

Planning Commission Chair  
Planning Commission Vice Chair  
Commissioners:

Zeke Swander  
Michelle Roberts  
Todd Burton  
Glen Woolsey  
Scott Dixon  
Amanda Shipley  
Greg Johnson

Secretary:  
City Council Representative:

**UINTAH CITY**  
**PLANNING COMMISSION WORK SESSION**  
**Tuesday, March 24, 2014**  
**6:00 PM**



2191 East 6550 South – Uintah, Utah 84405

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

**WORK SESSION MEETING MINUTES**

**MEETING CALLED TO ORDER:** Zeke Swander called the meeting to order at 6:10 pm.

**Members of Commission Present:**

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

**Members of Commission Excused:**

Todd Burton

**Members of the City Council or Other City Staff Present:**

City Council Member – Greg Johnson, City Council Member- Gordon Cutler, Fire Marshal- James Osgood,  
Secretary- Amanda Shipley

**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.

Zeke Swander asked the Commission if they had any conflicts of interest with tonight's agenda; there were none.

**New Business**

**1. Discussion on Uintah City Ordinance: Title 9, Chapter 17-Sign and Lighting Regulations.**

\*(recording: 00:00:51)

**Presenter: Zeke Swander**

- Zeke explained the Commission will be looking at the Sign and Lighting Regulations tonight due to the commercial property that is requesting development because it is on a lower grade level and the sign height may not be high enough.
- Greg Johnson stated our signage ordinance should be based on what is appropriate for the business and the situation.
- Michelle Roberts stated the land Scenic Development is developing is lower than the highway; a 10 foot sign would only get to the height of the road.
- Scott Dixon stated depending on where the sign is being placed, he could see reason for adjustment.
- Michelle Roberts stated after looking at the ordinance, it makes sense. Classes one through three are not for businesses, classes four and five are the classes written for the businesses.
- Greg Johnson stated class five gives them ten feet, a billboard is about twenty-five feet and the Commission has the leeway to consider a taller sign if Scenic Development requested one.
- It was unanimously decided the ordinance should remain the same.

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

\*(recording: 00:20:59)

**Presenter: Zeke Swander**

- Zeke Swander reported this issue came up during the Scenic Development meeting, our ordinance allows a six hundred foot cul-de-sac and they are planning an eight hundred foot cul-de-sac.

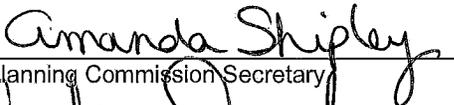
We have talked to the City Engineer Matt Hartvigsen and he gave his opinion and told us to make sure we check with emergency services on this matter.

- Fire Marshall Osgood stated these concerns are valid, once we get into the deeper planning stages for the commercial structures themselves, is when we will get into the fire flow issues. That is when we determine the amount of water supply needed to protect structures.
- Zeke Swander stated when they come in with a plan for a structure then we can see how big it is, the Fire Department will look it over and help us make our decision to approve or not.
- Fire Marshall Osgood stated that is correct. Right now we are just speculating. He said he can dig into the cul-de-sac rules more but what he has seen so far is a street can be as long as it needs to be as long as the road is wide enough and the turnaround is large enough for a fire apparatus.
- Michelle Roberts asked if there will be a water flow issue with an eight hundred fifty foot cul-de-sac.
- Fire Marshall Osgood responded that a fire hydrant is required every three hundred to five hundred feet and if both those fire hydrants are on the same grid, it may cause a problem if we open one hydrant and need more water.
- Scott Dixon stated you need two main water supplies coming from two different directions.
- Glen Woolsey stated there was talk of looping the two laterals.
- Michelle Roberts stated first of all we have a discrepancy in our ordinance under definitions 9-2-1 it states we allow a four hundred foot cul-de-sac and in ordinance 9-10-11 it states we allow a six hundred foot cul-de-sac. Michelle Roberts also brought it to the Commissioners attention that 9-10-11 Section "I" states: "Exceptions to the requirements and provisions as outlined in this section may be approved by the city council, with recommendation from the planning commission; provided, that the developer or owner of such development site can demonstrate to the satisfaction of the city council that the requested exceptions shall not be detrimental or injurious to the property or improvements adjacent thereto, or detrimental to the general well-being of the neighborhood, or in violation of the stated purposes of this chapter."
- With the exemption, the Commission decided not to make any changes to the ordinance.
- Scott Dixon brought up the access getting to the planned development and whether or not we need a turning lane. We need a professional opinion, like a traffic engineer, to tell us what will work there. This should be part of the developer's costs.
- Todd Burton stated Utah Department of Transportation may have done the ground work.
- Scott Dixon said we need guidance, we are guessing because we are not experts.
- Zeke Swander told the Commission to be mindful that Scenic Development is looking at requesting a rezone. They have some property zoned agricultural and it needs to be changed to commercial.

**Meeting Adjournment** \*(recording 00:44:36)

- Michelle Robert made a motion to close the Work Session for March 24<sup>th</sup>, 2015 at 6:45 p.m.
- Seconded by Glen Woolsey.
- All in favor, motion passed.

APPROVED by the Planning Commission this 28 day of April, 2015.

  
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Planning Commission Secretary

  
\_\_\_\_\_  
Planning Commission Chairperson

4/28/15  
\_\_\_\_\_  
Date

**Contact the Uintah City Hall for access to the CD recording of this meeting.**