

Planning Commission Chair:	Tim Petty
Planning Commission Vice-Chair:	Todd Burton
Commissioners:	Robert Guillier
	Scott Dixon
	Glen Woolsey
Secretary:	Amanda Shipley
City Council Representative:	Greg Johnson

UINTAH CITY
PLANNING COMMISSION MEETING
Tuesday, February 23, 2016
7:00 PM



2191 East 6550 South – Uintah, Utah 84405

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

Meeting Minutes

Meeting Called to Order by Tim Petty at 7:00 p.m.

Pledge of Allegiance led by Scott Dixon

Roll Call: Tim Petty, Todd Burton, Glen Woolsey, Robert Guillier, and Scott Dixon present.

Declaration of Conflicts of Interest: Tim Petty disclosed a conflict of interest on item #7, Todd Burton disclosed a conflict with item #9.

Attendees: Morgan & Elizabeth Thurgood, Dave Hutchinson, Marilyn Pearson, Jack Burton, Gordon Cutler, Jim Anglesey, Alejandra Castillo, Clint Harper, Rocky Crofts, Bill Cheney, Brent & Sandy Hayes, Neil Maxwell, City Council Member Gordon Cutler, City Recorder Darinda Wardell and Amanda Shipley.

Agenda Items:

- 1. Public Comment (2 minutes per person) *(recording: 00:00:05)**
 - Robert Guillier was given the Oath of Office by City Recorder Darinda Wardell.
 - Dave Hutchinson stated he had to follow all the Uintah City rules and regulations and Mr. Crofts should have to do the same. Dave Hutchinson asked if the property has water shares because he has never seen Mr. Crofts at a ditch cleaning meeting.
 - Gordon Cutler thanked the Commission for all they do and welcomed Robert Guillier and wished him luck.
 - Brent Hayes stated the lot in question is in a development, he is not developing a new subdivision.

- 2. Approval of minutes for the Planning Commission meeting held January 26, 2016.**
Presenter: Tim Petty *(recording: 00:03:21)
 - Tim Petty asked if there were any changes that needed to be made, there were none.
 - Todd Burton made a motion to approve the Planning Commission meeting minutes for January 26, 2016 as written.
 - Seconded by Glen Woolsey.
 - All in favor, motion passed.

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

- 3. Discussion on Uintah City Ordinance: Title 9, Chapter 17-Sign and Lighting Regulations.**
Presenter: Tim Petty *(recording: 00:04:15)
 - Glen Woolsey made a motion to close the Planning Commission meeting and open the Public Hearing.
 - Seconded by Todd Burton.
 - All in favor, motion passed.
 - Tim Petty asked for any public comment, there was none.
 - Todd Burton made a motion to close the Public Hearing and reopen the Planning Commission meeting.
 - Seconded by Scott Dixon.
 - All in favor, motion passed.

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

4. Discussion/Action on Uintah City Ordinance: Title 9, Chapter 17-Sign and Lighting Regulations.

Presenter: Tim Petty *(recording: 01:56:15)

- The Commission was asked to look at the signage ordinance. The class 5 sign information in the ordinance currently does not look correct; it looks like the height information should be in the regulations column.
- Tim Petty suggested a 35 foot maximum sign height since that is the maximum building height.
- Scott Dixon stated signs can get too high and too loud. Height and size are not everything.
- Todd Burton stated he would not like to see any animated signs.
- The Commission wanted to do some research on what size of a sign should be allowed on a 35 foot pole.
- Todd Burton made a motion to table discussion/action on Uintah City Ordinance: Title 9, Chapter 17-Sign and Lighting Regulations until March 22, 2016 for the Commission to do further research.
- Seconded by Glen Woolsey.
- All in favor, motion passed.

5. Discussion/Action on Uintah City Ordinance: Title 9 Land Use Regulations and Title 3 Business & License Regulations.

Presenter: Tim Petty *(recording: 02:08:35)

- Continuing the discussion that was started in the work session, Tim Petty stated there is a lot of redundancy in the ordinance and we really need to think about what should be permitted versus conditional.
- Scott Dixon agreed with what Tim Petty has put together, we need to start at basics.
- Tim Petty said we need to dig further into what triggers a conditional use permit; he will send the revised and updated to all the Commission for review.
- Scott Dixon made a motion to table the discussion/action on Uintah City Ordinance: Title 9 Land Use Regulations and Title 3 Business & License Regulations until March 22, 2016 for further review.
- Seconded by Todd Burton.
- All in favor, motion passed.

6. Presentation on the results of the General Plan Survey conducted by the University of Utah.

Presenters: University of Utah- Alli, Clint, Jim & Thamer *(recording: 01:15:48)

- Clint Harper, Jim Anglesey and Alejandra Castillo gave a wonderful presentation on the results of the survey.
- They reported last September they sat down with Zeke Swander, the Planning Commission Chair and decided to conduct the survey to help the City move forward with the revising of the General Plan.
- The survey showed Uintah's Values are:
 - Sense of community
 - Small town
 - Rural setting
- The students suggested having an open forum with residents as much as possible to discuss these topics. The students presented the Commission with a booklet of all their findings and suggestions.
- The Commission thanked the student for their time and complimented them on a job well done.

7. Discussion/Action on preliminary plat application for a flag lot for Doug Crofts; Teena Crofts Trust located at approximately 6778 S. 2125 E., Uintah.

Presenter: Rocky Crofts *(recording: 00:58:33)

- Rocky Crofts stated he has been in front of the Commission several times. He is not asking for special treatment. At one time it was recommended they ask for a variance so they applied for one and it was denied. They are asking to be approved under 10-5-16, the flag lot ordinance. It meets all the criteria for a regular building lot except the frontage. They have six shares of water.
- Tim Petty had declared a conflict of interest but wanted to clarify they have not asked for a variance on a flag lot.
- Scott Dixon asked for the buildable area square footage.
- Rocky Crofts stated he can speak with his engineer and get those numbers.
- Glen Woolsey asked for any easements to be marked also.
- Glen Woolsey made a motion to table the preliminary plat application for a flag lot for Doug Crofts; Teena Crofts Trust located at approximately 6778 S. 2125 E., Uintah until March 22, 2016.

8. Discussion/Review of Conditional Use Permit #2010-136 for Jack Burton; JR Burton Contractors located at 902 E. 6600 S., Uintah.

Presenter: Jack Burton *(recording: 00:07:20)

- Jack Burton explained he does a construction of reservoir and water structures.
- Tim Petty verified the Conditional Use Application is for a home office.
- Todd Burton asked if there is any equipment on the property.
- Jack Burton stated he occasionally has a dump truck and/or a backhoe. He owns a small family oriented business.
- Tim Petty asked if there are any significant changes.
- Jack Burton stated the only change is he is building a lean to, it will look nice.
- Glen Woolsey recalls in 2010 when the CUP was applied for there was a discussion about equipment being allowed to park on the property occasionally. All of us have driven by and know you keep a nice, clean space.
- There have not been any complaints. Todd suggested sending notices out to neighbors due to the nature of this CUP.
- Glen Woolsey made a motion to renew Conditional Use Application #2010-136 for Jack Burton; JR Burton Contractors located at 902 E. 6600 S., Uintah for three years with the following conditions:
 - Equipment onsite must be off the road the maximum allowed distance.
 - Equipment may only be on property for a maximum of sixty days.
 - Keep the equipment orderly.
 - A maximum of three moderate sized vehicles; the backhoe, dump truck and flatbed trailer.
- Seconded by Robert Guiller.
- All in favor, motion passed.

9. Discussion/Action on Conditional Use Application #2016-0196 for John Svitak; Industrial Equipment Leasing located at 1731 E. 6750 S., Uintah.

Presenter: John Svitak *(recording: 00:24:23)

- Applicant not present at meeting.
- Scott Dixon made a motion to table Conditional Use Application #2016-0196 for John Svitak; Industrial Equipment Leasing located at 1731 E. 6750 S., Uintah until March 22, 2016.
- Seconded by Robert Guiller.
- All in favor, motion passed.

10. Discussion/Action on Conditional Use Application #2016-0197 for Neil Maxwell; Mountain Oak Industries LLC located at 2380 E. 6600 S., Uintah.

Presenter: Neil Maxwell *(recording: 00:25:35)

- Neil Maxwell explained he is opening a National Franchise furniture repair and restoration shop in Dixon Pitcher's new building. The work will take place onsite and away at clients homes and commercial settings.
- Scott Dixon asked if he will be using any chemicals.
- Neil Maxwell stated most of them are water based and they will have a booth in the back with a vent.
- Tim Petty asked about employees and parking.
- Neil Maxwell stated right now there will be one, how many employees they hire will depend on how fast they grow. He also stated there is enough parking, most vehicles will be at the job site and the employees will drive them home at night. If needed, Dixon Pitcher has a yard they can park in.
- Todd Burton made a motion to approve Conditional Use Application #2016-0197 for Neil Maxwell; Mountain Oak Industries LLC located at 2380 E. 6600 S., Uintah, with a five year review date.
- Seconded by Robert Guiller.
- All in favor, motion passed.

11. Discussion/Action on Conditional Use Application #2016-0198 for William and Kathryn Cheney: Maple Leaf Dressage located at 1593 E. 6850 S., Uintah.

Presenters: William & Kathryn Cheney *(recording: 00:33:29)

- William Cheney explained he has a small boarding facility that also teaches dressage, he currently has three horses on his property.
- Todd Burton questioned how many horses he is allowed per ordinance and three was within his points allowed.
- Glen Woolsey asked if customers will bring horses.
- William Cheney stated his customers will not bring in horses and as far as parking there is a space to park in the back.
- Todd Burton made a motion to approve Conditional Use Permit Application #2016-0198 for William and Kathryn Cheney: Maple Leaf Dressage located at 1593 E. 6850 S., Uintah with a five year review.
- Seconded by Glen Woolsey.
- All in favor, motion passed.

12. Discussion/Action on Conditional Use Application #2016-0199 for Morgan & Elizabeth Thurgood; a kennel located at 6810 Buena Vista, Uintah.

Presenters: Morgan & Elizabeth Thurgood *(recording: 00:38:09)

- Morgan Thurgood explained they have four dogs and after reading the ordinance he realized they needed a kennel license. They have an older dog that they are not expecting to live for too much longer and then they do not plan on getting more after the oldest dog passes away.
- Tim Petty stated the ordinance requires one acre and they have less than that and asked Morgan to explain the enclosure and dog run they have.
- Morgan stated they have two separate fences and an enclosure.
- We had a discussion on a complaint received from a neighbor regarding the Morgan's dogs attacking their dog and chickens and also excessive barking.
- Morgan Thurgood stated this was an accident and they took full responsibility.
- Elizabeth Thurgood stated if they are barking during the day, she will go out and talk to the dogs to calm them down. They are looking at putting up a privacy fence because the neighbors have pigmy goats that try to climb the fence and it upsets the dogs.
- Robert Guiller is concerned about setting precedence if the acreage is not sufficient.
- Todd Burton asked if the Commission could have an onsite meeting.

- Scott Dixon stated he likes the idea of an onsite meeting or a short duration of approval on the CUP.
- Tim Petty stated we may need to change the ordinance from one acre to one-half acre.
- Scott Dixon made a motion to partially approve Conditional Use Application #2016-0199 for Morgan & Elizabeth Thurgood; a kennel located at 6810 Buena Vista, Uintah with the following conditions:
 - Two month approval
 - On-site meeting to be scheduled with the neighbor being invited
 - Not approving for an extended time, just accommodating the situation
 - Specific to the four dogs on the application.

13. Discussion on Planning Commissioner's responsibilities. *(recording: 02:23:58)

- Tim Petty asked the Commission if they were happy with their responsibilities, they all are.
- Tim Petty asked Robert Guiller to take the conditional use applications and Robert agreed.

14. Meeting Adjourned *(recording: 02:24:54)

- Scott Dixon made a motion to adjourn the Planning Commission meeting for February 23, 2016 at 9:25 p.m.
- Seconded by Todd Burton.
- All in favor, motion passed.

APPROVED by the Planning Commission this 22 day of MARCH, 2016.



 Planning Commission Chair