

# MINUTES of the Vernal City PLANNING COMMISSION

## Special Meeting

Vernal City Council Chambers – 447 East Main Street

April 20, 2009

**Members Present:** Howard Carroll, Sonja Norton, Gordon Seitz,

**Alternates Present:** Vernie Heeney

**Excused Members:** Troy Allred, Eric Olsen, Freida Parker & Shirley Wilkins

**Staff Present:** Allen Parker, Assistant City Manager; Dan Nance, Building Official; Stacy Palmer, Administrative Clerk

**ACKNOWLEDGMENT & APPROVAL OF SPECIAL MEETING:** Gordon Seitz made a motion to acknowledge and approve this special meeting of the Vernal City Planning Commission. Sonja Norton seconded the motion. The motion passed with Carroll, Heeney, Norton and Seitz voting in favor.

**WELCOME AND DESIGNATION OF CHAIR AND MEMBERS:** Howard Carroll stated that all those present will be voting, with Vernie Heeney voting in place of Eric Olsen.

**REQUEST FOR APPROVAL OF AMENDMENT TO THE VERNAL VALLEY LODGING MASTER SITE PLAN - 1219 WEST HIGHWAY 40 - APPLICATION #2008-0024-MSP - CRAIG MILLER & JARED WEST:** Allen Parker explained that the applicant has made minor changes to their site plan and is requesting approval of the changes. Mr. Parker stated that the original site plan called for two accesses to Highway 40 and one was denied by the Utah Department of Transportation. As a result, the site plan was modified to make use of the land previously designated as an access to Highway 40. Mr. Parker stated that the square footage of Building A has been increased as well as the retail complex and that the increased parking requirement is met in the amended site plan. Mr. Parker further stated that the landscaping plan has not yet been received or reviewed for approval and once that has been complete, the amended site plan is found to be in compliance with Vernal City code and is an approvable application. Howard Carroll asked if there was any change in the water retention specifications for the site. Allen Parker stated that the amendments to the site plan did not alter the requirements for water retention and that the building permit has been tentatively approved pending the approval of the Planning Commission and the receipt of the landscaping plan. There was further discussion regarding the tenants of the various buildings on the site plan and possible completion dates. There being no further discussion, **Gordon Seitz made a motion to approve the amendment to the Vernal Valley Lodging Master Site Plan - 1219 West Highway 40 - Application #2008-0024-MSP subject to the receipt and approval of the landscaping plans. Sonja Norton**

seconded the motion and the motion passed with Carroll, Heeney, Norton and Seitz voting in favor.

There being no further business, **Sonja Norton made a motion to adjourn. Gordon Seitz seconded the motion, and the motion passed with Carroll, Heeney, Norton and Seitz voting in favor.** The meeting adjourned at 12:15 p.m.

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Howard Carroll, Chairman

