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, August 25, 2015
7:00 PM

2191 East 6550 South – Uintah, Utah 84405 *(801) 479-4130 Fax: (801)476-7269*

Meeting Minutes

Meeting Called to Order: Michelle Roberts called the meeting to order at 7:00 p.m.
Pledge of Allegiance: Led by Todd Burton.
Attendees: Michelle Roberts, Todd Burton, Glen Woolsey, James Osgood, Leann Kilts, Lori Woolsey, Dale Winterton, Sandy Hayes and Amanda Shipley.
Declaration of Conflicts of Interest: None

Agenda Items:

1. **Public Comment (2 minutes per person)** *(recording: 00:00:57)
   - There were none.

2. **Discussion on quarterly reporting of boundary line adjustments by the County Recorder's Office.**
   Presenter: Weber County Recorder Leann Kilts *(recording: 00:01:20)
   - Leann Kilts explained she wanted to meet with all the Cities regarding a change. Prior to her term, the County Recorder's office would put a notation on a parcel if there was a problem. They will now create a list of all issues and give them to the Cities twice a year, in July and January. It will be the Cities decision on whether or not to put a notation on the plat, there is no recording cost for the notations. The notation will stay with that parcel of ground until the City releases it.
   - It was decided Amanda Shipley will be the contact person the County will get the list to twice a year.
   - The Commission thanked Leann Kilts for her time.

3. **Approval of minutes for the Planning Commission meeting held July 28, 2015**
   Presenter: Michelle Roberts *(recording: 00:08:42)
   - Michelle Roberts stated there were a repeating phrase on page two and a misspelling on page eight.
   - Glen Woolsey made a motion to approve the minutes for the Planning Commission meeting held July 28, 2015 with the mentioned changes.
   - Seconded by Todd Burton.
   - All in favor, motion passed.

4. **Discussion/Action on a Conditional Use Permit Application #2015-0194 for Dale, Andrew and Jake Winterton; Winterton Auto Sales located at 6640 S. Highway 89, Suite C, Uintah, UT.**
   Presenter: Dale Winterton *(recording: 00:9:24)
   - Dale Winterton stated they have decided to sell cars on their lot; the office space will be shared with the tow company.
   - Todd Burton asked Dale if he is already selling cars.
   - Dale stated he was told he could sell surplus but most of the cars for sale have been residents asking if they can park their vehicles they have for sale on his property.
   - Andrew Winterton stated this has stopped random cars from parking in their parking lot.
   - Glen Woolsey asked if they have a dealer's license from the state.
   - Dale stated they had to go to some training and then apply for a bond and then they can apply for their dealer's license, so they are in the process.

- Glen Woolsey made a motion to approve conditional use application #2015-0194 for Dale, Andrew and Jake Winterton; Winterton Auto Sales located at 6640 S. Highway 89. Suite C, Uintah with the condition they follow all ordinances passed regarding car lots, initial review in six months.
- Seconded by Todd Burton.
- All in favor, motion passed.

5. **Discussion/Action on a Conditional Use Permit Application #2015-0195 for Erica Rodriguez; ERC Landscaping, Excavating, and Utilities LLC located at 975 E. 6600 S. #6, Uintah, UT.**
   Presenter: Erica Rodriguez*(recording: 00:21:59)
   - Erica Rodriguez was not present at the meeting.
   - Glen Woolsey made a motion to close conditional use application #2015-0195 for Erica Rodriguez; ERC Landscaping, Excavating, and Utilities LLC located at 975 E. 6600 S. #6, Uintah until they re-apply.
   - Seconded by Todd Burton.
   - All in favor, motion passed.

6. **Discussion/Action on a Conditional Use Permit Application #2015-0193 for Daniel & Gloria Harger; Harger Enterprises LLC located at 2580 E. 6550 S., Uintah, UT.**
   Presenter: Gloria Harger*(recording: 00:23:21)
   - Michelle Roberts reminded everyone Gloria Harger had come to the Commission originally and requested a conditional use permit and the Commission recommended a change of zoning due to the fact they planned on running a commercial business out of a residential zone. They have done the rezone but now need a conditional use permit for their commercial business. We have talked to them regarding the conditions, they can't have anyone living at the property, and they have to follow the signage ordinance.
   - Todd Burton made a motion to approve the conditional use application for Daniel and Gloria Harger; Harger Enterprises LLC located at 2580 E. 6550 S., Uintah, with an initial six month review.
   - Seconded by Glen Woolsey.
   - All in favor, motion passed.

7. **Discussion/Review of Conditional Use Permit #2015-0194 for Gary Boden; Cross Fit Ascension located at 2390 E. 6600 S., Suite 3 & 4, Uintah, UT.**
   Presenter: Gary Boden*(recording: 00:25:47)
   - Michelle Roberts stated Mr. Boden came in six months ago and applied for a conditional use application, this is his initial review. We have not received any complaints.
   - Glen Woolsey made a motion to renew conditional use application #2015-0194 for Gary Boden; Cross Fit Ascension located at 2390 E. 6600 S., Suite 3 &4, Uintah with a three year review date.
   - Seconded by Todd Burton.
   - All in favor, motion passed.

8. **Discussion/Action on a Final Subdivision Plat for Robert Gleave; Gleave Subdivision located at 6494 S. 1725 E., Uintah, UT.**
   Presenter: Jonathan Gleave*(recording: 00:27:01)
   - Michelle Roberts reported Robert Gleave called and told us he is not ready for final approval yet. The Health Department is requiring more information.
   - Glen Woolsey made a motion to table the final subdivision plat for Robert Gleave; Gleave Subdivision located at 6494 S. 1725 E., Uintah, until September 22, 2015.
   - Seconded by Todd Burton.
   - All in favor, motion passed.

9. **Commissioner's Responsibility reports and follow-up from previous meeting.**
    - **CUP's- Michelle Roberts:** Nothing to report.
    - **Commercial Building- Scott Dixon:** Scott was excused from the meeting.
    - **Training- Glen Woolsey-** Nothing to report.
    - **Nuisance- Todd Burton-** Todd reported he is still working on a few nuisance violations. He needs to meet with the Mayor and ask for his input and clarification on our ordinance that requires animals to be twenty five feet off property line and if an individual can give their neighbor relief from that ordinance. Then Todd will follow up with the owner. Michelle Roberts stated she appreciates Todd's hard work, he has put in a lot of time and effort.
10. **Meeting Adjourned**
    - Glen Woolsey made a motion to adjourn the Planning Commission meeting for August 25th, 2015 at 7:35 p.m.
    - Seconded by Todd Burton.
    - All in favor, motion passed.

APPROVED by the Planning Commission this 22 **day of** September, **2015.**

Mike Swanson by AS

Planning Commission Chair