



MEETING AGENDA

2191 East 6550 South – Uintah, Utah 84405

(801)479-4130

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

PC Chair: Aaron Stuart

PC Vice-Chair: Glenn Williams

Commissioners: Scott Dixon

Brandon Minster

Jake Wayman

Alternates: Andrew Flegel

Benjamin Mitchell

Daniel Buckway

Secretary: Joan Dailey

City Council Representative: Ross Patterson

UINTAH CITY PLANNING COMMISSION

THURSDAY, June 25, 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. **WELCOME AND ROLE CALL:**

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. **CONSENT/ACTION ITEMS:**

Approval of Planning Commission Meeting Minutes – May 28, 2026

4. **NEW DISCUSSION/ACTION: Review CUP for Timothy Loftus dog kennel.**

Presenter: Planning Commission Chair Aaron Stuart

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

- New Business Licenses – Joan Dailey – none.
- CUPs – Jake Wayman -none.
- Commercial Building – Scott Dixon-
- Training – Glenn Williams –
- Nuisance – Glenn Williams –
- Other –

WORK SESSION AGENDA

DATE: June 25, 2026

Attendees:

ITEMS:

1. Discussion on: ADU/Conex containers.
Presenter:
2. Discussion on Pitcher Property easement.
Presenter:

6. MEETING ADJOURNMENT:

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



Joan Dailey, Planning Commission Secretary

6-17-26

Date



Planning Commission

May 28, 2026

6:00 p.m.

Minutes

Planning Commission Members Present: Scott Dixon, Aaron Stuart, Glenn Williams, Jake Wayman

Planning Commission Members Absent: Brandon Minster

Staff Present: City Council Member Ross Patterson and Secretary Joan Dailey

Attendees: Marilyn Pearson

AGENDA ITEMS:

1. **MEETING CALL TO ORDER:** Planning Commission Member Chair, Aaron Stuart, called the meeting to order at 6:05 p.m.

PLEDGE OF ALLEGIANCE: Led by Jake Wayman

CONFLICT OF INTEREST: All members declared they had no conflicts of interest.

2. **PUBLIC COMMENT:** None

3. **CONSENT AGENDA:** Action Item

Approval of Planning Commission Meeting Minutes – April 23, 2026

Motion was made by Scott Dixon

Motion was seconded by Glenn Williams

All in favor; the motion carries.

4. **New Discussion/ Action:** Discussion regarding Metal Conex Shipping Containers

Presenter: Planning Commission Chair, Aaron Stuart.

The discussion initiated from the previous topic highlighted that the current city ordinance for accessory units is very open, primarily dictating setbacks without size requirements. A proposal was made to hold a dedicated work session to address and refine the ordinance concerning ADUs and Conex containers, with the goal of inviting Jeff to participate. A question was raised whether a Conex container is technically considered an Accessory Dwelling Unit (ADU); it was clarified that it is not a dwelling unit. A member reported a detailed conversation with Jeff, who confirmed that structures over a certain size require a building permit to be placed permanently. Jeff's schedule is changing, which should allow him to attend future Thursday meetings. The commission agreed on the need for work sessions to review

research on ADUs, what other municipalities are doing, and potential regulations for Conex containers. A suggestion was made to increase public awareness about existing subdivision covenants, which are recorded at the county office and may already regulate the appearance of new structures. A work session was deemed more appropriate for this in-depth topic than continuing during the current meeting. The first work session on ADUs and Conex containers will be held for at least one hour immediately following the next meeting. The session will take place on June 25, 2026. Jake Wayman will prepare and assign research topics for the work session to facilitate a structured discussion. Key questions to research for the work session include: Are the containers in question properly set back from property lines? Is there power run to them? Is anyone living in them? The discussion concluded with an acknowledgment of the aesthetic concerns, particularly for unappealing containers placed in highly visible locations.

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

- **New Business Licenses – Joan Dailey – Reprieve Recovery Center LLC (Day Treatment facility)**
- **CUPs – Desire to get CUPs into a shared spreadsheet; discussion of platform: Currently on OneDrive; can be shared. Consideration of Microsoft Teams/SharePoint vs. Google Drive. Decision leaning toward Google Drive for accessibility with Gmail accounts; links to be provided. Some participants did not see the OneDrive share yet; follow-up implied to locate access.**
- **Residential – Brandon Minister**
- **Commercial Building – Scott Dixon -discusses the issue with Pitcher's property with 120' easement on the property that no buildings should be build on that easement; Weber County has transferred all jurisdictions to City. UDOT needs to deed to City. Needs to get a clear established ownership. Win win for everyone. Glenn to contact UDOT to deed the ROW. Realignment issue.**
- **Training – Glenn Williams - none**
- **Nuisance – Glenn Williams – A complaint was received regarding John Sorensen, which is his second citation. The property must be brought into compliance by a specified date of June 1, 2026. Jeff has issued the violation, and there is a clear fine associated with it. It is noted that the owner would need a permit for certain items, which would likely not be approved based on current regulations, especially given the property's location on a corner lot with significant street frontage.**
- **Other – . Discussion on illegal dumping at a property on 6600 S dumping concrete debris. Signs need to be put up for no illegal dumping. Ask Jack at City about making a sign. Also, need to follow up with Andrew about renewals on 2 CUPs that are expired. Need to see if there is a business license for a resident that has wood in his yard and sales lumber.**

6. MEETING ADJOURNMENT:

- Motion was made by Scott Dixon to adjourn at 6:53 pm.
- Motion was seconded by Jake Wayman.
- All in favor; the motion carries.

Joan Dailey, Planning Commission Secretary

Date