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, July 14, 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 30, 2020

B. PUBLIC HEARING – 7:05 P.M.

1. Request for Recommendation to consider a rezone request from Uintah Basin Medical Center and Mayberry Shane W and Erin J Trustees for the properties located at 369 North 500 West, 345 North 500 West, 379 North 500 West and 661 West 500 North, Vernal, Utah from R-1, R-2 and R-3 (Residential Zones) to a CP-2 (Commercial Zone) – Ordinance No. 2020-07. - 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
June 30, 2020
7:00 pm

Members Present: Samantha Scott, Nick Porter, Darcy McMickell, Eric Hunting

Members Excused: Troy Allred and Jim Linschoten

Alternates Present: Click here to enter text.

Alternates Excused: Corey Foley and Ben McMickell

Staff Present: Allen Parker, Assistant City Manager; and Gay Lee Jeffs, Administrative Secretary.

WELCOME AND DESIGNATION OF CHAIR AND MEMBERS: Chair Samantha Scott welcomed everyone present to the meeting.

APPROVAL OF MINUTES FROM June 9, 2020: Chair Samantha Scott asked if there were any changes to the minutes from June 9, 2020. There being no corrections, ***Nick Porter moved to approve the minutes of June 9, 2020 as presented. Darcy McMickell seconded the motion. The motion passed with Samantha Scott, Nick Porter, Darcy McMickell and Eric Hunting voting in favor.***

REQUEST FOR RECOMMENDATION TO CONSIDER UPDATING AND AMENDING THE VERNAL CITY GENERAL PLAN – ALLEN PARKER

Allen Parker stated that there is a red lined but complete General Plan document that was sent to the Commission members for their review for the meeting. The City Council will have their first reading of the General Plan document tomorrow night. Mr. Parker explained that the Commission is not required to forward a positive recommendation if they feel uncomfortable with it, but the Commission can forward a positive recommendation with or without any changes to the General Plan document to the City Council if they feel ready. Mr. Parker noted that there was some feedback needed from the Commission in order to finalize the Transportation section. Chair Samantha Scott opened the public hearing to receive comment from the public. There was no public comment. Ms. Scott closed the public hearing. Mr. Parker said that Eric Hunting had some questions that were forwarded on to Mike Hansen. Mike Hansen from Rural Community Consultants approached the pulpit. Mr. Hansen stated that he was given five (5) basic goals for the project. The first goal was to become compliant with the State Code which it is. The second goal was to update the Socioeconomics of the Plan. The information was changed in the Plan and so were the assumptions. The third is the Modern Income Housing element which was completed last year. The fourth was to find a way to incorporate the Trails Plan that was adopted by the County in 2018 which is now an Appendix to the Plan. The fifth and last goal is Complete Streets which is being addressed. Mr. Hansen explained that there were some questions he received that are now clarified. The questions were: 1. On page 5-4 the household earnings by type chart adds up to 141%. The clarification was that if you are receiving Social Security

Pending Formal Approval

Income, you can also be receiving your pension. That is why it adds up to more than 100%. 2. Page 5-5 the 2020 total building area by type chart, is that in square feet? It has now been clarified. 3. Page 5-12 the Uintah County Oil and Gas chart numbers are confusing. The chart is now labeled and clarified. 4. Page 7-9 is the first sentence necessary? "Special attention needs to be given to the influx …" The sentence is redundant and has been changed. 5. Page 7-13 bullet point 2500 West from US 40 to Vernal Avenue, should that be to 500 North? The change has been made. 6. The city address was incorrect. The correction has been made. Mr. Hanson continued with his own punch list. The page numbers will need to be changed, but will be the last item changed. The names of the Commission members, the City Council and the Mayor will be updated. There is a statement Mr. Hanson would like to remove, but wanted approval before doing so. It is in the first chapter which states "Vernal City is running out of land" and it is talking about the difficulty of accommodating future growth. There seems to be plenty of places where the City could annex and grow. The Commission agreed to remove the statement. Mr. Hanson continued with another questionable statement from the 2009 Plan which states "unfortunately there has been little or no coordination between the various efforts of other communities with Vernal." This statement is saying that the cities do not talk to each other or the County. The Commission did not agree with the statement. Mr. Hanson agreed to remove the statement. Mr. Hanson continued with Part 3 on the Sensitive Lands and Natural Systems Chapter there is a statement that says "there is no language in the current Code which protects agricultural land." Mr. Parker clarified that there is an Agricultural zone within the Code, but there is no land that is zoned for pure agriculture. The only land that is zoned in an agricultural fashion is the Residential Agricultural zone, the RA-1 zone, which does have animal rights. An Agriculture zone is more for the undeveloped, un-urbanized areas. Mr. Hanson stated that Chapter 3 explains different strategies the City could pursue to preserve agricultural land. Mr. Hanson suggested putting that information in the Appendix. Mr. Parker thought it should not be put in the Appendix because the Appendix is becoming too large. Mr. Hanson said the he would trim it down. Mr. Hanson asked about whether he should prioritize the items in Chapter 4. Mr. Parker stated that it is a context based thing. Mr. Hanson explained that it was just something he brought up in case there needed to be a prioritization. Mr. Hanson continued with Chapter 6 which the Infrastructure Chapter and explained that they did some formatting and cleaned up some things. Mr. Hanson was wondering about adding some Utility maps. Mr. Parker explained that Homeland Security does not want that kind of information out to the public for security reasons. Mr. Hanson continued with his last item which was in Chapter 7 and complete streets. Darcy McMickell asked about the developing documents in the Google drive that were emailed to the Commission. Ms. McMickell stated that the pictures in the email look different from the pictures in the Commission's packet. Mr. Hanson explained that the pictures will continue to evolve until the graphic artist gets the correct pictures to add to the General Plan. Mr. Parker explained that the cross sections need to be more specific and that a Transportation Engineer will probably weigh in on the widths of the travel ways which will then be implemented with the actual graphics. There was some discussion on the size of a parking space for large pick-up trucks. The Engineer will complete those details that will be inserted into the document. ***Darcy McMickell moved to forward a positive recommendation to Amend the Vernal City General Plan with the following conditions that the changes that have been enumerated in the meeting are made. Eric Hunting seconded the motion. The motion passed with Samantha Scott, Nick Porter, Darcy McMickell and Eric Hunting voting in favor.***

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

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Samantha Scott, Planning Commission Chair

Awaiting Formal Approval

VERNAL PLANNING COMMISSION
STAFF REPORT

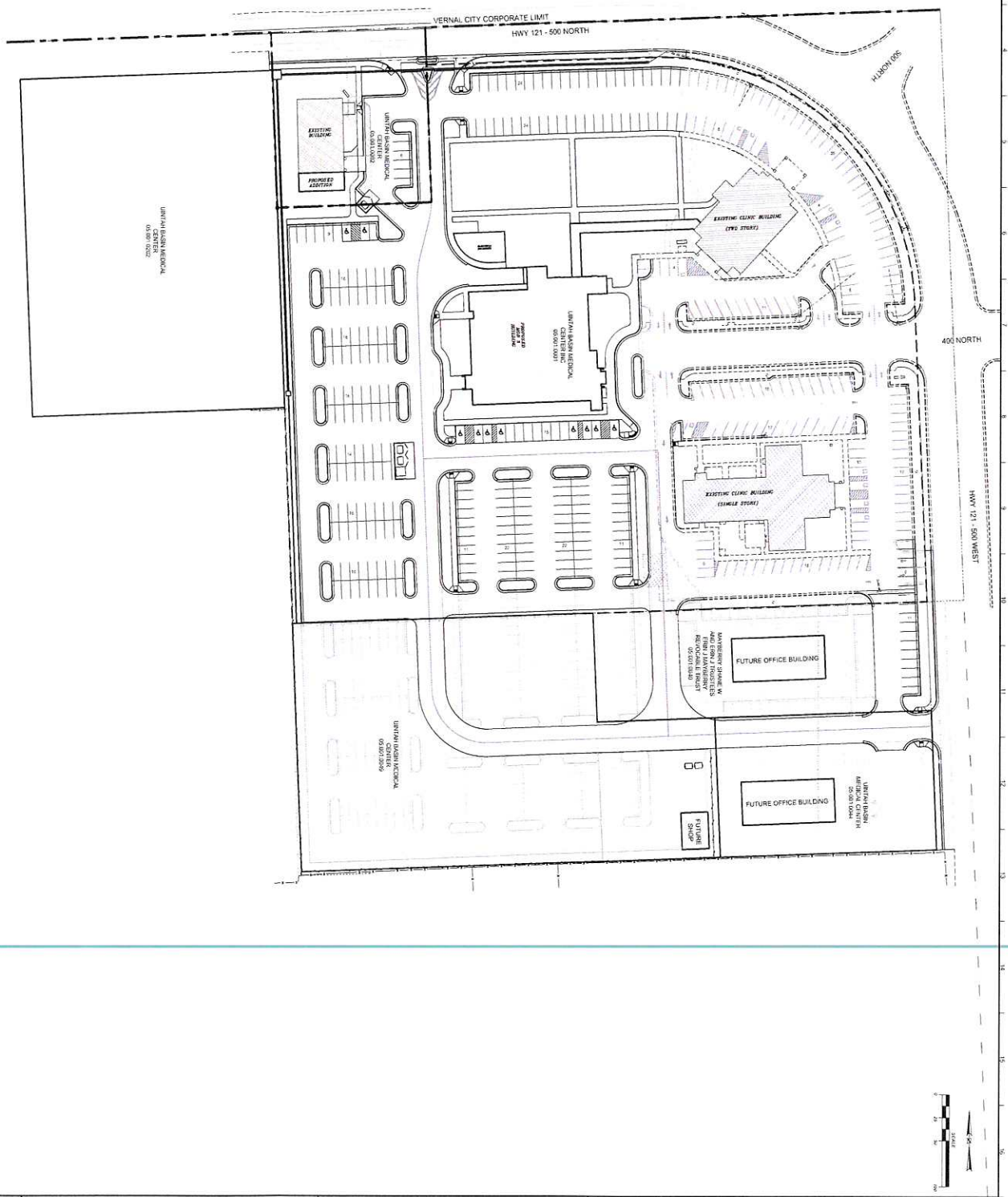
ITEM: B1 DATE: 13 July 2020

ZONING MAP AMENDMENT		RECOMMENDATION	
APPLICATION:	2020-007-REZ (Uintah Basin Medical Center)		
APPLICANT:	Kenny Stansfield		
LOCATION:	661 W. 500 N., 379 N. 500 W., 345 N. 500 W., 369 N. 500 W. (part)		
PARCEL NUMBER(S):	05:001:0202, 05:001:0049, 05:001:0044 05:001:0040 (part)	ZONE: ACREAGE:	R-1, R-2, R-3 6.77 Acres

NARRATIVE AND ANALYSIS:
Kenny Stansfield, representing Uintah Basin Medical Center, is requesting that the zoning map be amended, changing a 6.77 acre area on the official zoning map from its current designation of **R-1, R-2 and R-3** to **CP-2**. This area is comprised several separate parcels having the addresses and parcel numbers identified above. The area of the request is currently vacant land. The adjoining area to the south is currently zoned R-1. The adjoining area to the west is zoned R-2. The area on the east is zoned R-3. The area to the north is outside of the Vernal City boundary and is unincorporated Uintah County land. It is zoned RA1. Surrounding land uses include single and two family residential, a church, a mortuary and vacant land. The Vernal City General Plan indicates the future land use for the area of the request as "commercial", a classification that **is** compatible with the request. This request is for the rezone of areas that are bordered on at least one side by commercial zones and, therefore, is not considered "spot zoning". An attached site plan indicates the proposed development of the overall site and shows how the area under consideration for a zoning map amendment integrates into the project.

STAFF RECOMMENDATIONS:
The application has been made in accordance with the requirements Vernal City Code. The legal requirements related to changing the zone as requested in the application have been met as well, and this is an approvable request.

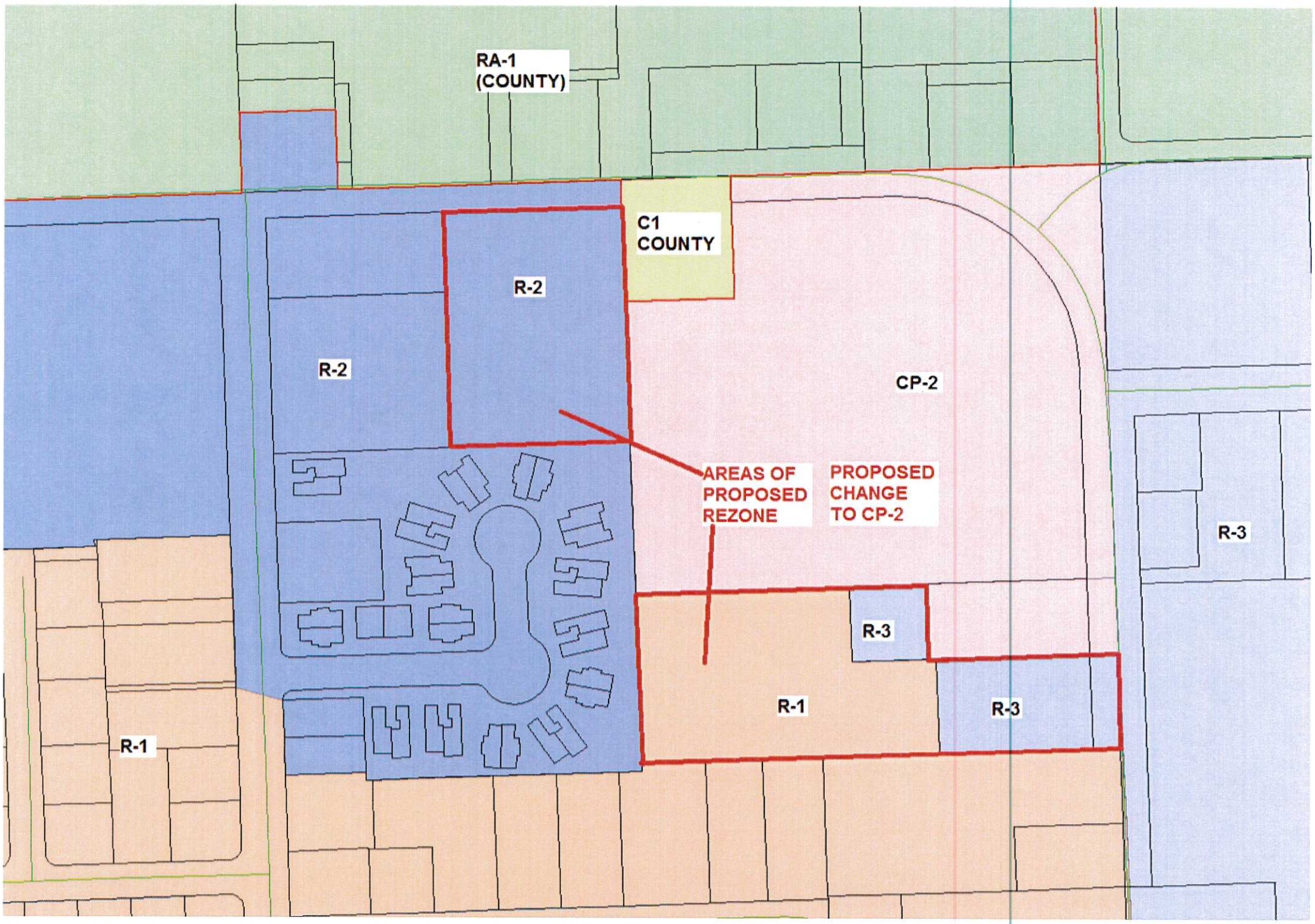
Allen Parker
Assistant City Manager



UINTAH BASIN MEDICAL CENTER	Jones & DeMille Engineering, Inc. CIVIL ENGINEERING - SURVEYING - TESTING GIS - ENVIRONMENTAL 1.800.748.5275 www.jonesanddemille.com		STAMP
MOB3 VERNAL CITY REZONE APPLICATION			
PLAN EXHIBIT			
SUBMITTAL: REVIEW	PROJECT NUMBER: 1904-190		

SHEET NO. EX-A

COUNTY: UINTAH


RA-1
(COUNTY)
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COUNTY
R-2
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CP-2
AREAS OF
PROPOSED
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AREAS OF PROPOSED REZONE
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050010204
050010040
(part)
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700 W
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Common Area