

MINUTES of the Vernal City PLANNING COMMISSION

Vernal City Council Chambers - 374 East Main Street, Vernal, Utah

July 14, 2020

7:00 pm

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

Members Excused: Troy Allred

Alternates Present: Corey Foley

Alternates Excused:

Staff Present: Allen Parker, Assistant City Manager; Matthew Tate, Building Official; 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 30, 2020: Chair Samantha Scott asked if there were any changes to the minutes from June 30, 2020. There being no corrections, *Nick Porter moved to approve the minutes of June 30, 2020 as presented. Jim Linschoten seconded the motion. The motion passed with Samantha Scott, Jim Linschoten, Eric Hunting, Darcy McMickell, Nick Porter and Corey Foley voting in favor.*

Allen Parker stated that an updated version of the General Plan has been forwarded to the Commission on Google Docs. The cross sections of the Transportation section of the General Plan are still delayed, but are being worked on. Mr. Parker explained that the Commission can watch the General Plan evolve on the Google Docs link.

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: Allen Parker explained that the rezone request has been made by Uintah Basin Healthcare represented by Kenny Stansfield. The request is to rezone a number of parcels for the community as part of a larger project from their existing zones, R-1, R-2 and R-3 to the CP-2 zone. The addresses of the parcels are 661 West 500 North, 379 North 500 West, 345 North 500 West and 369 North 500 West. The 369 North 500 West parcel is a partial split zoning request and is zoned R-3. The request is to zone just the West portion of 369 North 500 West. The current CP-2 zone already contains Uintah Basin

**Vernal City Planning Commission Minutes
July 14, 2020**

Clinic and other medical facilities on the property. The 661 West 500 North parcel is zoned R-2 it is a vacant parcel and adjoins the CP-2 parcel. The 379 North 500 West parcel is zoned R-1, the 345 North 500 West parcel is zoned R-3 and are proposed to change the zone to CP-2. They are surrounded by R-3 zones on the East. An RA-1 zone, which is a County zone and outside of the City limits, on the North. To the West of the proposed rezone is an R-2 zone and to the South is an R-1 zone. All of the proposed rezone land is currently vacant land. The surrounding land uses are all Residential, either Twin Homes or Single Family Residential. There is a Mortuary on the West and a Church on the East. There is some vacant land in the R-3 zone that is to the East in the South corner. The General Plan supports the requested zone change. The requirements of a CP-2 zone are that it be associated with the development plan. The rezone would be tied to the development of the property as proposed. Uintah Basin Healthcare could come in and change the plan at some other time in the future. Eric Hunting asked if the mortuary is in an R-2 zone. Mr. Parker confirmed that the mortuary is zoned R-2 with a Conditional Use permit.

Chair Samantha Scott opened the public hearing to receive comment from the public. Brett Reynolds, 917 North 2000 West, Vernal, Utah, stated that he was representing Utah Department of Transportation. Mr. Reynolds said that the Utah Department of Transportation would be doing a project along 500 North in the Spring around April 2021. The Utah Department of Transportation is hoping that the developer will complete any curb and gutter work along the road prior to the Utah Department of Transportation project begins so that when the paving preservation work begins there will be a seamless transition. Mr. Reynolds encouraged the developer to re-do their schedule so that the curb and gutter work is completed before the Utah Department of Transportation begins their road project. Mr. Reynolds explained that he was now representing Legacy Meadows as the president of the Home Owners Association. Mr. Reynolds stated that last year the Home Owners Association was approached and asked about taking out the Russian Olive trees that bordered the property. The Home Owners Association agreed for two reasons. The first reason being that most of the Russian Olive trees were on the developers side of the fence and the second reason being that there was an understanding that the developer would talk to the Home Owners Association about what kind of fence would be erected. The Home Owners Association's biggest concern is that there used to be a fence between the properties and now the fence is gone. The Home Owners Association would like a fence constructed there immediately, like tomorrow to have some sort of temporary fence put up between the two properties because there are kids in the area. There is also a lot of pass through traffic with people walking through the area now. The Home Owners Association would also like to have a good privacy fence put up between the two properties. Mr. Reynolds asked the developer to help with the safety of the area. Mr. Reynolds said that the developer should put up a temporary fence now and that the Home Owners Association would like to be involved and give input in what sort of fence will be constructed between the two properties. Mr. Reynolds asked if there was a reason why one of the properties is being re-zoned now when there are no plans for it at this time. Mr. Parker explained that it is part of the overall long range development plan for the property. Instead of trying to re-zone it in incremental blocks, this is the most appropriate way. Corey Foley explained that Mr. Reynolds was asking why it's a blanket rezone. The developer does not have anything on their drawings, but it is Legacy Meadows

Vernal City Planning Commission Minutes
July 14, 2020

North neighboring fence line. Mr. Parker agreed that there is nothing proposed in this particular development plan. Mr. Parker explained that the City's Code will require the developer to keep the weeds down and maintain the site until they decide to develop the parcel. Re-zoning now will enable the developer to propose a site plan based on the design requirements for the CP-2 zone in the future should that be something they want to do. It is a block rezone for all of the properties the developer owns so that they can manage them appropriately as they develop. Mr. Reynolds expressed his appreciation that the parking lot is next to the Legacy Meadows area. Samantha Scott asked if there is a fence on the property bordering the crematorium. Mr. Reynolds answered that he thought all of the fences have been taken down around that area. Mr. Reynolds expressed concern about having a fence up when the construction begins for the safety of the neighborhood. Mr. Reynolds stated that the developer should have been obligated to put up a fence after they removed the existing fence. Mr. Reynolds said that he was will to meet with the developer any time. Mr. Parker stated that during construction, the developer is required to have a debris fence, they are not required to have a chain link site obscuring protection fence that might be seen at some particular commercial developments. The City will require the developer to erect an Orange jersey barrier fence that captures debris that is blowing off the site during the construction phase on a commercial project. After the site is developed, as part of that development, it is required to have a site obscuring fence between the residential zones and the developed property. Mr. Parker revealed that he has a secondary role in the community that he plays with Ashley Regional Medical Center and because of that and to avoid any conflict of interest, he has not looked at the site plan and cannot say if it shows a fence on there, but the City's Code requires that a fence be built there. Kenny Stansfield with Uintah Basin Medical Center, stated that there will be a privacy fence and wants to make sure it looks nice and that they have privacy. Mr. Stansfield expressed that they would like to be good neighbors with Legacy Meadows. Mr. Stansfield explained that he did not know that the temporary fence was a problem. Mr. Stansfield stated that they had sent a representative, Jerry Larsen, to talk to them. Mr. Stansfield indicated that he was open to talking to the Home Owners Association. Mr. Stansfield explained that the plans show a 6 feet chain link fence with white slats. It will match the existing fence on the property. It will be a sturdier fence with more longevity. Mr. Reynolds asked when the fence would be constructed. Mr. Stansfield answered that it will not be able to be done tomorrow, but he will present a plan to Mr. Reynolds after he has talked to others at Uintah Basin Medical Center. Mr. Reynolds invited Mr. Stansfield to the Home Owners Association meeting which will be held Thursday, July 16, 2020. Mr. Stansfield stated that Jerry Larsen might be able to attend the meeting. Mr. Hunting asked Mr. Stansfield if he was aware of the Utah Department of Transportation's project and their request to have curb and gutter completed before the project begins. Mr. Stansfield stated that he heard rumors about the project from Jones and DeMille yesterday. Mr. Stansfield agreed that it would be good not to tear up the road and will try to arrange the schedule to accommodate both projects. Mr. Reynolds asked Mr. Stansfield if it would be possible to extend the curb and gutter past the area that is not going to be developed and that the City has a plan to put in curb and gutter up to the area. Mr. Parker agreed that there is a proposal. Sunrise Engineering is handling the City's project and suggested that Mr. Reynolds and Mr. Stansfield coordinate their projects. Mr. Reynolds stated that he works with CIVCO Engineering on the Utah Department of Transportation pavement preservation project which will also include some curb and gutter and pedestrian access ramp.

**Vernal City Planning Commission Minutes
July 14, 2020**

Mr. Reynolds explained that the other Utah Department of Transportation project, if needed, CIVCO Engineering will do some paving and get the curb and gutter tied into the City. Mr. Reynolds indicated that it is critical to get it all completed at one time. Mr. Foley asked if there are any plans for a stop light in the area and if so where would it be located. Mr. Parker confirmed that there has been some discussion about a stop light with Utah Department of Transportation. Mr. Stansfield also confirmed that he has had conversations about a stop light with Utah Department of Transportation at the intersection. There have been multiple accidents at that intersection. One of the casualties was their sign that was run over. Utah Department of Transportation told Mr. Reynolds that there would have to be more traffic and a study for a stop light to go into that location; to build the building and then they could talk more about it. Mr. Foley asked Mr. Parker what the City's thoughts are about a stop light. Mr. Parker stated that he could give his opinion on it from a traffic perspective. Any time you can de-conflict a traffic signal with a curve so that there are extended sight lines into the traffic light, it is a good idea in that area especially when more traffic flow will be generated because of the new construction to be able to facilitate safer traffic movements. Mr. Parker informed that Utah Department of Transportation bases a signal light on a traffic count study, so it might be better to do the study after the project is completed. Jim Linschoten asked when Utah Department of Transportation did their last study of the area. Mr. Parker said he did not know if there has ever been a study of that area. Ms. Scott closed the public hearing.

Mr. Hunting asked if any of the neighbors have had any complaints. Mr. Parker confirmed that Bret Reynolds had called with concerns about the fence and about storm water retention, but that he had not been approached by anyone else over the site.

Nick Porter moved to forward a positive 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. Jim Linschoten seconded the motion. The motion passed with Samantha Scott, Nick Porter, Darcy McMickell, Jim Linschoten, Corey Foley and Eric Hunting voting in favor.

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

Samantha Scott, Planning Commission Chair