1. 7:00 P.M. Special Meeting

Documents:

03-10-20 PC PUBLIC AGENDA.PDF
MARCH.PDF

TO THE PUBLIC AND RESIDENTS OF VERNAL CITY:

Notice is hereby given that the **VERNAL CITY PLANNING COMMISSION** will hold a special meeting on **Tuesday, March 10, 2020 at 7:00 p.m.** in the Vernal City Council Chambers at 374 East Main Street, Vernal, Utah.

AGENDA

A. STANDING BUSINESS

1. Welcome and Designation of Chair and Members
2. Chair and Vice-Chair Elections
3. Approval of Minutes of December 10, 2019

B. DISCUSSION ITEMS

1. Presentation on the General Plan Update by Mike Hansen with Rural Community Consultants
2. Amending Chapter 16 – Updating and Amending Uses within Chapter 16 – Allen Parker

C. ADJOURN

In compliance with the Americans with Disabilities Act, individuals needing special accommodation during this meeting should notify Allen Parker at 374 East Main, Vernal, Utah, 84078, telephone (435) 789-2271, at least five days prior to the meeting. All public comments will be limited to two (2) minutes.

MINUTES of the Vernal City PLANNING COMMISSION

Vernal City Council Chambers - 374 East Main Street, Vernal, Utah
December 10, 2019
7:00 pm

Members Present: Jim Linschoten, Samantha Scott, Troy Allred, Darcy McMickell, Eric Hunting

Members Excused: Joni Crane

Alternates Present: Ben McMickell and Corey Foley

Alternates Excused:

Staff Present: Allen Parker, Assistant City Manager; Matt Tate, Building Official; and Sherri Montgomery, Administrative Clerk.

WELCOME AND DESIGNATION OF CHAIR AND MEMBERS: Vice Chair Jim Linschoten welcomed everyone present to the meeting.

APPROVAL OF MINUTES FROM NOVEMBER 12, 2019: Vice Chair Jim Linschoten asked if there were any changes to the minutes from November 12, 2019. There being no corrections, ***Samantha Scott moved to approve the minutes of November 12, 2019 as presented. Ben McMickell seconded the motion. The motion passed with Jim Linschoten, Samantha Scott, Troy Allred, Darcy McMickell, Eric Hunting, Ben McMickell and Corey Foley voting in favor.***

PRESENTATION ON THE GENERAL PLAN UPDATE BY MIKE HANSEN WITH RURAL COMMUNITY CONSULTANTS: Allen Parker introduced Mike Hansen with Rural Community Consultants (RCC), which is a subsidiary of Jones and Demille Engineering. This firm was contracted by the City to help with the General Plan update. Mr. Hansen is here to go over the expectations of the Planning Commission, engineering firm and City staff. Mr. Hansen would like to create a time line of the General Plan update and receive feedback from the City. Mike Hansen stated that he is excited to work on the Vernal City General Plan. Mr. Hansen mentioned that the City has retained his firm to fix targeted parts of the General Plan. The role of the General Plan is an advisory document for the policies and investments of the City. State statute states that unless you adopt the General Plan as an ordinance, it is an advisory document. Mr. Hansen explained that RCC has reviewed the General Plan and conducted details of a project management plan along with a task and schedule matrix. Mr. Hansen indicated that he would like the Planning Commission to give him direction on what they feel needs to be fixed. Mr. Hansen provided a quick audit of what the current General Plan looks like to someone on the outside. Mr. Hansen explained that this audit is based on the State statute. Mr. Hansen stated that the evaluation he has provided to the Planning Commission is color coded by what is addressed well in the General Plan and what areas need some help. Administratively, Vernal City is running great. Mr. Hansen mentioned that under the basic zoning requirements, there are a few items that need looked at in regards to the State statute. State statute requires that the

Code be written in plain language, so that the normal personal can understand it. If there is a disagreement on the misinterpretation of the Code, the courts will side with the applicant. Mr. Hansen stated that when he does zoning ordinances, they are written at a 5th grade level with illustrations, flow charts and pictures. Mr. Hansen indicated that he put the implementation steps in yellow, because he did not know how much the City links their investment to the General Plan as far as planning the budget. Mr. Hansen mentioned that a capital improvements plan was not seen very well in the current General Plan, and RCC has language that can help fix it. Mr. Hansen stated that the consultants struggled a little with the land use section as far as connecting the dots between land use and transportation. In regards to the transportation plan, the Transportation District is in the process of writing their master plan right now; therefore, the City will need to spend some time on corresponding with their plan. Mr. Hansen explained that the City has invested into the street studies and trail plans; however, it needs updated in the General Plan. Overall, the RCC will be updating, simplifying and tying everything together in the General Plan update. Mr. Hansen addressed the six major components of the project as well as the task and schedule matrix. The objective is to update the General Plan to better guide growth, preserve rural character, and protect private property rights. Therefore, the planning team will need to pay particular attention to the transportation, housing and socioeconomic elements of the current General Plan. The final plan should be able to provide support for other applications such as grant applications, public education, etc.

Mr. Hansen explained that the first phase will be organization and outreach. RCC will create a project management plan and meet with the City to discuss expectations. The second phase is the community assessment and gap identification phase to gather data, review existing plans, analyze existing commercial areas, develop growth scenario, develop a public-facing summary of the local economy and start holding workshops with the Planning Commission. The third phase is the housing element to update the existing housing-related socioeconomic data and edit the City's SB34 housing report. The fourth phase is the transportation element and probably the biggest amount of change in the General Plan. RCC will incorporate the complete streets concept, the City's trails plan, develop updated comprehensive transportation maps, address airport access issues, analyze Main Street parking strategies and facilitate intergovernmental coordination. The fifth element is the general consistency where the General Plan is put all back together by reviewing all current elements against new information, review the City's strategies for annexation areas, incorporates the basic concepts of the 2007 Vernal Downtown Plan, provides recommendation on the future land-use maps, and develops draft to staff and Planning Commission for review. There will be working meetings with the Planning Commission and City Council for feedback. The sixth element is the final deliverable phase which includes Planning Commission and City Council notices and hearings. The Planning Commission will review and forward a recommendation to the City Council for final approval.

Jim Linschoten asked Mr. Hansen if they were helping the Transportation District with their plan. Mr. Hansen answered yes. Mr. Linschoten asked if the City's General Plan will incorporate the Transportation District's plan, so that they correspond with each other. Corey Foley mentioned that a lot of the streets, byways, and accesses are overlapped between the City, County and Uintah Transportation Special Service District (UTSSD). Mr. Hansen mentioned that they are waiting to be able to get into the UTSSD's website that they built, to access their map. Mr. Hansen stated that they really want to get the regions talking. The cities can make

decisions on individual roads and projects, but there has to be a regional perspective. Mr. Linschoten asked if they are also going to be tying into the County, because the County has finished their plan. Mr. Hansen explained that the County is helping the UTSSD with their plan, so they are hoping that they can all integrate with each other when they are done. Allen Parker mentioned that when the General Plan map was being revised, the City knew that some of the new roads proposed would end up on the County's plan. These are not necessarily roads that will be built, but could be built if Jordan Cove comes together, if the oil industry comes together, etc. Mr. Parker stated that the General Plan is not a capital improvements project list of things the City is going to build. Most of those roads are outside of the City's incorporated area. The City will have to look at what the City does and what the County does and make it mesh in some rational way. Mr. Hansen indicated that the State statue is not always abundantly clear, but where they are clear is in the future transportation corridor map. Mr. Hansen explained that as a City, you will have to put down a map that is showing where the corridors could go. Corey Foley asked Mr. Parker what Vernal City has to do with the UTSSD. Mr. Parker stated that the City does not have ties to the UTSSD; however, the District has done a lot of projects for the City such as the chip and seal project. Mr. Parker explained that the UTSSD is trying to figure themselves out right now. They will be divesting themselves in the airport on January 1, 2020, because that is when the contract ends. The City does not have a seat on the Board and most of their projects are limited to the County, because they do not have the funding for the chip and seal project anymore. Mr. Parker explained that the jurisdictions that have authority to create transportation plans that will be implemented are those that are governed by elected officials, such as the City and County. The Transportation District needs to have a working document, but it is not the same as a General Plan. Therefore, the plans that have State statutory authority are Vernal City, Naples City and Uintah County.

Mr. Hansen mentioned that they do not plan to get a lot of public information, since this is not a complete revision of the entire General Plan. The UTSSD has been receiving a lot of public comment on transportation ideas. Mr. Parker explained that a year prior, the City held several public meetings regarding the transportation component and the trails plan. Mr. Parker stated that although there was little attendance and participation at those public meetings, the City made sure they were advertised and open to the public. Mr. Hansen indicated that anytime there is an amendment to the General Plan, there are policies for advertising and holding public hearings. Mr. Hansen went over the project schedule and suggested holding off on the final draft workshop until after the legislation session to see what passes or does not pass. Mr. Hansen stated that they will plan on being here for the February meeting. Mr. Parker explained that the grant funds need to be used by the end of June; therefore, the General Plan needs to be adopted by the end of June as well.

AMENDING CHAPTER 16.26 – OFF STREET PARKING AND VEHICLE ACCESS STANDARDS – ALLEN PARKER: Allen Parker referred to the use section that is out of the City's commercial zoned Code and the use table out of the parking requirements Code. The first four pages are out of the land use component for those commercial zones. If you compare that to the uses that are listed in the parking section, there is a real problem in trying to figure out if you have an amusement enterprise on how it fits within the parking Code. Mr. Parker mentioned that it is the same if you are looking at furniture and appliance stores on how they fit into the use table. They are different use categories; however, they should be the same uses in both cases.

Mr. Parker explained that there is an abnormal inconsistency. It appears that the parking Code was taken from one city without editing it to adapt to Vernal City's Code or the use tables in the land use section was pulled from another city and not adapted to Vernal City's Code. Mr. Parker stated that he will begin on harmonizing these Codes and determine how many parking spaces to assign to the new uses in the parking Code to come up with a preliminary document to define the parking component for each of the different uses. Mr. Parker mentioned that the reason the City has a parking standard in the Code is to protect adjoining land uses from underdeveloped parking. Corey Foley mentioned an example such as the Quarry that is grandfathered in because the building is 100 years old. The Code states that parking spaces for food establishments is one parking space for each four seats; however, it is always hard to get into that parking lot. Mr. Parker explained that if they were to build a new building, they would have to abide by the new requirement. Mr. Parker explained that when he first started for the City, if you changed a business use in a downtown zone, there would be a different parking lot requirement. Mr. Foley asked how the City attracts people to the downtown area. Mr. Parker explained that when no one was investing in the downtown area due to there being no land available to add parking, The City Council changed the requirement in 2007 to allow existing buildings to change from a low intensity use that does not require a lot of parking to a high intensity use that requires a lot of parking. The business is not required to change the available parking, unless it is new construction such as an addition to the building. The City has a certain obligation to try and address the parking. Jim Linschoten asked if tiered parking structures are allowed. Mr. Parker stated yes, but they are expensive in the range of $20,000 per parking space. Darcy McMickell asked if this was a good time to change the conditional use versus the permitted use to permitted or not permitted. Mr. Parker explained that what he is proposing at this time is to change the use table in the parking section. This section has less uses in it and it needs to be expanded to match the other uses. Mr. Parker referred to residential facilities for elderly/persons with disabilities and explained that the Planning Commission started down that path a few years ago. Mr. Parker mentioned that he worked with Dave Church on the original proposal and then other projects took priority. Mr. Parker indicated that group homes are an important ordinance that needs addressed to meet federal law and will be discussed at the February meeting. Eric Hunting stated that under the uses, there is a lodge or social hall that is permitted and then there is a nightclub or social hall which is conditional. Mr. Hunting asked what the definition is of a social hall. Mr. Parker indicated that it is not defined and does not currently make a lot of sense.

Mr. Parker reported that all expiring Planning Commission members have agreed to stay on the Planning Commission for another term. Samantha Scott has also agreed to continue as a regular member of the Planning Commission after her term as councilmember concludes at the end of the year.

ADJOURN: There being no further business, ***Corey Foley moved to adjourn. Eric Hunting seconded the motion. The motion passed with a unanimous vote, and the meeting was adjourned.***

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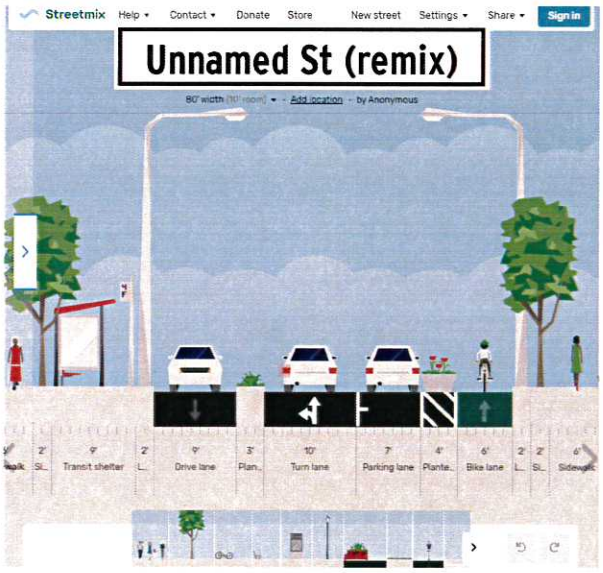
Jim Linschoten, Planning Commission Vice Chair

Vernal City General Plan Update
Planning Commission Workshop
10 March 2020

Planning Commissioners - thank you again for the opportunity to partner with you on making some critical updates to the general plan. We understand that the City will be undertaking a larger update process in the future, so we limited our work to the most pressing issues. The following tables illustrate the work done to-date, and our hope is that we can get feedback on anything else the Commission would like to see during this process. The latest version is available [at this link]:

https://drive.google.com/open?id=1YqMhIiJdAlVDHXLKmWXWh22bXoU2BLbS

TRANSPORTATION

DISCUSSION POINTS	COMMISSION FEEDBACK
• This section primarily discusses current needs within the City as far as high traffic areas and future projects that need to be completed with UDOT. The motorized aspect of transportation was highly represented, our main objective was adding language making additional forms of transportation a priority going forward. • Language was added to the current plan implementing the need for "**complete streets**" (meaning streets that are compatible with a variety of modes of transportation). See p.167	
• Our team intends to host a workshop with the Planning Commission to develop specific recommendations for specific roadways that could be prioritized as complete streets. To do this, we intend to use the streetmix.net tool:  	

• Once we have a preliminary design, we will be developing cross-section renderings similar to this (replacing material on ~p.173): RENDERING OF JACKSON STREET CROSS-SECTION (LOOKING SOUTH) 	
• Added goals, policy and implementation measures needed to coordinate parking along main street. These goals are focused on being implementable and not a cost burden on the City (p.183).	

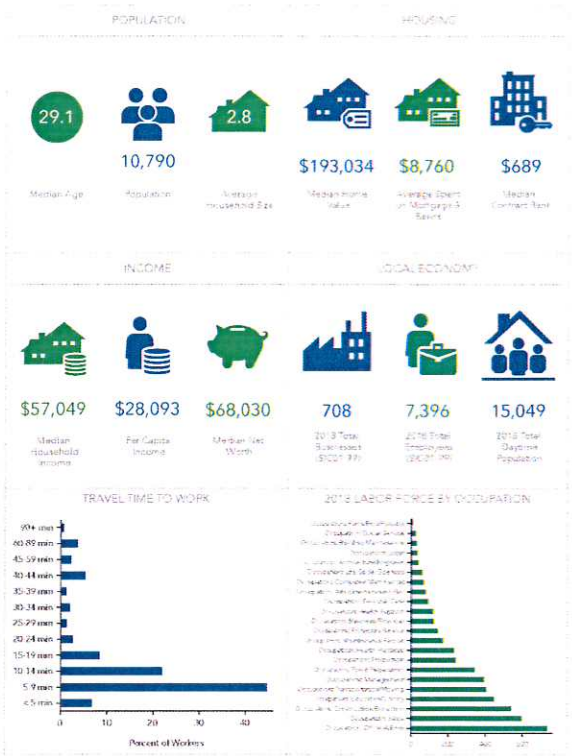
TRAILS

DISCUSSION POINTS	COMMISSION FEEDBACK
• The trails section was located in Chapter 4 title Parks, Trails and Recreation. We relocated the trails section to Chapter 7 Transportation (approx p.162). Part of this restructure included updating the trails section with current language from the Uintah County Trails Master plan completed in 2018. • The County plan discussed many of the trails in and around Vernal, making the implementation natural to include in the City General Plan.	
New Issue from 3/10 Workshop	

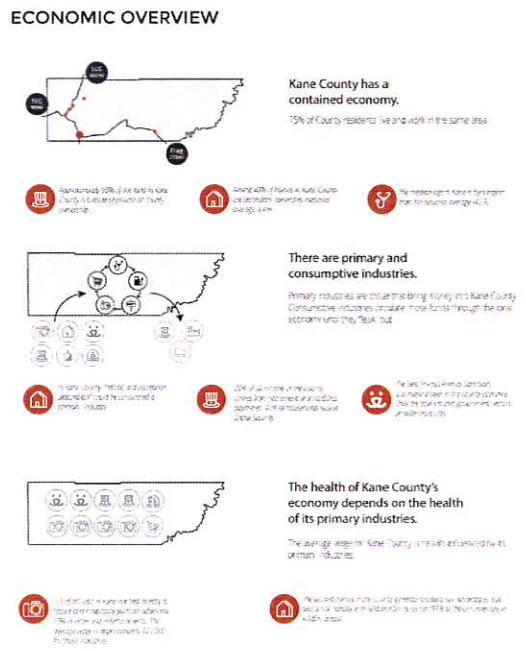
SOCIOECONOMICS

DISCUSSION POINTS	COMMISSION FEEDBACK
• The current general plan has a great deal of socioeconomic information found throughout the document (see p.40, etc) as well as in the appendix.	

- Our team intends to update the in-line numbers, but also create a "digest" similar to the following (click to enlarge):



- Because Vernal is the regional economic hub, we would also like to include a summary infographic related to the area's primary and secondary economy (similar to this - click to enlarge):



New Issue from 3/10 Workshop	

HOUSING

DISCUSSION POINTS	COMMISSION FEEDBACK
• The current general plan does not have a chapter specific to housing, though it has an extensive amount of data in the appendix. We recommend a new chapter ("Chap 8") that consists of a summary of the findings and the goals/policies.	
• Vernal City is one of the communities designated to comply with SB 34 (2019). Part of that bill requires those communities identified to make edits to their housing plans to meet state requirements. They are also required to complete a state form and turn it into the state to be eligible for TIF or TTIF funding for the upcoming year. Using state resources, RCC helped update the current document with information produced to create this report. The primary focus of this report had to do with the following: ○ Current population and future trends. ○ Data related to the amount of people renting vs. owning their homes. ○ Area median income (AMI) for Vernal and what that means for housing cost. Part of this AMI data identifies the amount of homes spending 30%, 50% and 80% of their income on housing needs.	
• Maps were also added identifying current household costs, household income and where the majority of employment is located in the city and the walkability to those jobs.	
New Issue from 3/10 Workshop	

GENERAL UPDATES / COMMENTS

DISCUSSION POINTS	COMMISSION FEEDBACK
• The current Vernal City General Plan as found currently on the city website is 267 pages. This does include the Housing plan and several Appendix sections this is very hard for the average person to know, let alone for the city to implement. The current plan contains a lot of information that while very informative is not necessarily useful to include in a general plan. Part of this project will include recommendations removing several of the larger sections or moving them to an appendix.	
• RCC also updated multiple sections of information where it existed and was relevant to update.	
New Issue from 3/10 Workshop	
New Issue from 3/10 Workshop	

VERNAL CITY USES

Accessory buildings and uses customarily incidental to a permitted use

Agriculture including, but not limited to, raising of row crops, grains and fruits, and buildings incidental to the use of the land for agricultural purposes

Amusement enterprises

Animal Boarding

Animal by-products

Animal Hospital, small animals only and provided conducted within a completed enclosed building

Apartment, multi-family

Assisted living facilities

Athletic Club

Auction establishment

Automobile repair including paint, body and fender, brake, muffler, upholstery or transmission work, provided conducted within a completely enclosed building

Bakery

Barber/beauty shop

Barns, corrals, pens, coops and feed storage buildings for the keeping of animals and fowl, and the storage of farm products, provided such structures for the care and keeping of livestock and fowl are located at least one hundred fifty (150) feet in distance from any existing dwelling, public or semipublic building on any adjoining parcel of land, or at least one hundred (100) feet from any side property line, whichever distance is greater, and located at least one hundred (100) feet in distance from any existing dwelling on the same parcel of land

Bed and Breakfast Homes as outlined at 16.22.035 of this Title

Billiard parlor

Boarding houses

Boarding or exhibition of animals, in excess of nine (9) days, not to exceed one hundred fifty (150) permanent animal stalls in any development

Bottling and distribution plant

Bowling Alley

Boxing arena

Bus terminal

Cannabis production establishment

Caretaker Dwelling

Carpenter and cabinet shop

Car wash

Chemical products - manufacturing

Christmas tree sales

Church

Church, temporary revival, not to exceed nine (9) days

Circus, carnival or other transient amusement

Clinics, medical or dental

Clubs, lodges

Coal and fuel sales office

Commercial storage units - providing for secured inside storage. Units shall be permanently secured on a foundation or cement flooring

Concession stand, permanent

Contractor shop, provided work is conducted within a completely enclosed building

Convention center

Dance hall

Data center

Day care nursery's which have been approved by the State Health and Welfare Department and are eligible for licensing by the State

Domestic abuse shelter

Drive-Up Window Service

Dwellings, caretaker

Dwellings, except caretaker and located above ground floor

Dwelling, Mixed Use Accessory

Explosives magazine

Farm implement sales

Farm produce sheds, buildings and cellars

Feed storage building

Fences not exceeding seven feet

Fireworks Stand – temporary

Florist shop

Food vendors, temporary

Garden supplies and plant material sales

Golf course

Government buildings or uses, nonindustrial

Grandstands and amphitheaters

Greenhouse and nursery, soil and lawn service

Group dwellings in accordance with Chapter 16.20

Group Homes

Gymnasium

Hand crafted items, manufacture and retail sales on premise

Health Spa

Hospitals and clinics

Hotels and motels 1. A minimum of 10' landscaped buffer shall be provided around the perimeter of the site. Trees shall be incorporated into the landscaping to provide buffering from industrial sites 2. A 6' high solid fence shall be installed along rear and side property lines. In site vision

area fences can be stepped down to allow vision of vehicles 3. Lighting shall meet Vernal City ordinances 4. Parking shall meet requirements of Section 16.28 of the Vernal City municipal code

Home occupations in accordance with Chapter 16.22 of this title.

Household pets not to exceed a combination of four (4) pets over the age of four (4) months

Ice cream manufacture

Junkyards / Wrecking yards

Kennel

Laboratory: dental, medical or mortuary

Liquor store: 1. Shall not be located within 500' of another establishment that sell alcohol 2. Shall not be located within 500' of a residence, residential zone, school, church, or park 3. Lighting shall meet Vernal City ordinances 4. Parking shall meet requirements of Section 16.28 of the Vernal City municipal code 5. Shall have State approvals

Livestock in limited numbers

Lodge or social hall

Long term RV parks, provided such parks meet the requirements and standards prescribed in Chapter 16.56

Low power radio service antennas - monopole tower Maximum height fifty (50) feet

Low power radio service antennas - lattice tower Maximum height fifty (50) feet

Lumber yard

Machine shop operations incidental to any use permitted in a commercial zone

Machinery sheds

Manufactured home parks, provided such parks meet the requirements and standards prescribed in Chapter 16.56, Vernal City manufactured home park regulations, of this title

Manufacture of goods retailed on premises

Manufacturing explosives or explosive products

Manufacturing acetylene

Manufacturing acid

Manufacturing alcohol

Manufacturing ammonia

Manufacturing celluloid

Massage therapy with a State license

Medical cannabis pharmacy

Metal products - manufacturing

Miniature golf

Mobile home and Manufactured home sales lot, service and caretaker dwelling

Monument works and sales

Mortuary

Multiple family dwellings containing thirty (30) or less units

Multiple family dwellings containing more than thirty (30) units

Museum

Nightclub or social hall 1. Shall not be located within 500' of another establishment that sells alcohol 2. Shall not be located within 500' of any residence, residential zone, school, church, or park 3. Lighting shall meet Vernal City ordinances 4. Parking shall meet requirements of Section 16.28 of the Vernal City municipal code 5. Shall have State approvals

Office buildings, health care providers

One-family dwellings and buildings accessory thereto

Park and playground

Parking large trucks, 28,000 gross vehicle weight, on non-asphalt surfaces 1. No retail use on site 2. Berming required in drainage area 3. Contain storm water on site 4. Asphalt approach area 5. Must have 6" compacted, State specification, road base

Pet grooming parlor

Pharmaceutical products – manufacturing

Professional office buildings or group of office buildings

PRUD

Public parking lots

Public utility buildings and facilities, and airports

Public utilities substation

Radio, television or FM broadcasting station

Reception center or wedding chapel

Recreation center

Recreational vehicle storage 1. Behind a six (6) foot non-see-thru fence 2. Storage area be paved with asphalt or concrete

Rental agency for home and garden equipment

Residential facilities for the elderly for eight (8) or less individuals, owned by one (1) of the individuals or an immediate family member of one (1) of the individuals residing at the facility or for which the title has been placed in trust for a resident, that also complies with the following:

The facility conforms to all applicable health, safety and building codes,

The facility is capable of use as a residential facility for elderly persons without structural or landscaping alterations that would change the structure's residential nature,

No other residential facility for elderly persons shall be established within three-quarters (3/4) of a mile of another existing residential facility for elderly persons or residential facility for handicapped persons

Residential facilities for the handicapped for eight (8) or less individuals under the supervision of a house family or manager on a twenty-four (24) hour per day basis and complying with Department of Human Services standards and requirements and be operated by or operated under contract with that department, that also complies with the following:

No person being treated for alcoholism or drug abuse shall be placed in a residential facility for handicapped persons,

No person who is violent shall be placed in a residential facility for handicapped persons,

Placement in a residential facility for handicapped persons shall be on a strictly voluntary basis and shall not be a part of, or in lieu of confinement, rehabilitation or treatment in a correctional institution,

The facility shall conform to all applicable health, safety and building codes,

The facility is capable of use as a residential facility for handicapped persons without structural or landscaping alterations that would change the structure's residential nature,

No other residential facility for handicapped persons shall be established within three-quarters (3/4) of a mile of another existing residential facility for elderly persons or residential facility for handicapped persons,

That the operator of the facility shall establish a City advisory committee through which all complaints and concerns of neighbors shall be initially addressed,

The operator of the facility shall provide adequate off-street parking.

Restaurant, hotel, motel

Rest homes

Retail establishments

Retail, financial, office and personal service establishments provided there is no storage of merchandise or equipment outside of enclosed buildings and further provided that such is not designated as a conditional use elsewhere in this chapter

Rodeo arena, and other structures incidental to the operation of a rodeo

Roofing shop

Row House

Rubber & plastic products - manufacturing

School, public or private

Schools and churches; parks and golf courses

Service station, automobile excluding painting, body and fender and upholstery work

Sexually oriented businesses: 1. Shall not be located within 600' of any school, public park, library or religious institution 2. Shall not be located within 600' of any other sexually oriented business, except out-call services 3. Shall not be located within 600' of any residential uses or residential zoning boundary 4. Signage shall conform with Section 16.15.040 - signs 5. Shall conform with Title 5.72 of the Vernal City municipal code

Sheet metal shop and retinning, provided all operations are conducted within a completely enclosed building

Single-family manufactured home subdivisions in accordance with the site development standards set out in this chapter and the standards prescribed by Chapter 16.58, Vernal City subdivision regulations, of this title

Single-family dwellings meeting the International Residential Code as adopted by Vernal City

Sign manufacture or sign painting

Signs, monument

Signs - non-flashing, flat

Signs, permanent, off-premises

Signs pertaining to sale or lease of property or professional offices

Signs, on-premises

Storage, outside, provided such storage area is enclosed within a minimum six (6) foot high non-see-through buffer, (such as a fence or land berming) to adequately shield the storage area from outside view, provided, however, that a single see-through gate area for ingress and egress no wider than twelve (12) feet may be maintained as part of the fenced area

Swimming pools, water slides

Tavern 1. Shall not be located within 500' of another establishment that sells alcohol 2. Shall not be located within 500' of any residence, residential zone, school, church, or park 3. Lighting shall meet Vernal City ordinances 4. Parking shall meet requirements of Section 16.28 of the Vernal City municipal code 5. Shall have State approvals

Taxidermist

Temporary boarding or exhibition of animals, not to exceed (9) days

Temporary building for uses incidental to construction work, such building shall be removed upon completion of the construction work

Temporary buildings and yards for storage of construction materials and equipment incidental and necessary to construction uses otherwise permitted in this zone. A permit therefor shall be valid for not more than one (1) year and shall not be renewable at the same location

Temporary merchants - short term

Temporary merchants - long term

Temporary sales event

The raising and grazing of animals and fowl including the supplementary or full feeding of such animals and fowl, as follows:

Four (4) horses, or four (4) cattle, or four (4) llamas, or four (4) emus, or four (4) ostriches, or eight (8) sheep, swine or goats and their suckling offspring, or a combination thereof, may be kept for each one (1) acre of agricultural use lot area, and further provided that no animal shall be kept on lots containing less than twenty thousand (20,000) square feet of agricultural use lot,

Fowl,

The keeping and raising of not more than eight (8) hogs more than sixteen (16) weeks old; provided, that no person shall feed any such hog any market refuse, house refuse, garbage or offal other than that purchased on the premises;

Household pets not to exceed a combination of four (4) pets over the age of four (4) months.

Theater, indoor

Theater, outdoor

Tire recapping or retreading sales and service

Tower, amateur radio

Tower, low power radio

Tower, small cellular

Travel-trailer court

Travel trailers or recreational vehicles, occupied and temporary, within those areas designated for the Western Park complex, subject to the following limitations: 1. All travel trailers or recreational vehicles must be fully self-contained. 2. No more than thirty (30) parking spaces for travel trailers or recreational vehicles shall be allowed within the Western Park complex. 3. Each parking space will be no larger than twenty-five (25) feet in width and fifty (50) feet in length. 4. Any parked occupied travel trailer or recreational vehicle shall be a minimum distance of forty (40) feet from a residential zone and shall be parked at the most eastern inside perimeter of the infield of the race track of the Western Park facility. 5. No occupied recreational vehicle or travel trailer shall be allowed to be parked within the Western Park complex for a period in excess of nine (9) consecutive days. 6. Each space designated for the parking of a recreational vehicle or travel trailer may be serviced by electrical utility only. Water and sewage servicing for each space will not be permitted but shall be provided at a centralized location as per state health regulations and requirements. 7. A conditional use permit may be granted only for an individual event as requested by Western Park as authorized by the Vernal City Planning Commission.

Travel-trailer or RV sales and service

Truck terminals

Two (2) family dwellings

Urban farms

Urban livestock

Used car lot

Vehicle repairs and maintenance, when incidental to health care offices and not open to the general public

Vehicle storage when enclosed in a building or within a six (6) foot non-see-through fence, incidental to a permitted use

Warehouse storage

Warehouse storage, incidental to a permitted use

Water reservoirs and water facilities; oil and gas wells

Wedding chapel

Welding shop

Wholesale business

Wood & furniture manufacturing

Zoos, aviaries

Uses ruled to be similar by the Planning Commission

USE	PARKING SPACE REQUIRED
Banks	One (1) space for each 300 sq.ft. of gross floor space
Bowling alleys	Four (4) spaces for each bowling lane
Churches & accessory uses	One (1) space for each 4 seats in the chapel or main assembly area or if there are no fixed seats, then one (1) space for each 100 sq.ft. of floor space used for main assembly area. 18 linear inches of bench space shall be considered a fixed seat.
Data center	One (1) space for each 1000 sq. ft. of gross floor area.
Food establishments for the sale & consumption on the premises of food & beverages	One (1) space for each 4 seats including stools, benches, booths or one (1) for each 75 sq. ft. of floor area when number of seats is unknown, but in no case shall there be less than four (4) spaces.
Furniture & appliance stores	One (1) space for each 800 sq. ft. of gross floor area.
Hardware stores, household equipment service shops, clothing or shoe repair or similar personal service shops	One (1) space for each 600 sq. ft. of gross floor area or three (3) parking spaces, whichever is greater.
Hospitals	Two and one-half (2.5) spaces for each bed.
Libraries	One (1) space for each 500 sq. ft. of gross floor area.
Museums & similar non-assembly cultural facilities	One (1) space for each 500 sq.ft. of gross floor area.
Manufacturing uses, research & testing labs, creameries, bottling establishments, bakeries, canneries, printing & engraving shops, etc. without retail sales on premises	One (1) space for each 1000 sq. ft. of gross floor area and one space for each 250 sq. ft. of office area.
Medical & dental clinics or offices	One (1) space for each 200 sq. ft. of gross floor area.

Mortuaries	One (1) space for each 100 sq. ft. of gross floor area.
Motels/Hotels	One (1) space for each sleeping or dwelling unit.
Motor vehicle & machinery repairs (minor)	One (1) space for each 600 sq. ft. of gross floor area.
Motor vehicle & machinery repairs (major), sales or wholesaling	One (1) space for each 500 sq. ft. of gross floor area.
Multi-tenant commercial structures containing three (3) or more leasable spaces	One (1) space for each 225 sq. ft. of gross floor space.
Nursing home, children's home, homes for the aged	One (1) space for each 3 beds, except where skilled care (long term care) is provided, the requirement is one (1) parking space for each 2 beds.
Offices not providing customer services or sales on premises	One (1) space for each 400 sq. ft. of gross floor area.
Public parks, playgrounds and open spaces	City Council may require parking at its discretion.
Professional offices for attorneys, CPA's, architects, engineers, etc.	One (1) space for each 300 sq. ft. of gross floor area.
Retail stores except as otherwise specified herein	One (1) space for each 225 sq. ft. of gross floor area on the ground floor and one (1) space for each 350 sq. ft. of floor area on all floors above or below ground floor.
Rooming house, lodging houses, & clubs having sleeping facilities	One (1) space for each 2 beds.
Schools, private	One (1) space for each employee and one (1) space for each 2 students of driving age.
Stadiums, sports arenas, auditoriums (including private school auditoriums) & other places of public assembly and clubs & lodges having no sleeping quarters.	One (1) space for each 4 seats and/or one (1) space for each 100 sq. ft. of gross floor area used for assembly and not containing fixed seats.

Swimming pools, commercial & public	One (1) space for each 5 persons based on capacity load.
Theaters	One (1) space for each 4 fixed seats and/or one (1) space for every 35 sq. ft. of seating area where there are no fixed seats based on the design capacity of the structure.
Transportation terminals & facilities	Adequate number as determined by the Planning Commission. The Planning Commission may require a parking study be submitted by the applicant.
Warehouses & wholesale storage buildings (dead storage or high volume distribution)	One (1) space for each 2000 sq. ft. of gross floor area and one space for each 250 sq. ft. of office or sales area.