning to attend this public meeting and due to a disability, need assistance in understanding or participating in the meeting, please contact the City Clerk at (801) 479-4130 at least four working days in advance of the meeting and we will try to provide whatever assistance may be required.

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

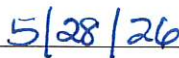
Public meetings will be held in-person at the city offices and electronically via YouTube in accordance with Utah Code Ann. §52-4-202 et. seq., Open and Public Meetings Act. The public may monitor or listen to the meeting in person or electronically by following the link below.

https://youtube.com/live/BoEPU9fQK_Y?feature=share

****CERTIFICATE OF POSTING****

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted at Uintah City Hall, on the Utah Public Notice website, and the Uintah City website.


Michelle Mortensen, Uintah City Recorder


Date



UINTAH CITY COUNCIL
TUESDAY, MAY 19th, 2026
6:00 p.m.

MINUTES

Council Members Present: Mayor Bell, Council Member Combe, Council Member Patterson, Council Member Sorenson, Council Member Roberts joined at 6:09 p.m.

Staff Present: City Attorney Bryan Baron, City Recorder Michelle Mortensen, Public Works Jack Burton, Lt. Ryan

Attendees: Don and Marilyn Pearson, Gordon Cutler

AGENDA ITEMS:

1. **MEETING CALL TO ORDER:** Mayor Bell welcomed everyone, calling the meeting to order at 6:00 p.m.
PLEDGE OF ALLEGIANCE: Led by Council Member Patterson.
CONFLICT OF INTEREST: Council Member Combe has a conflict, as he is a large shareholder of the Uintah Mountain Stream and the Uintah Central ditch company. He also owns property that has conflicts with the UDOT project.
2. **PUBLIC COMMENT:**
None
3. **CONSENT AGENDA:**
 - A. Approval of City Council Meeting Minutes – May 5, 2026
 - B. Approval of Invoices – April
 - C. Financial Reports – April
 - Motion was made by Council Member Sorenson to approve the consent agenda.
 - Motion was seconded by Council Member Combe.
 - All in favor, the motion carries. Council Member Combe, aye; Council Member Patterson, aye; Council Member Sorenson, aye; Mayor Bell, aye.
4. **OLD BUSINESS:**
 - A. None
5. **NEW BUSINESS: DISCUSSION, CONSIDERATION, and POSSIBLE ACTION:**
 - A. Master Agreement with UDOT: Mayor Bell
 - Mayor Bell explained that UDOT has identified utilities within the project area within the Highway 84/89 interchange that may need to be relocated, protected, or adjusted as part of the project. This creates the framework of how UDOT and the City will coordinate moving forward. UDOT is responsible for the design and construction, but the City will be responsible for reviewing the plans, inspecting the work, and making sure our standards are met. If the City decides to do any betterments or upgrades, the City would be required to pay for those. Tonight, we need to approve the master agreement so we can keep the UDOT project moving forward.
 - Council Member Sorenson mentioned that at one time, we discussed the possibility of a conduit across

- the highway. Mayor Bell asked Mr. Burton to address this. One of the betterments is in conjunction with existing sewer manholes so we could get across Highway 89 and hook into the west side of 89. Council Member Sorenson said it does not need to be in there, but he wanted to acknowledge it. Mr. Burton mentioned that we can add betterments during the project.
- Council Member Patterson agreed that the conduit should be added in there. Mayor Bell mentioned that it would be at a hefty cost to the city. Council Member Combe concluded that we are trying to figure out something with a magic mirror, but the mirror is blank.
- Motion was made by Council Member Patterson to approve the Master Agreement with UDOT.
- Motion was seconded by Council Member Sorenson.
- All in favor; the motion carries.

B. Crack Sealing Project – Council Member Patterson

- Council Member Patterson asked Mr. Burton to explain the project. Mr. Burton informed the council that last year we did an overlay on 2125 East. At the same time, the new subdivision, Valley Meadows, was constructed with new asphalt. It is highly recommended that the new asphalt receive a seal coat approximately one year after installation to help extend the life of the road, prevent future cracking, and improve long-term durability.
- The proposed project cost is \$27,410, which includes the three cul-de-sacs and all asphalt west of 6600 on 2125. Staff believes this is a worthwhile investment for the longevity of the roadway. The contractor is a state-approved contractor, so procurement requirements should be satisfied.
- Council Member Patterson agreed with the recommendation from Mr. Burton. Council Member Combe asked if this is priority for the road project. Mr. Burton responded that it is not a major project, but something that needs to be done.
- Motion was made by Council Member Combe to approve the crack sealing project on 2125 East in the amount of \$27,410.
- Motion was seconded by Council Member Patterson.
- All in favor; the motion carries. All yes.

6. INFORMATIONAL ITEMS:

A. Sheriff's Report: Lt. Slater

- Lt. Slater gave a brief update. Staffing is still full; six officers will graduate at the end of the month and there are two that have just started field training. As he reviewed the calls for service, there were some burglaries at the storage units, but no major calls.

B. Council Reports:

- Council Member Patterson provided an update regarding ownership of 6550 Road. After consulting with a title company and reviewing the plat maps, it was determined that the maps are unclear and inconsistent, making it difficult to identify exact property ownership and boundaries in the area. The title company recommended requesting that the County complete a new survey and redraw the area to establish accurate property lines and ownership information. Staff is currently working with the County to determine whether they can complete the survey and clarify the records.
- Council Member Roberts went over the U-days schedule, as well as the schedule for the lighting of the U, which will be open to all youth over fourteen years old. She also mentioned that they are still looking for volunteers as well as donations.
- Council Member Sorenson announced that the Bonneville Communities That Care 5K and Half Marathon is scheduled for August 22, 2026, at 7:00 a.m. Information is available on the City website and at City Hall. Residents were advised that portions of 6600 South will be affected during the event. The Council discussed a pass-through expense with Bonneville CTC for the purchase of a trailer to store race and event supplies, totaling \$4,765.48. Uintah City was identified by the Key Leaders group to purchase the trailer on behalf of Bonneville CTC and invoice Weber Human Services for reimbursement. The expense will result in no cost to Uintah City residents. The City will also facilitate annual trailer registration costs, which will be deducted from the City's annual contribution to Bonneville CTC. He also met Waste Management, and we are reviewing our contract with them.
- Mayor Bell updated that last council meeting, the Weber County transfer station closure was discussed. Robinson Waste purchased the Ogden transfer station, and the Weber County transfer station was expected to close effective July 1. Since that time, Waste Management has become the frontrunner to

take over operations of the Weber County location. If approved, operations are expected to continue as usual, including recycling services and public access for personal waste disposal. Some adjustments to public drop-off hours or days may occur.

7. MEETING ADJOURNMENT:

- Motion was made by Council Member Patterson to adjourn city council meeting at 6:28 p.m.
- Motion was seconded by Council Member Sorenson.
- All in favor; the motion carries.

Michelle Mortensen, Uintah City Recorder

Date

DRAFT

ORDINANCE NO. 300-26

ORDINANCE OF THE CITY COUNCIL OF UINTAH CITY ANNEXING TERRITORY INTO THE MUNICIPALITY OF UINTAH CITY, ESTABLISHING ZONING FOR THE ANNEXED TERRITORY, AND THE EXTENSION OF THE CORPORATE BOUNDARIES OF UINTAH CITY

WHEREAS, the owners of certain real property, described below, desire to annex real property to the corporate limits of Uintah City, Utah; and

WHEREAS, said owners have caused a petition for annexation to be filed with the City (Exhibit A), together with an accurate plat of the real property which was made under the supervision of a competent, licensed surveyor (Exhibit B); and

WHEREAS, on April 21, 2026, the Uintah City Council received the required Notice of Certification from the City Recorder certifying that the annexation petition meets the requirements of state law; and

WHEREAS, the City Council published and mailed notice of the Certification, as required by law and no timely protests have been filed in accordance with the provisions of Utah Code Ann. §10-2-810; and

WHEREAS, the City Council held the required public hearing on June 2, 2026 after giving notice as required by law, and has determined the referenced annexation is in the best interests of the City and the annexed territory;

NOW THEREFORE, pursuant to Utah Code Ann. §10-2 et al., be it ordained by the City Council of Uintah City, Utah as follows:

Section 1. Annexation of Territory

The territory legally described in Exhibit B, attached hereto and incorporated herein by this reference, is hereby annexed to the City of Uintah City, County of Weber, State of Utah.

Section 2. New Corporate Limits

The corporate limits of the City of Uintah City are hereby extended and increased so as to include and embrace within the corporate limits of the City, the territory described herein, and such territory is hereby declared to be a part of the City of Uintah City.

Section 3. Classification for Zoning Purposes.

Pursuant to Uintah City Municipal Code § 9-6-1, the annexed territory is hereby assigned the C-1 zone.

Section 4. Accuracy of Map and Annexed Territory.

The plat attached to this Ordinance is an accurate map of the territory annexed and such map is hereby adopted as the official map of the territory annexed, and the Mayor of the City of Uintah City, is hereby authorized and directed to certify the map as an accurate map of the territory annexed under the provisions of this Ordinance, and to record in the Office of the Weber County Recorder, State of Utah, this Ordinance, together with a certified copy of the official plat attached.

Section 5. Severability.

If any provision of this Ordinance is held invalid, or unenforceable for any reason, the remainder shall not be affected.

Section 6. Effective Date.

This Ordinance shall be effective on the 2nd day of June 2026, and after the publication or posting as required by law.

PASSED AND ADOPTED this 2nd day of June, 2026.

UINTAH CITY, a municipal corporation

Kristi Bell, Mayor

Mayor Bell voted	_____
Council Member Combe voted	_____
Council Member Roberts voted	_____
Council Member Patterson voted	_____
Council Member Sorenson voted	_____

ATTEST:

Approved as to form and for
Compliance with state law:

City Recorder Michelle Mortensen

City Attorney Lauren Thomas

EXHIBIT A
PETITION FOR ANNEXATION

UINTAH CITY ANNEXATION APPLICATION

For Office Use Only:

Review Fees: pd. Application Number: _____ Application Date: _____
 City Council Date: 4/21/26 Planning Commission Date: 4/23/26
 Public Hearing Date: _____

Prior to submitting an Annexation Application, the petitioner must file a notice of intent to file a petition with the Uintah City Recorder, the Weber County Clerk, and any other affected entities as defined in Utah Code Ann. §10-2-801(2). Completed Annexation Applications will only be accepted after the Uintah City Recorder has received the required certification from Weber County detailed in Utah Code Ann. §10-2-806(2)(b)(i)(B).

Applicant Information	
Name: Braiden Rindlisbacher	
Address: 14587 S 790 W C201	
Email: braiden@scenicdev.com	
Phone Number: 801.864.2952	
Property Information	
Address/Location: Weber County Parcel # 071030021	
Number of Acres: 3.87	Number of Parcels:
Intended Use: Storage Facility	Current Use: Vacant
Requested Zone: C1	
Name of Engineer/Licensed Land Surveyor: Jason Thompson	

ANNEXATION APPLICATION REQUIREMENTS

Please read Utah Code Ann. §10-2-806 in detail before submitting an Annexation Application.

Missing information may be cause for denial of application and/or annexation.

The following items, at a minimum, shall be included with this application:

1. Payment of \$500 Annexation Application fee.
2. **Petition for Annexation** (attached) signed by a majority of private property owners that also is equal in value to at least 1/3 of the value of all private real property, as shown by the latest tax assessment rolls of Weber County, within the area proposed for annexation.
3. Receipt from Weber County showing payment for county plat review.
4. An accurate and recordable map of the area proposed for annexation prepared by a licensed surveyor in accordance with Utah Code Ann. §17-73-507. Please identify on the plat each parcel included in the annexation and on each parcel label, the owner's name, tax identification number, acreage, and the proposed zoning. Two 36" x 24" and one 11" x 17"

copy shall be submitted to Uintah City. Mylar to be submitted prior to the final public hearing at the City Council.

5. A copy of the notice of intent sent to affected entities by applicant and a list of the affected entities to which notice was sent. See Utah Code Ann. §10-2-806(2)(a)(i)(B).
6. The designation of up to five individuals, signatory to the petition, who shall serve as sponsors of the annexation, together with the mailing addresses of each. Also, the designation of one of the sponsors who shall act as "Contact Sponsor".

Sponsor Name (at least one individual)	Mailing Address	Contact Sponsor? (yes/no)
1. Braiden Rindlisbacher	14587 S 790 W C201 Bluffdale, UT 84065	Yes
2. Kim Rindlisbacher	14587 S 790 W C201 Bluffdale, UT 84065	No
3.		
4.		
5.		

7. Evidence of the mailing/delivery of the Annexation Application, including the Petition for Annexation, to the Weber County Clerk on the day of its filing as required by Utah Code Ann. 10-2-806(6).
8. If the proposed annexation proposes a cross-county annexation, a copy of the resolution described in Utah Code Ann. §10-2-805(4)(a)(iii)(A).

APPLICANT CERTIFICATION

I certify under penalty of perjury that this Annexation Application and all information submitted as a part of this Annexation Application is true, complete and accurate to the best of my knowledge. I acknowledge that I have reviewed the application sections of the Uintah City Land Use Regulations (Title 9) and the Utah Code Annotated and the items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses. I agree also to comply with any and all applicable Uintah City Ordinances in effect at this time. Should any of the information or representations submitted in connection with this Annexation Application be incorrect or untrue, I understand that Uintah City may rescind any approval or take any other legal or appropriate action. I also agree to allow Uintah City staff, Uintah City Planning Commission members, Uintah City Council members, or appointed agent(s) of Uintah City to enter the subject property to make any necessary inspections thereof.

Applicant's Signature Braiden Rindlisbacher Date 1.28.26

Please Note:

Attendance at Planning Commission/City Council meetings is required of the applicant or a representative. Fee payment is required at the time of application submittal.

PETITION FOR ANNEXATION

To the Uintah City Council:

We, the undersigned real property owners, respectfully petition that the following described lands and territory in Weber County, Utah, be annexed into Uintah City:

Parcel Number	Property Owner(s)	Signature	Date	Phone Number	Mailing Address
071030021	Scenic Development Group, LLC	Kim Rindliebacher	1.28.26	801.259.1237	14587 S 790 W C201 Bluffdale, UT 84065

Notice: There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election. If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Uintah City. If you choose to withdraw your signature, you shall do so no later than 30 days after Uintah City receives notice that the petition has been certified.

RECEIPT

Customer: Scenic Development

Date: 4/16/26

Amount Received: _____

[\$ 500.00]

For Payment Of: Annexation

Payment Method: ☐ Cash ☐ Credit Card ☒ Check 15717

Received By: BW

4. The designation of up to five individuals, signatory to the petition, who shall serve as sponsors of the annexation, together with the mailing addresses of each. Also, the designation of one of the sponsors who shall act as "Contact Sponsor". ____

1. Braiden Rindlisbacher 14587 S 790 W C201 Bluffdale, UT 84065 (Contact Sponsor)
2. Kim Rindlisbacher 14587 S 790 W C201 Bluffdale, UT 84065

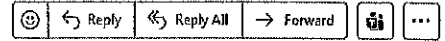
6. The applicant shall indicate the proposed zoning designation of the area to be annexed.

The proposed zoning for parcel 07-103-0021 is C1.

Weber County Surveyor Payment Confirmation



Notification <noreply@forte.net>
To: Braiden J. Rindlisbacher



Wed 1/21/2026 8:46 AM

Dear Kim Rindlisbacher,

Thank you for making your payment to the Weber County Surveyor on 1/21/2026 7:45:46 AM in the amount of \$ 350.00.

PLEASE NOTE:

If you paid by electronic check, please check your bank statement to confirm that your payment was deducted within 48 hours of the date that you made the payment. If the payment was not deducted, please call our office immediately.

**** This is an unattended mailbox. If you have any questions in regards to the payment process or the service fee please contact our office at 801-399-8007.

Thank you

December 18th, 2025



WEBER COUNTY

Ricky D. Hatch, CPA
Clerk/Auditor

To: All Property Owners within 300 feet of Weber County Parcels # 07-103-0021

Subject: Notice for Annexation of Weber County Parcel #07-103-0021 (Utah State code 10-2-403 (2)(b)(i)(A))

Dear Property Owner,

Your property may be affected by a proposed annexation. Records show that you own property within an area that is intended to be included in a proposed annexation to Uintah City or that is within 300 feet of that area. If your property is within the area proposed for annexation, you may be asked to sign a petition supporting the annexation.

You may choose whether to sign the petition. By signing the petition, you indicate your support of the proposed annexation. If you sign the petition but later change your mind about supporting the annexation, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of North Ogden City within 30 days after North Ogden City receives notice that the petition has been certified.

There will be no public election on the proposed annexation because Utah law does not provide for an annexation to be approved by voters at a public election. Signing or not signing the annexation petition is the method under Utah law for the owners of property within the area proposed for annexation to demonstrate their support of or opposition to the proposed annexation.

You may obtain more information on the proposed annexation by contacting Michelle Mortensen, m.mortensen@uintahcity.gov. Once filed, the annexation petition will be available for inspection and copying at the office of Uintah City located at 2191 East 6550 South, Uintah City.

Sincerely,

A handwritten signature in cursive script that reads "Ricky Hatch".

Ricky Hatch, CPA
Weber County Clerk/Auditor

December 18th, 2025



Ricky D. Hatch, CPA
Clerk/Auditor

To: Michelle Mortensen
2191 East 6550 South
Uintah, UT 84405

Subject: Certification of Annexation Notice for Weber County Parcels #07-103-0021

Dear Michelle,

Per Utah State code 10-2-403(2)(b)(i)(B), this letter confirms all property owners within 300 feet of the subject parcel have been notified of the proposed annexation. A copy of the notice is provided in the attachments listed below.

The cost of the mailings was below \$100; therefore, Uintah City will not be invoiced to cover those expenses. Please feel free to reach out with any questions.

Sincerely,

Ricky Hatch, CPA
Weber County Clerk/Auditor

ATTACHMENTS:

1. Scenic Dev Grp Uintah Annexation Notice for Weber County Parcel 071030021, including:
 - a. Scenic Dev Grp Uintah Annexation Notice Letter - Weber County Parcel 071030021 (12-18-2025)
 - b. Proposed Annexation Plat

EXHIBIT B
ANNEXATION PLAT

