

Planning Commission Chair: Tim Petty
Planning Commission Vice-Chair: Todd Burton
Commissioners: Robert Guiller
Scott Dixon
Glen Woolsey
Secretary: Catina Germany
City Council Representative: Greg Johnson

UINTAH CITY
PLANNING COMMISSION MEETING
Tuesday, December 4, 2018
5:30 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 5:30p.m.

Pledge of Allegiance led by Tim Petty.

Roll Call: Present – Tim Petty, Todd Burton, Glen Woolsey, Robert Guiller Excused – Scott Dixon

Declaration of Conflicts 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. Tim Petty asked the Commission if they had any conflicts of interest with tonight's agenda; there were none.

Attendees: Catina Germany,

Agenda Items:

1. **Public Comment (2 minutes per person) *(recording: 00:00:39)**
 - NONE
2. **Approval of minutes for the Planning Commission meeting held October 23, 2018 and November 27, 2018. *(recording: 00:00:54)**

Presenter: Tim Petty

- Tim asked if there were any comments on the minutes from **October 23, 2018**. Tim Petty apologized for last week's meeting and thanked everyone for coming tonight.
- Glenn Woolsey motioned to approve the minutes from October 23, 2018 as written.
- Seconded by Robert Guiller.
- All in favor, motion passes.
- Tim asked if there were any comments on the minutes from **November 27, 2018**.
- Todd Burton asked about the format of the public comment from Michael Marz. It was explained the way it was written was to convey the way his thoughts given during his public comment. Robert Guiller expressed it was more of a shuffling of thoughts. Todd Burton stated he understood after re-visiting the comment.
- Glenn Woolsey made a motion to approve the minutes as written
- Seconded by Robert Guiller
- All in favor, motion passes.

3. **Discussion/Action on CUP for Stefanie Hall Kennel. *(recording: 00:04:00)**

Presenter: Stefanie Hall

- Tim Petty stated he read through the application and had no reservations.
- Todd Burton asked if Stefanie received any complaints about her dogs in the past. She said no, she only had three dogs before but now she sometimes has puppies.
- Glenn Woolsey questioned if there should be some sort of review period in place for Stefanie's CUP. Tim agreed.
- Todd Burton stated it could be for a longer period of time since Stefanie has not had any complaints in the past.
- Tim Petty suggested a five year review period, and if any complaints were received during that time, it can be reviewed earlier.

- Todd Burton made the motion to approve Stefanie Hall's CUP with a review of five years with the exception of any complaints.
- Seconded by Robert Guiller.
- All in favor, motion passes.

4. Discussion/Action on Site Plan Review for Wadsworth Development; Starbucks Restaurant located at Uintah Springs Business Park-Lot#5, 6680 S 2500 E, Uintah.*recording: 00:6:35)

Presenter: Wadsworth Development

- Tim Petty verified that there were no public comments at the Public Hearing held on November 27, 2018. He then went into discussion on the comments received via email from Matt Hartvigsen. Tim stated that there were no issues with the lighting plan, but that the plans did show two parking stalls extending over the storm water easement and need to be removed. The representative from Wadsworth Development, Parker Robinson, agreed. Parker stated that the cross access parking had been recorded with Weber County. Tim stated that the utility plan does not need to be addressed in the site plan review, it should be taken care of later by Jeff in the building application process.
- Todd Burton mention note #16 on sheet two in the utility notes on the site plan addressing the storm drain cover maintaining at least two feet of cover over all storm drain lines at all times and wanted to know if that was just the depth of the line. Parker stated yes. Todd asked if there were any conflicts between the sewer lines and water lines that are running across the development. Parker stated no; that they had Reeve & Associates do the civil site plan for Starbucks, who also did it for Burger King in coordination with the Uintah Springs Business Park owners so they were tied together for cohesion and they are adequately separated. Todd Burton had another question on sheet number five of the site plan about the storm water draining into a swell on the southeast corner of the property. He wanted to know if that swell would be continued temporarily down through the development and how it was going to be handled. Parker Robinson stated it was the storm water drain and it is his understanding that it was running into a park wide retention pond and will continue along the east side of the property to the south corner. Tim Petty states it was part of the original subdivision approval. Todd addressed an issue on sheet number 7 of the site plan, asking if this was showing a drain field at the entrance. Parker stated that it was a temporary part of the construction site as part of the storm water pollution prevention plan.
- Tim Petty mentioned the name needing changed on the title of the site plan. He then stated that he would mention that the exterior ladder needs to be secured and he believes it is a site plan issue because it's a security and safety issue.
- Todd Burton motioned to approve the Site Plan for Wadsworth Development; Starbucks Restaurant located at Uintah Springs Business Park at 6680 S 2500 E Lot# 5 be approved contingent upon the cross access easement be recorded, the exterior ladder be secured, and the two parking stalls be removed off of the drainage easement.
- Seconded by Glenn Woolsey.
- All in favor, motion passes.

5. Discussion/Action on Site Plan Review for Scenic Development; Commercial Building located at Uintah Springs Business Park-Lot#8, 6700 S 2452 E, Uintah. *(recording: 00:18:02)
Presenter: Scenic Development (Carl Keyes)

- Tim Petty stated that the (concrete) fencing needed to continue similar to what was done on lot #9 and he did not see it in the site plans. Scenic Development representative Carl Keyes stated his boss said the fence, where it shows to terminate on the south, will continue west to the sewage treatment area then turn south to the retention pond. Chain link fencing will be placed along the rest of the property line around the drain filed and retention pond area.
- Tim mention that property will need a cross easement access from Lot #7 and that the site plan should show the driveway pavement width from the south side to the loading

dock. He figured that would be something that the fire department would want to see to verify firetruck access. He stated he wanted to know what the paved driveway width would be because the loading dock drops down and that they would want to verify firetruck access. Tim wanted to know if Scenic Development knew what the access amount needed to be off hand but as far as site plan approval it needed to be shown. He estimated that to be about 18-20 feet. The site plans were reviewed by Fire Chief Marc Sacco and he stated that he will have to get with Chief Pope to verify the measurements needed for access. It was noticed that the info had been added and showed about 18 feet. Tim stated that the updated info on the site plan addressed his comment. Tim then addressed the surface treatment west of the paving over the drainage field; he asked if that area was going to be maintained as gravel and the weeds kept down. Scenic Development stated he believes it will be kept like pasture. Tim stated there was a lot of space between the pavement and asked where the fence will be. There was further discussion to verify the location of the fence to the retention pond area. It was determined that there will be an area between the commercial development and the residential area. Todd Burton questioned how that area would be maintained for weed control. Tim stated that he thought the fence would enclose the drain field. Scenic Development representative stated that they cannot drive on the drain field and is a state requirement that the area remains untraveled. Tim Petty stated he was aware the parking lot could not be placed over it, but was unaware it could not be driven. Todd stated possibly because of compaction. Jeff Holden of Uintah Public Works stated it was not very deep and that another 2 feet of dirt was added but still was very shallow. Tim Petty stated that he is trying to figure what the Planning Commission's position should be on what should be done with the land because there will have to be some access to the sewage tank. Scenic Development representative stated there is treatment plan on the south side for an entrance to drive the truck to pump out sewage when needed and for a maintenance truck to drive down to the control building; but there will probably be a requirement for people to walk down that road. Tim Petty stated the point of the fence was for separation between commercial and residential. He stated what is being described works. Scenic Development representative stated that he thinks that the long term plan is to do so. Glenn Woolsey asked if there was going to be a long term lease for it. Carl Keyes said he was unsure. He then stated the intent is to place a chain link fence around the sewage treatment tank and the other concrete structures in that area and they would love to put slats in the chain link fence. Tim stated they want to make sure that it not only works for the current residents but also future residents, and that does not become a nuisance for them. Tim Petty stated that as part of the site plan that area will have to be maintained. A suggestion was also made by Jeff Holden of Public Works, to place a sign on both sides of the fencing signifying the drain field and sewage areas.

- Tim Petty verified that everyone is ok with the chain link along the remainder of the property line as proposed instead of the rhino rock fence that will go around the drain field and sewage treatment area; and instead of it going down the property line that it turns on the west side of the property. Concrete fencing will be placed along the property line. Signs are to be placed on the chain link fence clarifying that there is a drain field and sewage, and that the property is to be maintained as far as weed control. It should be maintained within the parameters of the city ordinances.
- Tim Petty also wanted to discuss some sort of fall protection next to the loading dock since it drops down, code would require it to have some sort of fall protection. There are exceptions if someone is on the loading dock but as far as someone driving past it he would want to extend the wall or some sort of guard rail. Glenn Woolsey stated that should be mandatory as far as the building code and if there are exceptions they need to be identified. The Planning Commission decided that building code would cover that issue.

- Todd Burton asked where the storm water drain field was located in relation to Lot#7 and if it was in Davis County. Tim Petty stated he was unsure, but it was approved as part of the subdivision of the property.
- Marc Sacco spoke to Chief Pope on the issue of the firetruck access. He noted that international fire code chapter 16.04 states that fire apparatus access roads shall have unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches, of which we don't have to worry about because there is no overhead apparatuses. Exception to this is that the fire code official shall have the authority of approve a decrease of the minimum access width. Marc stated that since it is not an actual fire access road, it's just a way around the building, he' not opposed to speaking with the fire marshal and leaving the site plan as it is. Marc Sacco stated that their fire trucks are not 20 feet wide. Tim Petty stated there is more than enough room on the north side of the building and if that is what it needed then it has been provided. Marc Sacco stated access is good, fires double in size every minute, and if they are forced to go to the north every time that would delay response. And there are also mutual aid vehicles that are larger, like the ladder trucks in the area that are wider than Uintah's fire trucks, and they may have some issues. Tim stated that there is an access that exceeds the 20 feet for those vehicles. Marc stated that, again, it's not an actual fire access road so will speak with the Fire Marshal but he personally is ok with the plans the way they stand. Tim Petty did not want to hold up Scenic Development's approval and from what he has been told he is comfortable with what Scenic Development presented. Marc Sacco stated will need to get verification from the Fire Marshal, but he is ok with it also. He stated he can try and get that verification now. Tim Petty asked the Scenic Development Representative what his thoughts were. He stated that if there were to be a requirement to have 20 feet of access on both sides then one solution would be to adjust the location of the building on the property to compensate. Tim stated he liked leaving more on the north side of the building because that will be the more common traveled route. The other option is to possibly modify the layout of the dock on the south side. Marc Sacco stated that Chief Pope is ok with the site plans after speaking with him via phone.
- Tim Petty asked if there were any other comments or questions. Stated that architecturally it will be about the same as the current building in the business park and that one turned out great.
- Todd Burton asked at what point will a flow test be done by the fire department. Scenic Development rep stated he was told it would be at the very end of the project. Todd then asked if the lines to the sewage drain field are going north. Carl stated yes, the northwest corner.
- Tim Petty was ready for a motion on the site plan. .
- **Glenn Woolsey** motioned to approve the site plan for Scenic Development with the following changes for clarifications: the rhino rock and chain link fence be identified and the chain link fence be placed around the sewer system and with appropriate markings stating that there is a drain field, conditions are met to ensure landscaping on the property by the fencing be kept up per city ordinance to prevent fire hazards, exterior ladder be secured for safety, and fall protection be placed on the dock.
- Seconded by **Todd Burton**.
- All in favor, motion passes.

6. Discussion/Action on recommending an adjustment to the speed limit on 6600 S, Uintah.

*(recording: 0:43:53)

Presenter: Tim Petty

- Tim Petty stated he had the traffic study. Robert Guiller previously met with UDOT unofficially and explained that there were two directions they could have gone and decided to go the route of safety and to go through the Planning Commission and the City Council to see what the city wanted to do internally to reduce the speed between 30-

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35, but not below 30. There are no walkways or lighting next to the railroad tracks so the city should decide the speed based on the safety, or lack thereof.

- Tim Petty broke down the study of the speeds. The 85th percentile would be at 45 miles per hour based on that info from an engineering perspective, which is where the speed would be set. Todd Burton asked if 85% of the vehicles traveling on that road are beneath that speed based on the study. Tim stated yes.
- Tim stated there was one in the range of 68-75 miles per hour during the study three in the 62-68mph, fourteen in the 56-62mph, but the vast majority was in the 37-43mph range. Tim stated it matches pretty well with what they see. Tim recalled the comments made by Mike Mars from the Public Hearing held on November 27, 2018 and agreed with the concern that it can be dangerous lowering the speed limit on a road that wants to be driven at a higher rate of speed. Drivers can get distracted if the speed is too low and start doing other things. Tim said because of this, he would not want to lower the speed any lower than 35mph. He also stated that he can see both sides and wishes there were more things to do to the road physically to provide better safety.
- Glenn Woolsey stated that they would be remiss if they didn't consider the safety of the pedestrians walking along 6600 South because the road has no shoulder or sidewalk, it is not a straight road and the pedestrian line of sight is never the same because of several hills and swells. Tim stated he agreed and they needed to do what's best for the safety of the pedestrians but if lowering the speed limit was an improvement to pedestrian safety. Glenn stated the reduction in the speed limit provides a tool to enforce speed reduction. And, the traffic study showed that people will go over the speed limit regardless so if it is reduced to 35mph maybe that will slow them down to 40mph.
- Tim Petty stated the concern is not so much that people slow down but that if the speed is lowered, will people get distracted because they are going slower and that is something that should be kept in mind.
- Todd Burton asked how the speeds were collect for the study. There was discussion back and forth about driver distractions and pedestrians.
- Tim suggested painted lines on the road. Jeff Holden stated there was room and it could be done. The painted lines would make the lane a little more narrow and the drivers would be more prone to slow down. Todd Burton more pursuit of getting a walking path through contact with Union Pacific.
- There was further discussion of possible pathways and walkways for pedestrians and the fact there is now a Burger King, and soon a Starbucks, and there will be more foot traffic. Robert Guiller expressed that something will need to be done for pedestrians. Glenn stated that they could continue to push for a pathway/walkway but until then, lowering the speed limit will help. Todd mentioned that if it is lowered it would need to be enforced as is done on Hill Airforce Base. If enforced, it would slow down the drivers in the area.
- Greg Johnson mentioned that the Sheriff's Office would work with the city with a grace period for drivers to help enforce the new speed limit by giving citizens warnings instead of tickets to make them aware of the speed change.
- **Glenn Woolsey** made the motion to recommend to the City Council to consider lowering the speed limit to 35mph with additional measures to be taken to pursue a pathway for pedestrians with Union Pacific and other physical measures to include lines on the edge of the road to reduce speed.
- **Scott Dixon**, though excused from the meeting sent an email to Tim Petty and the Commission that his vote would be for the speed limit to be lowered to 30mph.
- Seconded by **Robert Guiller**.
- All in favor, motion passes.

7. Commissioner's Responsibility Reports and follow-up from previous meeting. *(recording: 01:07:13)

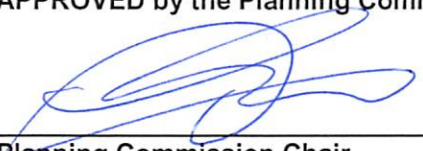
- Business Licenses - Catina Germany
 - None

- CUPs – Robert Guiller
 - None
- Commercial Building – Scott Dixon
 - None
- Training – Glen Woolsey
 - None
- Nuisance – Todd Burton
 - None
- Other – Tim Petty
 - None

8. Meeting adjourned. *(recording: 01:07:22)

- Glenn Woolsey made a motion to adjourn the Planning Commission meeting for December 4, 2018.
- Seconded by Robert Guiller
- All in favor, motion passed.

APPROVED by the Planning Commission this 26 day of February, 2019.



 Planning Commission Chair