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 UINTAH HEREBY CERTIFIES THAT A COPY OF THE FOREGOING NOTICE WAS POSTED TO: UINTAH 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 UINTAH CITY, 2191 E 6550 S, UINTAH, UT 84405 (801) 479-4130 AT LEAST TWO DAYS PRIOR TO THE MEETING.

JDailey — 6-17-26

Joan Dailey, Planning Commission Secretary — 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

UINTAH CITY

2191 East 6550 South ◆ Uintah, UT 84405 ◆ 801-479-4130 ◆

June 5, 2026

Timothy Loftus
2050 E 6450 S
Uintah, UT 84405

Dear Timothy,

Thank you for contacting the Planning Commission requesting a Conditional Use Permit (CUP). The Planning Commission has received your application and your CUP has been added to the next agenda.

To continue the application process, you must be present at the next Planning Commission meeting which will be held on: **Thursday, June 25, 2026, at 6:00 pm** at the City Hall located at 2191 E 6550 S, Uintah. Please plan on attending this meeting to answer any questions the Commissioners may have or to provide additional information regarding your request. If you cannot attend this meeting, please let us know so it can be rescheduled.

Your CUP fee is a one-time permit for the life of your business; however, you are required to maintain an annual business license with Uintah City. The CUP and Business License are processed through the Planning Commission. Your business license fees will be based on the type of business authorized.

To obtain your business license you will need to come to the City Office Monday-Wednesday 9:00 a.m. to 5:00 p.m. or Thursday-Friday 9:00 a.m. to 1:00 p.m. within one week of approval.

Should you have any questions, please do not hesitate calling Aaron Stuart at 801-648-0520.

Sincerely,

Joan Dailey
Planning Commission Secretary

Uintah City

2191 East 6550 South
Uintah, UT 84405

Phone: 801-479-4130
FAX: 801-476-7269

CONDITIONAL USE APPLICATION
KENNELS AND HOBBY KENNELS

$100.00 Application Fee

CUP fee paid _____

Date Received	Zone	Application No.

PROPERTY OWNER(S): Timothy Loftus			**Phone:** (801) 205-8192
Property Address: 2050 E. 6450 S.			**Cell:**
City: Uintah	**State:** UT	**Zip:** 84405	**Fax:**
Email Address: ghostloftus13@gmail.com			

You may have up to 2 adult dogs in the City. To have additional dogs you are required to obtain a Condition Use Permit. Dogs must be licensed and animals may not roam. Dogs must be under your control when off your personal property. You must also clean up after your pet. Ownership of wild and exotic animals is not permitted. Animals are not allowed in the City Parks.

Number of dogs on property	10
What is the acreage of your property?	1/4 acre

List the breed, age, and registration (AKC, UKC, Field) of each dog that you own.

Pitbull, 13	Cane Corso, 5
Dachshund, 12	Setter mutt, 3
Chihuahua, 9	Corgi, 2
~~Staffords~~ Staffordshire bull terrier, 6	
Boxer mutt, 7	
Dachshund, 4	
Dachshund, 3	

Are the dogs used as show dogs in formally recognized dog shows, the training of dogs for field trials, obedience, tracking, and other purposes or for recreational and sporting purposes?	Yes	(No)
Is the kennel or hobby kennel located on the same lot as the residence of the dog owner(s)?	(Yes)	No

Are the dogs used for breeding?	Yes	No

Breeding:
What is the number and age of all puppies located on the property?
(All puppies born of breeding activities in a kennel or hobby kennel may be kept until they reach four months of age. When the puppies reach four months, they shall be considered adult dogs and shall be removed if the owner of the kennel or hobby kennel already has his or her full complement of adult dogs, unless the owner removes an existing adult dog to make room for the new adult dog.)

KENNELS AND HOBBY KENNELS CONCERNS	YES	NO	COMMENTS
Shelter: Does the dog run provide shelter to protect the animals from foul weather and excessive exposure to natural elements?	X		
Are runs designed to prevent the escape of any dog contained therein?	X		
Distance To Adjacent Residence: Are the dog runs located a minimum of one hundred feet (100') from a residence on an adjacent lot?	X	X	
Screening; Setbacks: Will the kennel or hobby kennel pose a nuisance to neighboring property owners?		X	
Has screening from adjacent neighboring properties been provided?	X		
Is the kennel or hobby kennel located more than ten feet (10') from any side or rear lot line?		X	

APPLICANT'S AFFIDAVIT

State of Utah_____)
County of Weber_____)

I (we) Timothy Loftus, being duly sworn, depose and say I (we) am (are)
Property Owner(s)
the sole owner(s)/agent of the owner(s), of the property involved in this application, to-wit,
2050 East 6450 South and that the statements and answers contained herein, in the
Property Address
attached plans, and other exhibits, thoroughly and to the best of my ability, present the argument in behalf of the application. Also, all statements and information are in all respects true and correct, to the best of your knowledge and belief.

Dated this 19 day of May, 20 26

Signed _____ _____
Property Owner Property Owner

STOP HERE:
THE REMAINING SECTIONS ARE TO BE FILLED OUT BY THE PLANNING COMMISSION

Issues Addressed:

In order to guarantee that the Conditional Use, once authorized, will not become a nuisance to the neighbors, the PC may impose other reasonable conditions initially and subsequently to protect the public health, safety, peace, and welfare of the residents of the surrounding area.

Issue	Conditions
A. Number of dogs.	
B. Use Of Dogs: a. The dogs kept in the kennel or hobby kennel are to be used for the showing of dogs in formally recognized dog shows, the training of dogs for field trials, obedience, tracking, and other purposes or for recreational and sporting purposes. b. The owner of a kennel or a hobby kennel may breed dogs in compliance with paragraph H. below.	
C. Lot Requirements: a. The kennel and hobby kennel must be located on the same lot as the residence of the dog owner(s) and said lot must be at least one acre in size.	
D. Distance To Adjacent Residence: a. The dog runs shall be located a minimum of one hundred feet (100') from a residence on an adjacent lot.	
E. Registration Of Dogs: a. Dogs must be registered with AKC, UKC, or be a Field dog.	
F. Screening; Setbacks: a. The kennel or hobby kennel will not pose a nuisance to neighboring property owners and may be given special consideration as to screening and setbacks. b. In no case shall any kennel be located less than one hundred feet (100') from any public street or dwelling on adjacent property and not less than ten feet (10') from any side or rear lot line.	
G. Breeding: a. All puppies born of breeding activities in a kennel or hobby kennel may be kept until they reach four months of age. When the puppies reach four months, they shall be considered adult dogs and shall be removed if the owner of the kennel or hobby kennel already has his or her full complement of adult dogs, unless the owner removes an existing adult dog to make room for the new adult dog.	

BASIS FOR ISSUING CONDITIONAL USE PERMIT

Based on the answers to the above questions, **and any additional conditions for certain conditional uses as allowed in each zone with special requirements relating to the individual type of use**, a Conditional Use Permit shall not be granted unless evidence is presented which establishes the following:

	YES	NO	COMMENTS
Necessity: Is the proposed use necessary or desirable to provide a service or facility which will contribute to the general well-being of the community?			
Compliance With Regulations And Conditions: Will the proposed use, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, welfare, and safety and of persons or injurious to property and improvements in the area?			
Conformance To General Plan: Will the proposed use conform to the intent of the General Plan?			
Use Not Detrimental: Will the proposed use be compatible with and complimentary to the existing surroundings uses, buildings, and structures after consideration of the above conditions?			

Outlook

Fwd: Concerns Regarding Conditional Use Permit Application for Kennel/Hobby Kennel at 2050 E 6450 S (Timothy Loftus)

From Aaron Stuart <astuart1981@gmail.com>
Date Fri 6/12/2026 11:41 AM
To Joan Dailey <j.dailey@uintahcity.gov>

WARNING: This email originated from outside your organization. Do not click links or open attachments unless you recognize the sender.

can you make sure this is added as discussion. I believe it should go to CUP and Nuances.

---------- Forwarded message ---------
From: [redacted]
Date: Thu, Jun 11, 2026 at 11:16 AM
Subject: Concerns Regarding Conditional Use Permit Application for Kennel/Hobby Kennel at 2050 E 6450 S (Timothy Loftus)
To: <astuart1981@gmail.com>

Dear Mr. Aaron Stuart,

My name is [redacted] in Uintah. I received the notice dated May 27, 2026, regarding the upcoming review of a new Kennel/Hobby Conditional Use Permit for my neighbor, Timothy Loftus, at 2050 E 6450 S.

I wanted to respectfully share my concerns about this application. While I respect Mr. Loftus's rights and appreciate that he is generally responsive about bringing the dogs inside when they start barking, my wife and I have ongoing safety worries for our young children who frequently play in our backyard.

Specifically:
• There are currently six dogs on the property that regularly bark and throw themselves against the shared fence separating our yards.
• This same fence has broken twice (not sure if it was the dogs or wind), but I personally repaired it on both occasions. The repeated impacts make me nervous about the fence's long-term stability.
• Our primary concern is the safety of our children, as we want to avoid any potential incidents where a dog could breach the fence while the kids are playing.

In addition, after reviewing the City's Conditional Use Permit requirements for kennels and hobby kennels (Uintah City Ordinances, Title 9, Chapter 13), we note the following potential issues with the property:
• The lot does not appear to meet the minimum one-acre requirement.
• The kennel/dog runs do not seem to maintain the required minimum 100-foot distance from

residences on adjacent lots (I don't believe it's even possible to place a kennel on the property that would meet the 100 ft requirement).

I kindly ask that the Planning Commission take these concerns into consideration during the review process on June 25, 2026. My goal is simply to ensure the safety of my family and compliance with city standards.

Thank you for your time and attention to this matter. Please feel free to contact me if you need any additional information.

Sincerely,

[redacted]