

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

## UINTAH CITY

PLANNING COMMISSION WORK SESSION  
Tuesday, April 28, 2015  
6:00 PM



2191 East 6550 South – Uintah, Utah 84405

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### MINUTES

**Meeting Called to Order:** Zeke Swander called the meeting to order at

**Roll Call:**

**Declaration of Conflicts of Interest:**

**Agenda Items:**

**1. Discussion on Uintah City Ordinance: Title 9, Chapter 13-Conditional Use Permits.**

**Presenter: Zeke Swander** \*(recording 00:00:28)

- The Commission had a discussion on the current Conditional Use Permit ordinance. Zeke explained there are three options:
  - Leave the ordinance as written
  - Do not require Conditional Use Permits any longer
  - Declare that commercial, agricultural, non-profit organizations and kennels do not require a Conditional Use Permit. Only have Conditional Use Permits for businesses ran out of residential homes.
- Glen Woolsey verified the third option still gives the Commission control over what businesses move into commercial zones. Glen Woolsey likes this option. The conditional use permit process is very redundant and takes up a lot of resources.
- Michelle Roberts stated the Utah Leagues of Cities and Towns believe we should not have conditional use permits. The Utah Leagues of Cities and Towns believe conditional use permits should be the exception; we are going against the league's advice and it can become a legal issue.
- Greg Johnson stated we need to do what is right for the citizens. Dixon Pitcher is an example, Mr. Pitcher has a CUP for the building and every business that moves into his building has to have a CUP; it is like having to ask to play baseball on a baseball team.
- The Commission was in agreement that the third option is the best.
- Michelle Roberts volunteered to work with Greg Johnson to re-write the ordinance and we will have it on our next agenda.

**2. Discussion on Uintah City Ordinance: Title 9, Chapter 10, Section 11- Development Standards.**

**Presenter: Zeke Swander** \*(recording 00:20:52)

- The Commission all agreed that they were unsure of where the length figures come from and what difference it will make if they change the length because they are not experts on this sort of thing.
- Zeke Swander suggested taking the numbers out of the ordinance.
- Michelle Roberts agreed to let the professionals decide what a safe length for a cul-de-sac is.

- Todd Burton asked why there is a limitation; other factors may come into play that we do not understand.
- The Commission decided to take the length out of the ordinance and leave it to the experts to decide.

**Meeting Adjourned**

APPROVED by the Planning Commission this 26 day of May, 2015.

Amanda Shipley  
Planning Commission Secretary

5/26/15  
Date