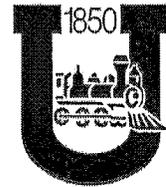


Planning Commission Chair	Zeke Swander
Planning Commission Vice-Chair:	Michelle Roberts
Commissioners:	Todd Burton Glen Woolsey Scott Dixon
Secretary:	Amanda Shipley
City Council Representative:	Greg Johnson

UINTAH CITY
PLANNING COMMISSION MEETING
Tuesday, February 24, 2015
7:00 PM



2191 East 6550 South – Uintah, Utah 84405

(801) 479-4130 Fax: (801)476-7269

MEETING MINUTES

MEETING CALLED TO ORDER: Zeke Swander called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE: Led by Planning Commission Vice-Chair Michelle Roberts.

MEMBERS OF COMMISSION PRESENT:

Zeke Swander- Chair, Michelle Roberts- Vice-Chair, Glen Woolsey-Member, Scott Dixon-Member, Todd Burton-Member

MEMBERS OF COMMISSION EXCUSED:

MEMBERS OF THE CITY COUNCIL OR OTHER CITY STAFF PRESENT:

Greg Johnson- City Council Member, Gordon Cutler- City Council Member, Amanda Shipley-Secretary

VISITORS: Paulyne Cook, Jeff Holden, Lori Woolsey, Gary Boden

CONFLICT OF INTEREST: Commission members are required by law to file a public disclosure statement with the Secretary listing business interests and investments that could create a conflict of interest with the duties of the Commission Member. When a matter in which a Commission member has a business or investment interest appears on the agenda, the Commission member must publicly disclose that interest; there were no conflicts with tonight's agenda.

New Business

- 1. Public Comment (2 minutes per person) *(recording 00: 01:09)**
 - There were none.
- 2. Approval of minutes for the Planning Commission meeting held January 27, 2015.**

Presenter: Zeke Swander *(recording: 00:01:35)

 - Zeke Swander asked if there were any questions on the minutes, there were none.
 - Michelle Roberts made a motion to approve the Planning Commission meeting minutes for January 27, 2015.
 - Seconded by Glen Woolsey.
 - All in favor. Motion passed.

***** PUBLIC HEARING OPENED*****
- 3. Discussion on a subdivision plat for Jeffrey Holden, Anderson's Corner Subdivision; located at 2339 E. 6550 S. in Uintah, UT.**

Presenter: Jeffrey Holden*(recording 01:16:59)

 - Glen Woolsey made a motion to close the Planning Commission meeting and open the Public Hearing.
 - Seconded by Todd Burton.
 - All in favor, motion passed.
 - Zeke Swander asked for any public comment. There was none.
 - Glen Woolsey made a motion to close the Public Hearing and open the Planning Commission meeting.

- Seconded by Todd Burton.
- All in favor, motion passed.

*****PUBLIC HEARING CLOSED*****

4. Discussion/Action on Final Subdivision Plat for Jeffrey Holden, Anderson's Corner Subdivision; located at 2339 E. 6550 S. in Uintah, UT.

Presenter: Jeffrey Holden*(recording 00:03:59)

- Zeke Swander explained there is a hold up on the review of the plans.
- Jeff Holden explained the current lot is over an acre and he is subdividing it into two lots, each 1/2 acre.
- Todd Burton asked if the access will be off 6650 S. before you reach the corner.
- Jeff Holden responded yes. He has completed his soil test, the review of the plans are just taking longer than expected.
- Todd Burton asked if there are any critical easements.
- Jeff Holden responded this is what is being reviewed by the county.
- Glen Woolsey asked if he intends to build on the new lot.
- Jeff Holden responded he is not sure yet, he was going to do a building but code will not allow him to do that.
- Michelle Roberts asked if he has water rights.
- Jeff Holden responded he has three shares.
- Scott Dixon inquired about where the name Anderson's Corner derived from.
- Jeff Holden explained Phyllis Dolin chose the name, it was her home for many years and he asked her what she would like the subdivision to be named.
- Todd Burton asked if he decided to build are there any special issues, including the septic.
- Jeff Holden said the soil test is good, there are not any issues.
- Michelle Roberts made a motion to table the final plat for Anderson's Corner Subdivision to the next Planning Commission meeting on March 24, 2015.
- Seconded by Scott Dixon.
- All in favor, motion passed.

5. Discussion/Action on Conditional Use Application #2015-0193 for Chad & Paulyne Cook; Cookie Jar Daycare located at 1880 E. 6550 S. in Uintah, UT.

Presenter: Chad & Paulyne Cook*(recording 00:08:44)

- Paulyne Cook present at the meeting.
- Michelle Roberts asked if Paulyne has read the City's ordinance regarding daycares.
- Paulyne said she has not yet read the City's ordinance.
- Todd Burton asked if Paulyne had the fire inspection on February 12.
- Paulyne responded yes and she passed the inspection.
- Michelle Roberts explained the ordinance allows a maximum of eight children including the homeowners own children under six years of age. Michelle stated the hours on Paulyne's application comply with the ordinance.
- Zeke Swander asked if there is adequate parking.
- Paulyne stated there is plenty of parking in the front of the house for drop off.
- Michelle Roberts stated 9-13B-3 makes it the Planning Commission decision to approve a part time employee that is not a family member.
- Paulyne has her daughter helping right now, but may need a part-time person in the future.
- Michelle Roberts informed Paulyne the Planning Commission received a letter from a neighbor expressing concerns of increased traffic and noise, worries regarding the pool and lowering property values. Michelle Roberts asked Paulyne to address these concerns.
- Paulyne said we are the only family on the street with children. She has a mother-in-law suite being used for the day care and there is a play area behind the pool for the kids to play. The neighbors should not hear the children. With all the traffic Damon Sholly's business brings down the street, they should not notice any increased traffic with our daycare.
- Michelle Roberts suggested a shorter review to see how things are going.
- Michelle Roberts made a motion to approve CUP #2015-0193 for Chad & Paulyne Cook; Cookie Jar Daycare located at 1880 E. 6550 S. with the following conditions:

- Must follow all the conditions in Uintah City's Home Daycare Centers and Preschools ordinance (a copy was given to Paulyne).
- Maximum of eight children including any of Paulyne's children under six years of age.
- Must adhere to Uintah City's signing ordinance.
- Must provide adequate off street parking.
- The Planning Commission approved one part time non-family member to work with the home occupation.
- Yearly review.
- Motion not seconded.
- Scott Dixon asked the first review be in six months.
- Michelle Roberts made a motion to approve CUP #2015-0193 for Chad & Paulyne Cook; Cookie Jar Daycare located at 1880 E. 6550 S. with the following conditions:
 - Must follow all the conditions in Uintah City's Home Daycare Centers and Preschools ordinance (a copy was given to Paulyne).
 - Maximum of eight children including any of Paulyne's children under six years of age.
 - Must adhere to Uintah City's signing ordinance.
 - Must provide adequate off street parking.
 - The Planning Commission approved one part time non-family member to work with the home occupation.
 - First review will be in six months, yearly review thereafter.
- Seconded by Todd Burton.
- All in favor, motion passed.

6. Discussion/Action on Commercial Conditional Use Application #2015-0194 for Gary Boden; Cross Fit Ascension located at 2390 E. 6600 S. in Uintah, UT.

Presenter: Gary Boden **(recording 00:21:48)*

- Gary Boden present at the meeting.
- Michelle Roberts asked if this is the same Cross Fit Ascension from the top of the hill.
- Gary Boden said yes, we are moving down the hill.
- Michelle Roberts asked how many customers they would have at each class.
- Gary Boden responded ten to fifteen customers.
- Michelle Roberts asked how many employees per class.
- Gary Boden responded there is one employee per class.
- Michelle Roberts asked how many parking spaces Mr. Boden has.
- Gary Boden responded he has a few, not too many but it is not an issue because classes are in the morning and at night and during these times there are available parking spaces for his customers.
- Zeke Swander asked if when Gary Boden rented the property from Dixon Pitcher if he was shown what parking spaces go with his unit.
- Gary Boden stated Mr. Pitcher showed him what spaces he has and was told to have his overflow parking park by the old tumbling studio.
- Scott Dixon stated when Mr. Pitcher came to the Planning Commission for a CUP; we had a discussion on parking and identified this as a potential issue.
- Zeke Swander stated we put a condition on Mr. Pitcher's CUP to have a map with the parking spaces with each unit be identified.
- Michelle Robert stated she believes this is not Mr. Boden's issue; it is an issue between Mr. Pitcher and the Planning Commission.
- Scott Dixon stated Mr. Boden is a tenant and should aware of guidelines that have been established between the building owner and the City.
- Glen Woolsey believes the parking is the building owner's responsibility. The Planning Commission knows there is open parking but it may not be conducive to Cross Fit and the hotel. Mr. Pitcher said there would be enough parking available. If there are issues with parking, the property manager needs to be addressed.
- Todd Burton asked what the total maximum customers the business could have.
- Gary Boden said the maximum would be twenty; they would not like to have more than fifteen. With more than fifteen customers there is not a lot of time allotted to each customer which is part of the experience they pay for.

- Michelle Roberts feels like besides not following through with the parking map; Mr. Pitcher has been very good to work with and has always been fair to the City and she thinks he would create more parking if it is needed. Michelle Roberts said when we were on-site; she thought there was plenty of parking.
- Scott Dixon stated he thinks Michelle Roberts makes a good point.
- Michelle Roberts made a motion to approve CUP #2015-0194 for Gary Boden; Cross Fit Ascension located at 2390 E. 6600 S. with the following conditions:
 - Must adhere to the sign ordinance.
 - Initial six month review.
- Seconded by Todd Burton.
- All in favor, motion passed.

7. **Commissioner's Responsibility reports and follow-up from previous meeting.** *(recording 00:34:59)

- **CUP's- Michelle Roberts:** Michelle Roberts reported a follow up was performed on Kent's Repair and it was discovered that renting U-Hauls is not part of his CUP. Zeke Swander and Michelle Roberts will meet with him and have him come in to Planning Commission and modify his CUP.
- **Commercial Building- Scott Dixon:** Scott Dixon did not have anything to report. Zeke Swander stated the Winterton's have been excavating. Zeke Swander also brought up that we have an on-site meeting Friday, February 27th, and it is important everyone attend if possible.
- **Training- Glen Woolsey:** Nothing to report.
- **Nuisance- Todd Burton-** Todd Burton reported that John Sorenson has a court date March 18th for sentencing. Jeff Monroe is sending a non-compliance letter to the Arnolds regarding the building permit and CUP.

8. **Meeting Adjourned** *(recording 00:39:44)

- Scott Dixon made a motion to adjourn the Planning Commission Meeting for February 24, 2015 at 8:24 p.m.
- Seconded by Michelle Robert.
- All in favor, meeting adjourned.

APPROVED by the Planning Commission this 24 day of March, 2015.

Amanda Shipley
 Planning Commission Secretary

3/24/15
 Date

Zeke Swander
 Planning Commission Chairperson

*** Recording time noted on items is for a quick reference.
 Contact the Uintah City Hall for access to the CD recording of this meeting.**