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, June 30, 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. Approval of Minutes Meeting for June 9, 2020

B. PUBLIC HEARING – 7:05 P.M.

1. Request for Recommendation to consider updating and amending the Vernal City General Plan

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
June 9, 2020
7:00 pm

Members Present: Jim Linschoten, Eric Hunting, Samantha Scott, Nicholas Porter, Darcy McMickell

Members Excused: Troy Allred

Alternates Present: Corey Foley, Ben McMickell

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: Chair Samantha Scott welcomed everyone present to the meeting.

APPROVAL OF MINUTES FROM JUNE 2, 2020: Chair Samantha Scott asked if there were any changes to the minutes from June 2, 2020. There being no corrections, ***Eric Hunting moved to approve the minutes of June 2, 2020 as presented. Nicholas Porter seconded the motion. The motion passed with Jim Linschoten, Eric Hunting, Samantha Scott, Nicholas Porter, Darcy McMickell, Corey Foley and Ben McMickell all voting in favor.***

GENERAL PLAN: Allen Parker explained that the General Plan update and amendment is the first reading. Mr. Parker asked if there were any questions to the changes and reformatting of the General Plan document that was presented. Mr. Parker stated that Mike Larsen has made a new cover, done some major reformatting. Ben McMickell mentioned that it is easier to read and felt like Mike Hansen had done a good job. Mr. Parker reviewed Section 1. Darcy McMickell referred to Page 1-4 and asked if the bullet point that is highlighted is still questionable. Mr. Parker stated yes, Mr. Hansen is reconsidering that line item "Vernal City is running out of land – accommodating future growth in Vernal" and agrees with him. Mr. Parker mentioned that it is not appropriate. Most of the land in Vernal is getting built on; however, there is still plenty of land depending on how people build on it. Mr. Parker indicated that there is adequate land that is not annexed into the City if the land owners wanted to petition for annexation.

Mr. Parker explained that this was a working document, and he wanted to give the Planning Commission the timeline that they are working on. Mr. Parker mentioned that the Planning Commission had the special meeting to work on the General Plan. The survey was sent out to the Planning Commission from Mr. Larsen. Mr. Parker indicated that he sent Mr. Larsen a summary of the information collected from the special meeting. Mr. Parker stated that he had a zoom meeting with Mr. Larsen and their engineer that is going to be doing the modeling and discussed exactly what the City is trying to accomplish. The engineering firm is producing those cross sections and the street work that was discussed at the special meeting. Once the

document is completed, Mr. Parker stated that he will send it out to the Planning Commission electronically prior to the June 30th meeting. Mr. Parker indicated that he will then give the feedback to Mr. Larsen, so it can be implemented into the final document for the public hearing on June 30th. Mr. Parker explained that after the public hearing, the Planning Commission can continue to make changes. Mr. Parker referred to Section 2 which is the land use section. Mr. Parker indicated that there were not a lot of changes to the summary. A couple of things that needs to be addressed over time are where it states that the "Vernal Regional Airport is sufficient for our existing needs". Mr. Parker stated that is not true. There are items that are out of compliance such as the ADA standards in the terminal building and a lot of work to be done with regulations, leases, and other concerns that need to be solved. Mr. Parker reported that Vernal City has agreed to take over the management of the airport; however, the County has not finalized their side of the agreement. Ben McMickell stated that he heard that the County approved the agreement at their Commission meeting on Monday. Mr. Parker stated if it is all approved, the airport will have a management component on its own in the General Plan and will not be in the land use laws, because it is entirely outside of the Vernal City limits.

Mr. Parker pointed out that the references to Maeser and Naples have been taken out. Mr. McMickell asked if it is appropriate to put more connected areas that are unincorporated into Section 2 instead of Naples and Maeser. Mr. Parker explained that Maeser is probably the entity that is the most afraid that Vernal City will annex them. Mr. Parker reviewed the transportation plan, the annexation plan, the airport, parks and recreation and all the maps. Mr. Parker mentioned that the trails plan has already been updated and adopted. Mr. Parker referred to the current recreation facilities and park facilities table and mentioned that it indicates that the City does not have a shooting range when in fact, the City does. Mr. Parker reviewed the table showing what the National Recreation and Park Association recommends having per the number of population. Mr. Parker explained that the trails section was removed from the parks and recreation, because it is redundant as there is a separate section for the Trails Master Plan. Mr. Parker asked the Planning Commission if they would like to read through the documents at the meeting and give feedback or take the next week to read through it and send him changes or questions by email. After reviewing a summary of some of the sections of the General Plan, it was the consensus of the Planning Commission to review it on their own due to the size of the document and email Mr. Parker with any feedback.

Mr. Parker reported that he researched and received quotes on charging stations for electrical cars; however, it is not possible with the tight budget. Corey Foley mentioned that there is one across the street at the hotel. Mr. Parker indicated that there is also a couple over at the University of Utah. Nicholas Porter stated that there is one over by O'Reilly's. Mr. Parker stated that it would be a benefit for the public to have one within the downtown area to promote downtown. Mr. Foley mentioned that you are seeing more of those electric cars. Mr. Parker noted that he sees Teslas all over town. Mr. Foley asked if the cars get enough charge to get to Vernal and then go somewhere else. Mr. Porter mentioned he has not asked anyone about it; however, he should. Mr. Parker stated that he would love to have some feedback on that. Samantha Scott if there is any way to get a grant. Mr. Parker stated that he has checked into two different grants. One with Rocky Mountain Power and one with the State. The City would still have to pay $2,000 per station and the cost to install the stations. The Planning Commission discussed options and other ways to be able to come up with the money such as donations from

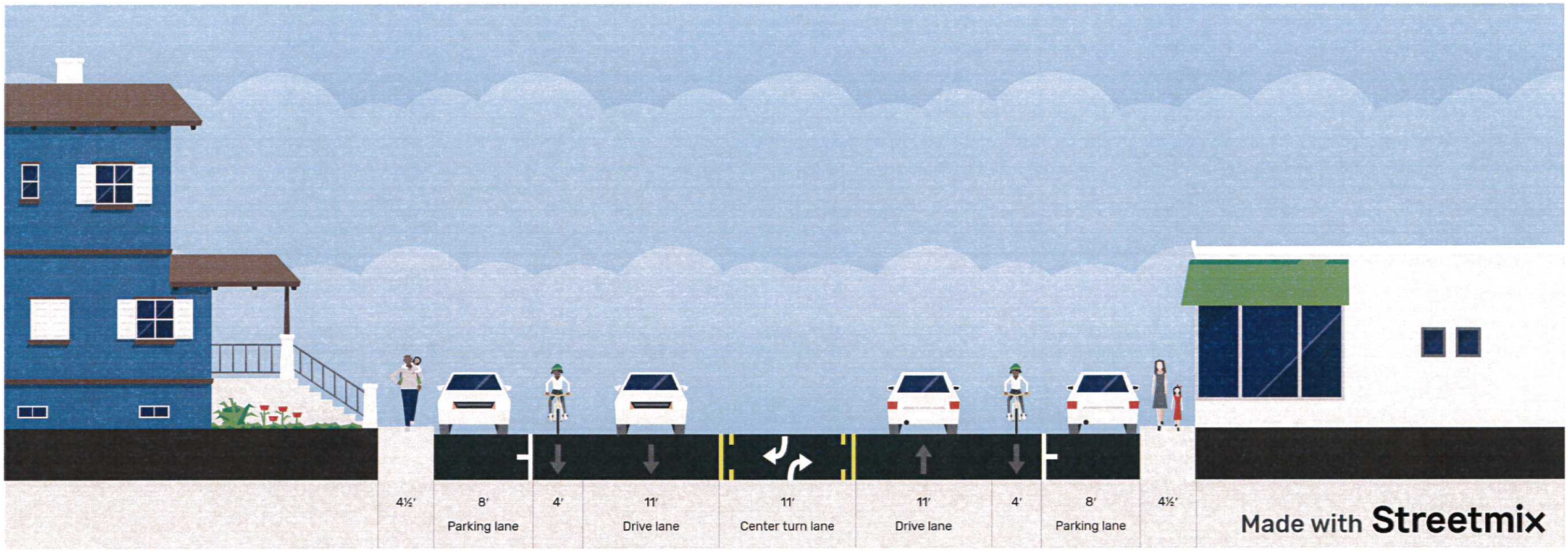
the community and a go fund me page. The Planning Commission all agreed that these stations would be a great addition to the community. It would encourage tourism. The Planning Commission discussed ideas to recoup the cost and where the stations would be most beneficial.

The Planning Commission discussed the data on wages in the General Plan going from $10,000 to $100,000. It was the consensus that the numbers of total wages did not make any sense and should be extracted. The Planning Commission discussed how the Basin Rail Project would affect Vernal such as jobs, people moving here, housing, the potential on the economy, local deliveries, etc.

ADJOURN: There being no further business, ***Ben McMickell moved to adjourn. Darcy McMickell seconded the motion. The motion passed with a unanimous vote, and the meeting was adjourned.***

Samantha Scott, Planning Commission Chair

Unofficial Document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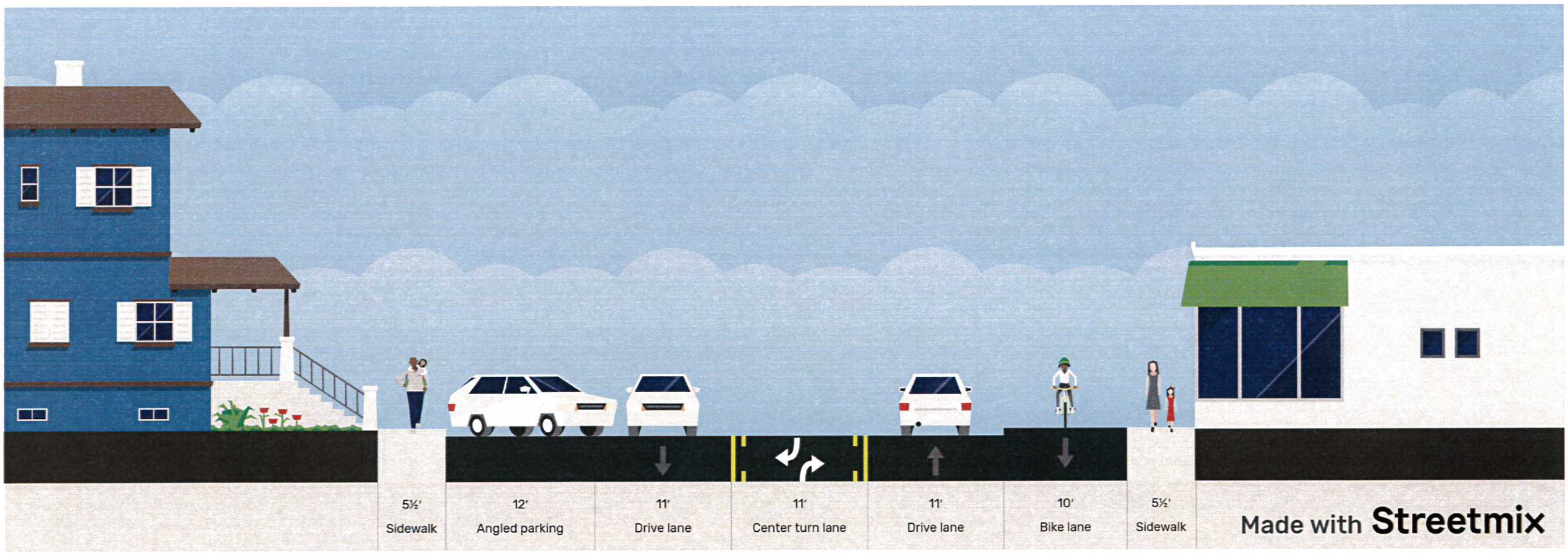
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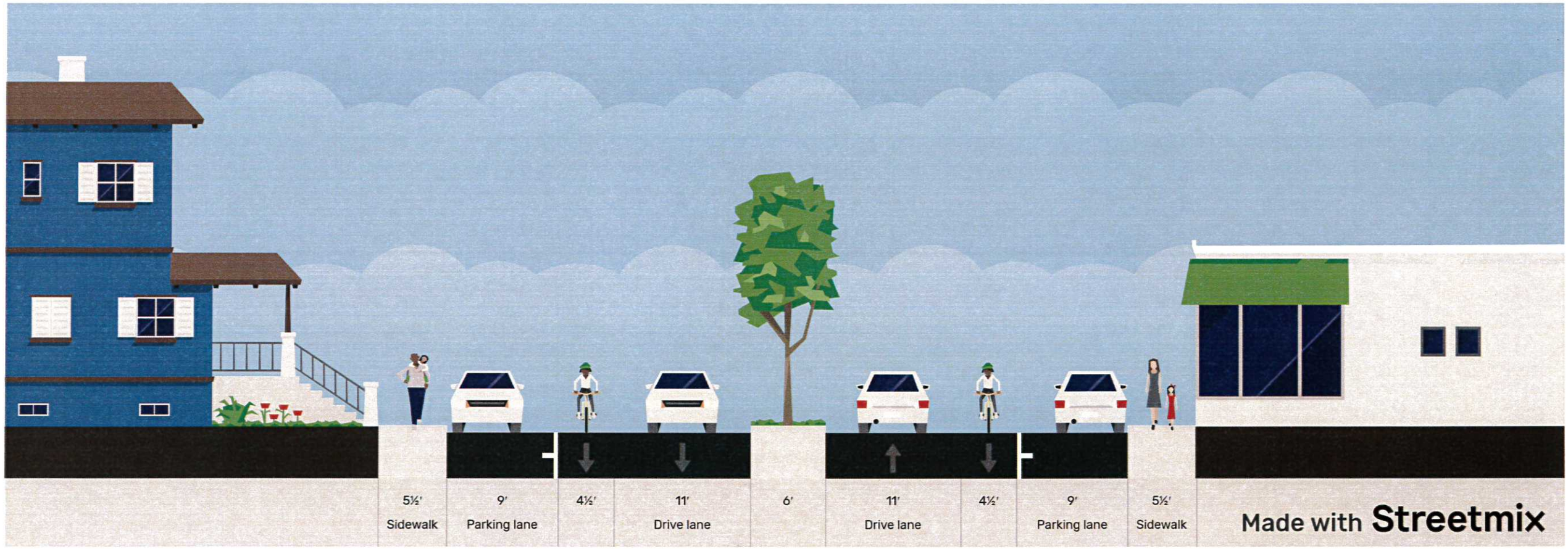
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