

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

UINTAH CITY
PLANNING COMMISSION MEETING
Tuesday, June 23, 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 Scott Dixon.

Attendees: Zeke Swander, Michelle Roberts, Scott Dixon, Greg Johnson, Aspen Turgoose, Gloria Harger, Kevin Grounau, Pam Thompson, and Amanda Shipley

Declaration of Conflicts of Interest: None

Agenda Items:

1. Public Comment (2 minutes per person) *(recording: 00:00:53)

- There was no public comment.

2. Approval of minutes for the Planning Commission meeting held May 26, 2015.

Presenter: Zeke Swander *(recording: 00:01:47)

- 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 May 26, 2015 as written.
- Seconded by Scott Dixon.
- All in favor, motion passed.

3. Discussion/Action on Conditional Use Permit Application #2014-0193 for Daniel & Gloria Harger; Harger Enterprises LLC located at 2580 E. 6550 S., Uintah.

Presenter: Gloria Harger *(recording: 00:01:51)

- Gloria Harger started out saying she would like to have an office in the home, their office has grown too big for their South Weber residence and they need a place to meet.
- Zeke Swander asked how many employees they will have.
- Gloria Harger stated they will have four or five employees and they also have crews that get called out to jobs.
- Zeke Swander stated the application says you want to conduct safety meetings.
- Gloria Harger stated they have audits and have to have meetings and would like them to be in a classroom type setting. She would love to have them at this residence.
- Zeke Swander explained the reason we are asking a lot of questions is because this sounds like you want to run a commercial business and it may be better to rezone the lot to commercial. There are a lot of restrictions on residential businesses and it sounds like you will create a lot of traffic.
- Scott Dixon explained we will have to have a public hearing for the rezone; some residents may not like the idea.
- Zeke Swander stated you have commercial property adjacent to the property.
- Michelle Roberts asked if we can recommend to the City Council that the money paid for the conditional use permit be put towards the rezone. This will take more time but the extra time should serve you well.
- Zeke Swander stated this will be on next month's agenda.

4. Discussion/Action on Conditional Use Application #2015-0194 for Antonio Rodriguez; ERC Landscaping Excavating and Utilities, LLC located at 975 E. 6600 S. #6, Uintah.

Presenter: Antonio Rodriguez *(recording: 00:17:51)

- The applicant was not present at the meeting.
- Scott Dixon made a motion to table Conditional Use Application #2014-0194 for Antonio Rodriguez; ERC Landscaping Excavating and Utilities, LLC located at 975 E. 6600 S. #6, Uintah until July 28, 2015.
- Seconded by Michelle Roberts.
- All in favor, motion passed.

5. Discussion/Review of Conditional Use Permit #2012-165 for Amy Sperandeo; Sketti O's Daycare located at 2043 E. 6650 S., Uintah.

Presenter: Amy Sperandeo *(recording: 00:16:35)

- Zeke Swander stated Amy would like her permit renewed but she 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 #2012-165 for Amy Sperandeo; Sketti O's Daycare located at 2043 E. 6650 S., Uintah with a five year review date.
- Seconded by Scott Dixon.
- All in favor, motion passed.

6. Discussion/Review of Conditional Use Permit #2012-170 for Gary & Vicki Hansen; Leatherwork located at 1855 E. 6450 S., Uintah.

Presenters: Gary & Vicki Hansen *(recording: 00:16:35)

- Zeke Swander explained the Hansen'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 #2012-170 for Gary & Vicki Hansen; Leatherwork located at 1855 E. 6450 S., Uintah with a five year review date.
- Seconded by Scott Dixon.
- All in favor, motion passed.

7. Discussion/Review of Conditional Use Permit #2013-174 for Dallas & Shirlene Buckway; Buckway Flooring located at 6686 S. 1650 E., Uintah.

Presenter: Dallas & Shirlene Buckway *(recording: 00:16:35)

- Zeke Swander explained the Buckway's would like their permit renewed but were unable to attend tonight's meeting.
- Michelle Roberts asked if there have been any complaints or violations.
- There were none.
- Michelle Roberts made a motion to renew Conditional Use Permit #2013-174 for Dallas & Shirlene Buckway; Buckway Flooring; located at 6686 S. 1650 E., Uintah with a five year review date.
- Seconded by Scott Dixon.
- All in favor, motion passed.

8. Discussion/Review of Conditional Use Permit #2013-173 for Brian & Aspen Turgoose; Tech Services located at 6610 S. 2200 E., Uintah. *(recording: 00:12:48)

Presenter: Brian & Aspen Turgoose

- Aspen Turgoose stated the business is the same, no changes.
- Michelle Roberts asked if there were any complaints or violations.
- There were none.

- Michelle Roberts made a motion to renew Conditional Use Permit #2013-173 for Brian & Aspen Turgoose; Tech Services located at 6610 S. 2200 E., in Uintah with a five year review date.
- Seconded by Scott Dixon.
- All in favor, motion passed.

9. Discussion/Review of Conditional Use Permit #2012-171 for Shad Guffey; a woodworking shop located at 2570 E. 6550 S., Uintah.

Presenters: Zeke Swander *(recording: 00:15:38)

- Zeke Swander reported this conditional use permit is no longer needed.
- Michelle Roberts made a motion to close Conditional Use Permit #2012-171 for Shad Guffey; a woodworking shop located at 2570 E. 6550 S., Uintah.
- Seconded by Scott Dixon.
- All in favor, motion passed.

10. Discussion/Review of Conditional Use Permit #2012-172 for Cody Valdez; A-Wake Outfitters located at 1621 E. 6600 S., Uintah.

Presenter: Zeke Swander *(recording: 00:15:38)

- Zeke Swander reported this conditional use permit is no longer needed.
- Michelle Roberts made a motion to close Conditional Use Permit #2012-172 for Cody Valdez; A-Wake Outfitters located at 1621 E. 6600 S., Uintah.
- Seconded by Scott Dixon.
- All in favor, motion passed.

11. Discussion/Review of Conditional Use Permit #2012-166 for Troy Garlick; Garlick Photograph & Design located at 2580 E. 6550 S., Uintah.

Presenters: Zeke Swander *(recording: 00:15:38)

- 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 #2012-166 for Troy Garlick; Garlick Photograph & Design located at 2580 E. 6550 S., Uintah.
- Seconded by Scott Dixon.
- All in favor, motion passed.

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

- **CUP's- Michelle Roberts:** Michelle stated she will e-mail the CUP and Cul-De-Sac ordinances to the Council and any input received will be forwarded to the Commission.
- **Commercial Building- Scott Dixon:** Scott inquired about the progress and the Winterton's and the coffee shop. Zeke Swander stated Winterton has not brought his conditional use application back and the coffee shop does not look like it is happening.
- **Training- Glen Woolsey-** Glen was excused from the meeting.
- **Nuisance- Todd Burton-** Todd was excused from the meeting. Zeke reported Todd is working on a complaint

13. Meeting Adjourned

- Michelle Roberts made a motion to adjourn the Planning Commission meeting for June 23rd, 2015 at 7:37 p.m.
- Seconded by Scott Dixon.
- All in favor, motion passed.

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

Zeke Swander by [Signature]
 Planning Commission Chair

7/28/15
 Date