

MINUTES of the Vernal City PLANNING COMMISSION

Vernal City Planning Conference Room - 374 East Main Street, Vernal, Utah

March 12, 2019

5:00 pm

Members Present: Joni Crane, Jim Linschoten, Eric Hunting, Samantha Scott, Darcy McMickell

Members Excused: Adam Ray, Troy Allred

Alternates Present: Ben McMickell, Corey Foley

Alternates Excused: Kimball Glazier

Staff Present: Allen Parker, Assistant City Manager; Matt Tate, Building Official; and Gay Lee Jeffs, Administrative Clerk.

WELCOME AND DESIGNATION OF CHAIR AND MEMBERS: Chair Joni Crane welcomed everyone present to the meeting.

APPROVAL OF MINUTES FROM FEBRUARY 12, 2019: Chair Joni Crane asked if there were any changes to the minutes from February 12, 2019. There being no corrections, *Samantha Scott moved to approve the minutes of February 12, 2019 as presented. Jim Linschoten seconded the motion. The motion passed with Joni Crane, Jim Linschoten, Samantha Scott, Ben McMickell, voting in favor. Darcy McMickell, Eric Hunting and Corey Foley abstained from voting as they were not in attendance at the February 12, 2019 meeting.*

REQUEST FOR RECOMMENDATION TO CONSIDER AMENDING THE VERNAL CITY MUNICIPAL PLANNING AND ZONING CODE – SECTION 16.48.030 – C-2 & CC-1 PLANNED COMMERCIAL ZONES (USES), AND SECTION 16.50.020 CP-2 & CCP-1 PLANNED COMMERCIAL ZONES (USE REGULATIONS) — ORDINANCE NO. 2019-04 – ALLEN PARKER: Allen Parker stated that the amendment is to add group homes as permitted uses in these commercial zones. This is for those that need living assistance whether it is permanent or transitional and need to live in a group setting. Federal Law specifies that group homes have to be permitted in any area that any other residences are permitted. It is considered to be discriminatory to look at people who are in situations where they need to live in a group home and force them out of areas where others have a right to live. The City allows apartment buildings in all the commercial zones as conditional uses. There is a commercial property owner who would like to convert their building into residential units for people with memory problems. Currently the City Code does not allow group homes within the commercial zones.

Corey Foley voiced his concern about increased traffic for group homes and asked if there is something in the ordinance to mitigate the traffic impact. Mr. Parker agreed that there could be an added impact on neighbors. Mr. Parker stated that if the City does not require a traffic study for apartments then the City cannot require a traffic study for a group home otherwise it would

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be considered a discriminatory act. Law suits have been filed in other jurisdictions where the process was more cumbersome than just getting a standard resolution bill. Mr. Parker stated that he was only talking about adding group homes as a use to the commercial zones. Joni Crane clarified that all other development and planning requirements would be addressed in the Code at a future date. Mr. Parker stated that the City's current Code allows apartments in commercial zones as a conditional use and that the Commission could allow group homes in commercial zones as a conditional use as well. There was discussion about traffic in current group home areas that are not an issue. Discussion about group homes, which would include half-way homes, will probably not be popular with the residents.

Joni Crane, chair, opened the public hearing to receive public comment. There were no public comments. Ms. Crane closed the public hearing.

There was more discussion about the building aspect of group homes. Matt Tate, building official, stated that group homes are covered in the existing ICC building codes and that a group home owner would probably use an existing building that would not take a lot to bring it up to Code. Ms. Crane suggested changing the Code to reflect apartments in commercial zones as a permitted use at a future date. It was decided that it is preferable to make group homes a permitted use instead of a conditional use. *Darcy McMickell motioned to forward a positive recommendation to the City Council without any changes. Eric Hunting seconded the motion. The motion passed with Joni Crane, Jim Linschoten, Eric Hunting, Samantha Scott, Darcy McMickell, Ben McMickell and Corey Foley voting in favor.*

GENERAL PLAN SECTION 7 – TRANSPORTATION – WORK SESSION – ALLEN PARKER: Allen Parker introduced the General Plan Section 7 – Transportation as a work session. Work sessions are a more relaxed, but controlled atmosphere. A work session is meant to have good discussion on the topic. Mr. Parker handed out Federal definitions and characteristics for Principal Arterials, Minor Arterials, Major Collectors and Minor Collector streets. These definition and characteristics are standard and applied throughout the nation. Mr. Parker stated that his intention for the work session was to have the Commission discuss where they would like to have the arterial and collector streets or where they would like to make changes to the existing streets. Mr. Parker would also like to have the Commission discuss where they would like to create grid systems within the City.

The Commission discussed the streets that they would like to stay the same or change. Principle Arterial streets would be US-40, 2500 South from US-40 to 1500 East, and Vernal Avenue. Minor Arterial streets would be Main Street, 500 North, 1500 North and making a connecting street on 1500 West to 500 West, 500 South and making a connecting street 3500 West to 2500 West, and Aggie Boulevard. Collector streets would be 500 East, and 1500 South.

Darcy McMickell pointed out that there might be physical barriers and might not allow a road to be built to connect roads.

Mr. Parker indicated that he would have a map ready for the next Commission meeting that included the changes.

A grid system was discussed for changes or additions in certain areas. Being able to move easily

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from one road to another would help with public safety concerns or issues. Mr. Parker explained that not every area would be able to be developed in a grid pattern because of the shape of the property.

Mr. Parker explained that the planning process is important. The City would give guidance to a developer and would be able to impose the Code on new development. Mr. Parker also stated that the changes could help with grants for the City.

Ms. Crane stated that redevelopment and revitalization does not happen overnight and that it could take years for improvements to be implemented. Improvements could happen a little at a time. Ms. Crane suggested that the Commission members drive around the City and look for areas that might make sense with a change. Ms. Crane explained that Section 7 – Transportation in the General Plan is a plan not a map. It is for future development.

Mr. Parker explained the Cross Section charts to the Commission. The Cross Section will be discussed in length at the next Planning Commission meeting as well as the Complete Street concept. Mr. Parker stated that the City will develop at least one road as a Complete Street concept. The Code would need to be in place to make the necessary changes to the road. The City will begin implementing the Complete Street concept as funds allow. Mr. Parker indicated that an extra work session might be needed in April.

ADJOURN: There being no further business, *Samantha Scott moved to adjourn. Jim Linschoten seconded the motion. The motion passed with a unanimous vote, and the meeting was adjourned.*

Joni Crane, Planning Commission Chair