

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 MEETING
Tuesday, May 26, 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 Michelle Roberts.

Attendees: Zeke Swander, Michelle Roberts, Scott Dixon, Greg Johnson, Gordon Cutler, Michelle Loveland, Lynn Rindlisbacher, Russell & Michelle Vest, Alex Vest, Chad & Mitzi Holmes, Sue Bybee, Kent & Camille Williamson, Jason & Nick Thompson, Rick & Keli Myers

Declaration of Conflicts of Interest: None

Agenda Items:

1. Public Comment (2 minutes per person) *(recording: 00:01:24)

- There was no public comment.

2. Approval of minutes for the Work Session and Planning Commission meeting held April 28, 2015. *(recording: 00:01:47)

Presenter: Zeke Swander

- Zeke Swander asked if there were any questions or issues with the minutes.
- Michelle Roberts stated she did not see any issues.
- Michelle Roberts made a motion to approve the Work Session and Planning Commission meeting minutes for April 28, 2015 as written.
- Seconded by Scott Dixon.
- All in favor, motion passed.

*******OPEN PUBLIC HEARING*******

3. Discussion on a Preliminary Plat Application for Bruce & Susan Bybee and David & Camille Tesch, Scenic Development; located at approximately 6750 S. 2275 E., Uintah.

Presenter: Scenic Development *(recording: 00:02:50)

- Scott Dixon made a motion to close the Planning Commission meeting and open the Public Hearing.
- Seconded by Michelle Roberts.
- All in favor, motion passed.
- Zeke Swander stated there are maps on each table for the public to see the proposed subdivision.
- Lynn Rindlisbacher explained there is one residential lot currently and they will add two more and all the property to the east will be commercial lots.
- There were not any further comments or concerns from the public.
- Scott Dixon made a motion to close the Public Hearing and re-open the Planning Commission meeting.
- Seconded by Michelle Roberts.
- All in favor, motion passed.

*******CLOSE PUBLIC HEARING*******

4. Discussion/Action on a Preliminary Plat Application for Bruce & Susan Bybee and David & Camille Tesch, Scenic Development; located at approximately 6750 S. 2275 E., Uintah.

Presenter: Scenic Development *(recording: 00:07:21)

- Scott Dixon asked what we decided in the concept meeting on the acceleration lane.
- Lynn Rindlisbacher stated we are going to do it when it is needed. As each business comes in, they will see how much traffic it creates.
- Zeke Swander stated during the last meeting it was talked about getting Utah Department of Transportation involved for the traffic study.
- Lynn Rindlisbacher stated it comes down to uses and what is going to be built on the lots. Eventually we will have to have the tenants do a traffic study.
- Jason Thompson, engineer for Scenic Development, stated the City owns 6600 S., not Utah Department of Transportation, therefore they may have suggestions but they cannot dictate what needs to be done with the road.
- Scott Dixon said we would need a traffic engineer to perform a study. If it is a booming business, are we allowing enough room on 6600 S. from 89 to the turn into the businesses.
- Jason Thompson stated there is 300 feet which is more than required by the state.
- Scott Dixon stated he would hate for these business to lose business because it is difficult to get in and out of the City.
- Michelle Roberts asked if they plan on selling or leasing the land.
- Lynn Rindlisbacher responded some will be sold, some leased. They will build some of the buildings and rent them.
- Lynn Rindlisbacher reported the geo technical is done, the ground is good. We have letters from Questar Gas, Rocky Mountain Power, Century Link, and Comcast.
- Scott Dixon asked what they plan to do with the storm water.
- Jason Thompson responded the storm water will collect on each side into drainage swells and sumps to percolate into the ground.
- Zeke Swander asked Lynn Rindlisbacher to get in touch with Matt Hartvigsen because issues have come up regarding the City's future sewer plans and this development.
- Michelle Roberts made a motion to approve the preliminary plat for Bruce & Sue Bybee and David & Camille Tesch, Scenic Development; located at approximately 6750 s. 2275 E., Uintah.
- Seconded by Scott Dixon.
- All in favor, motion passed.

5. Discussion/Action on a Boundary Line Adjustment for Chad Holmes; located at 2333 E. 6600 S., Uintah. *(recording: 00:36:12)

Presenter: Chad Holmes

- Chad and Mitzi Holmes explained they are purchasing one acre of land located behind their current home. They want the parcel number to be the same.
- Scott Dixon asked if the new lot is a buildable lot.
- Chad Holmes stated it could be, they are trying to get access from 6600 S., he has been trying to get in touch with Utah Department of Transportation to buy the land needed to access the property.
- Scott Dixon made a motion to approve the boundary line adjustment for Chad Holmes; located at 2333 E. 6600 S., Uintah.
- Seconded by Michelle Roberts.
- All in favor, motion passed.

6. Discussion/Review of Conditional Use Permit #2012-164 for Michael & Sherilyn Morgan; Treasure's Coin located at 2236 E. 6550 S., Uintah. *(recording: 00:50:28)

Presenters: Michael & Sherilyn Morgan

- Zeke Swander explained that the Morgan's would like their permit renewed but were unable to attend tonight's meeting.

- Michelle Roberts asked if there have been any concerns or complaints.
- There were none.
- Michelle Roberts made a motion to renew Conditional Use Permit #2012-164 for Michael & Sherilyn Morgan; Treasure's Coin located at 2236 E. 6550 S., Uintah with a five year review date.
- Seconded by Scott Dixon.
- All in favor, motion passed.

7. Discussion/Review of Conditional Use Permit #2012-162 for Jon & Amy Gladwell; Waste Rep. located at 6839 S. 1600 E., Uintah. *(recording: 00:42:55)

Presenter: Jon & Amy Gladwell

- Jon Gladwell explained Waste Rep. is an online consulting business. Basically Amy Gladwell uses a fax machine, printer, and a laptop to run the business. She looks at commercial contracts and will find where the company is over paying for waste services and renegotiates the contract.
- Michelle Roberts asked if there have been any complaints or violations.
- There were none.
- Michelle Roberts made a motion to renew Conditional Use Permit #2012-162 for Jon & Amy Gladwell; Waste Rep. located at 6839 S. 1600 E., Uintah with a five year review date.
- Seconded by Scott Dixon.
- All in favor, motion passed.

8. Discussion/Review of Conditional Use Permit #2011-161 for Brandon & Kellie Hunt; for Kellie's Salon located at 6833 S. 1750 E., Uintah. *(recording: 00:50:28)

Presenter: Brandon & Kellie Hunt

- Zeke Swander reported the Hunt's would like their permit renewed but were unable to attend tonight's meeting.
- Michelle Roberts asked if there were any complaints or violations.
- There were none.
- Michelle Roberts made a motion to renew Conditional Use Permit #2011-161 for Brandon & Kellie Hunt; for Kellie's Salon located at 6833 S. 1750 E., Uintah with a five year review date.
- Seconded by Scott Dixon.
- All in favor, motion passed.

9. Discussion/Review of Conditional Use Permit #2011-160 for Jeff & Alise Sonognini; Spirit Fingers located at 1903 E. 6550 S., Uintah. *(recording: 00:50:28)

Presenters: Jeff & Alise Sonognini

- Zeke Swander reported the Sonognini's would like their permit renewed but were unable to attend tonight's meeting.
- Michelle Roberts asked if there were any complaints or violations.
- There were none.
- Michelle Roberts made a motion to renew Conditional Use Permit #2011-160 for Jeff & Alise Sonognini; Spirit Fingers located at 1903 E. 6550 S., Uintah with a five year review date.
- Seconded by Scott Dixon.
- All in favor, motion passed.

10. Discussion/Review of Conditional Use Permit #2007-112 for Shane Bitton; a kennel located at 1902 E. 6550 S., Uintah. *(recording: 00:50:28)

Presenter: Shane Bitton

- Zeke Swander reported Shane Bitton would like his permit renewed but was unable to attend tonight's meeting.

- Michelle Roberts asked if there were any complaints or violations.
- There were none.
- Michelle Roberts made a motion to renew Conditional Use Permit #2007-112 for Shane Bitton; a kennel located at 1902 E. 6550 S., Uintah with a five year review date.
- Seconded by Scott Dixon.
- All in favor, motion passed.

11. Discussion/Review of Conditional Use Permit #2011-159 for Andria & Suzette Bybee; a kennel located at 2059 E. 6600 S., Uintah. *(recording: 00:52:00)

Presenters: Zeke Swander

- Zeke Swander stated this permit needs to be closed; applicants no longer live in the City.
- Michelle Roberts made a motion to close Conditional Use Permit #2011-159 for Andria & Suzette Bybee; a kennel located at 2059 E. 6600 S., Uintah.
- Seconded by Scott Dixon.
- All in favor, motion passed.

12. Discussion/Review of Conditional Use Permit #2012-163 for Tracy & Kathleen Bloomer; a kennel located 2580 E. 6550 S., Uintah. *(recording: 00:52:00)

Presenters: Zeke Swander

- Zeke Swander stated this permit needs to be closed; applicants no longer live in the City.
- Michelle Roberts made a motion to close Conditional Use Permit #2012-163 for Tracy & Kathleen Bloomer; a kennel located at 2580 E. 6550 S., Uintah.
- Seconded by Scott Dixon.
- All in favor, motion passed.

13. Discussion/Review of Conditional Use Permit #2011-158 for Jim & Kelly Anderson; Peregrine Health located at 6847 S. 1650 E., Uintah. *(recording: 00:52:00)

Presenters: Zeke Swander

- Zeke Swander stated this permit needs to be closed; applicants no longer live in the City.
- Michelle Roberts made a motion to close Conditional Use Permit #2011-158 for Jim & Kelly Anderson; Peregrine Health located at 6847 S. 1650 E., Uintah.
- Seconded by Scott Dixon.
- All in favor, motion passed.

14. Discussion/Review of Conditional Use Permit #2005-075 for Rick & Suzie Kendell; a kennel located at 1363 E. 6600 S., Uintah. *(recording: 00:52:00)

Presenters: Zeke Swander

- Zeke Swander stated this permit needs to be closed; it is no longer needed.
- Michelle Roberts made a motion to close Conditional Use Permit #2005-075 for Rick & Suzie Kendell; a kennel located at 1363 E. 6600 S., Uintah.
- Seconded by Scott Dixon.
- All in favor, motion passed.

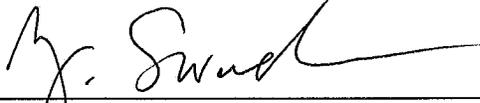
15. Commissioner's Responsibility reports and follow-up from previous meeting.

- **CUP's- Michelle Roberts:** Michelle stated she is still working on the ordinance, trying to get the wording correct.
- **Commercial Building- Scott Dixon:** Scott inquired about the progress and the Winterton's and the coffee shop. Zeke Swander stated he has spoken with Dale Winterton and his lease with the railroad was supposed to be \$2,000 and when Union Pacific sent the paperwork the lease was \$20,000 so he the work has stopped until they come to an agreement. The coffee shop also ran into issues. Dale Winterton came in and got the application to change the conditional use permit to add selling used cars.
- **Training- Glen Woolsey-** Glen was excused from the meeting.
- **Nuisance- Todd Burton-** Todd was excused from the meeting.

16. Meeting Adjourned

- Michelle Roberts made a motion to adjourn the Planning Commission meeting for April 28th, 2015 at 8:00 p.m.
- Seconded by Scott Dixon.
- All in favor, motion passed.

APPROVED by the Planning Commission this ____ day of _____, 2015.



Planning Commission Chair

6-23-15

Date