

MINUTES of the Vernal City PLANNING COMMISSION

Vernal City Council Chambers 447 East Main Street

June 23, 2011

7:00 pm

Members Present: Eric Olsen, Glenn Spencer, Sonja Norton, Kathleen Gray, George Bingham

Excused Members: Gary Redden

Alternates Present: Anders Fillerup, Ken Latham

Staff Present: Allen Parker, Assistant City Manager; Richard Zohner, Building Official; Mariel Davis, Administrative Clerk

WELCOME AND DESIGNATION OF CHAIR AND MEMBERS: Chair Eric Olsen welcomed everyone present and stated that Anders Fillerup would be voting in place of Gary Redden.

APPROVAL OF MINUTES FROM May 10, 2011: Chair Eric Olsen asked if there were any corrections to the May 10, 2011 minutes. Mr. Olsen stated that his last name was misspelled Olson rather than Olsen on lines 59, 77, and 84. There being no further corrections, **Sonja Norton moved to approve the minutes of May 10, 2011 with corrections noted. Glenn Spencer seconded the motion. The motion passed with Olsen, Spencer, Norton, Gray, Bingham, Fillerup and Latham voting in favor.**

REQUEST FOR APPROVAL OF MASTER SITE PLAN FOR VERNAL/UINTAH COUNTY FIRE DEPARTMENT – APPLICATION 2011-012 MSP – ALLEN PARKER: Allen Parker explained that this is a request to approve a master site plan for an addition on the existing Vernal City/Uintah County Fire Department located at 495 East Main. He stated the plans do not show the entire building but only the portion required to be reviewed. He stated this is a small addition on the north east corner of the existing building and is about the size of a single car garage that would be used for cold storage of chemicals and anti foaming agents. Mr. Parker stated that staff has reviewed and found this to be an approvable application. He stated that they are required to put in a couple small retention sumps for the storm water. He stated the sumps have been reviewed by CIVCO Engineering and found to be in compliance with the City's requirements. Sonja Norton asked if the addition would hinder any access from the rear with the other buildings behind the station. Eric Olsen commented that there is a lot of space behind the building and they just pull through. There being no further questions or comments, **George Bingham moved to approve the master site plan for Vernal/Uintah County Fire Department – Application # 2011-012 MSP with corrections noted by staff. Sonja Norton seconded the motion. The motion passed with Olsen, Spencer, Norton, Gray, Bingham, Fillerup and Latham voting in favor.**

REQUEST FOR APPROVAL TO REZONE THE PROPERTY LOCATED AT 660 NORTH 100 WEST - BART HYDE – APPLICATION# 2011-009-RZ: Allen Parker explained that this is a request by Bart Hyde to rezone a .5 acre parcel located at 660 North 100 West from zone R2 to zone R4. He stated that this parcel is adjacent to his development which is north and west of the lot and intends to use this as a community house with services available, possibly a small beauty salon. Mr. Parker explained that R2 zone

does not permit this type of business, but it would be allowed in an R4 zone which is for higher density, mixed uses. Mr. Parker stated that he was unable to contact Bart Hyde to inform him of the meeting and therefore was not there to represent himself but would relay the information he was given. Kathleen Gray questioned if this was on a dead end street and was concerned about the increase in traffic. Mr. Parker confirmed that the street does loop and is not a dead end. Eric Olsen asked who would run the salon and Mr. Parker stated the he believed Mr. Hyde intended to. Mr. Parker explained that if this application is approved, Mr. Hyde would be required to have an approved plan with the City and would be restricted to the conditions imposed the by the City or the property would revert back to the original zoning. George Bingham asked if Mr. Hyde intends to have only one business or multi-purpose business. Mr. Parker explained that he understood it would be a neighborhood hair salon and not a community business.

Chair Eric Olsen opened the meeting to public comment. Ruth Brown, 133 West 650 North, Vernal, Utah, stated that there are several children in the neighborhood and she fears for their lives. She stated that the children are often playing in the street and there is already an astonishing amount of traffic and believes that this would create more traffic and therefore more risk to the children. Mr. Parker explained that an R4 zone is a much higher intensity use than R2 but is still a residential zone and not a commercial zone so unlimited retail would not be allowed. Kathleen Gray inquired about parking space requirements, if approved. Mr. Parker explained that parking would be based on square footage of a structure and included in the site plan. Mr. Olsen expressed his dislike based on the size of the lot only being .5 acre. Glenn Spencer voiced his concern over the spot zoning. Ms. Gray asked if this was any different than a home occupation hair salon. Mr. Parker explained that a home based business would not be allowed to have employees, use more than 25% of the home for business use or have a big sign in the front yard. Mr. Parker explained that to his understanding, Mr. Hyde wanted a small salon with 3 to 4 booths, which would not apply as a home business. Ms. Norton stated that it seems like an after-thought and would have been nice if it had been included as part of the development. Ms. Gray stated she doesn't like the spot zoning and the increase of traffic. Mr. Olsen stated the size of the parcel is too small and would like to see a bigger parcel for this sort of plan. There being no further questions or comments, **Glenn Spencer moved to forward a negative recommendation to the City Council to deny the rezone of the property located at 660 North 100 West – Application # 2011-009-RZ. Kathleen Gray seconded the motion and the motion passed with Olsen, Spencer, Norton, Gray, Bingham, Fillerup and Latham voting in favor.**

REQUEST FOR APPROVAL OF A MASTER SITE PLAN FOR THE PROPERTY LOCATED AT 1291 EAST HIGHWAY 40 – APPLICATION# 2011-010-MSP – KYLE ASHWORTH: Allen Parker explained that this is a request to approve the removal of an existing structure and replaced it with a larger 6300 square foot industrial building. He stated that CIVCO is still reviewing the plan but indicated there did not appear to be any immediate problems. He stated that staff has reviewed the application and found it to be an approvable application, with any conditions by CIVCO engineering. Kyle Ashworth, 2919 West 1000 North, Vernal, UT, stated the current building was built in the 50's and they are tearing it down and replacing it with a new structure. George Bingham asked if the new structure would have restrooms. Mr. Ashworth advised that it would and they will tie into the existing water and sewer connections. Sonja Norton asked about the amount of hard surface required for the project. Mr. Parker explained that they meet the requirement with the existing hard surface at the front of the lot and they are required to have enough hard surfaces for parking but they are allowed to have gravel yard if they choose because they are in an industrial

zone. Mr. Bingham asked if the lot would be fenced. Mr. Ashworth advised that there is a fence on the north and south property line and the back is not closed. There being no further questions or comments, **Glenn Spencer moved to approve the master site plan for the property located at 1291 East Highway 40 – Application # 2011-010-MSP. Sonja Norton seconded the motion and the motion passed with Olsen, Spencer, Norton, Gray, Bingham, Fillerup and Latham voting in favor.**

REQUEST FOR APPROVAL OF MASTER SITE PLAN FOR UINTAH COUNTY LIBRARY – APPLICATION 2011-011 MSP – ALLEN PARKER: Allen Parker explained this is an application for a new Uintah County Library to be located 147 East Main; the location of the old jail. He advised that this is a mixed zone, with P-1 on the east and R-4 to the north. He explained that the proposed library is where the division in the zone exists but the plan is in compliance with both zones. He stated that staff has reviewed this application and found it to be in substantial compliance with City requirements but they had not received the final report from Engineering Services. George Bingham asked if the water retention is allowed. Mr. Parker explained that there would be surface retention where the water will drain to the park and picnic area in the event of a large storm. Eric Olsen asked if the trees in the current park will remain. Kelly Hayes, Uintah County Facilities Manager, 147 East Main, Vernal, UT stated that the plan is to make a retention pond as a useable park leaving the perimeter of trees and relocating the playground around the old field house. Mr. Olsen asked for details on the round-about located in the front. Mr. Hayes explained that is an amphitheater that can be used for meeting and greeting area for people to go and relax or may be used for children's programs. George Bingham asked if they would have enough parking. Mr. Hayes stated that Vernal City parking requirements had been met and there would be 65 spaces. Mr. Olsen asked if both buildings would be occupied and Mr. Hayes stated that the old library would be used as a history center and County archives. Ms. Norton asked if the building would have natural lighting. Sam Passey, Director of Uintah County Library, 155 East Main Street, Vernal, UT, stated that they are building with recyclable materials in the construction and with earth friendly products in an attempt to be more economical and conservative. In addition, he stated that there will be sky light on the second level and that Wes Baker would give the details. Mr. Baker explained that on the south-east side there will be a lot of glass allowing natural light in and also skylights on the roof that will bring more light to the second level. He stated that there are also large windows on the north and west sides that will allow a lot of light in. Mr. Parker reminded the Commissioners of the pending review from Engineering Services; although everything appears solid they are working out a few minor details. There being no further questions or comments, **Sonja Norton moved to approve the master site plan for Uintah County Library – Application # 2011-011 MSP with corrections noted by engineering and City staff. Kathleen Gray seconded the motion. The motion passed with Olsen, Spencer, Norton, Bingham, Fillerup, and Latham voting in favor.**

REQUEST FOR APPROVAL OF MASTER SITE PLAN DISCOVERY ELEMENTARY – APPLICATION 2011-013 MSP – ALLEN PARKER: Allen Parker explained that Uintah School District is requesting approval of a master site plan for an addition and remodel of Discovery Elementary. He advised that an engineering review is underway by Engineering Services and have not received their final report yet. He stated that staff has reviewed the application and found it to be in compliance with Vernal City Code. He stated there is not a small plan included in the packets but the full scale plan is available on the table. The Commissioners reviewed the plan and pointed out locations of bussing, teacher parking, student drop off, play ground and the areas of addition. There being no further questions or comments, **Sonja Norton moved to**

approve the master site plan for Discovery Elementary – Application # 2011-013 MSP with corrections noted by staff. Glenn Spencer seconded the motion. The motion passed with Olsen, Spencer, Norton, Gray, Bingham, Fillerup and Latham voting in favor.

DISCUSSION: PLANNING COMMISSION VACANCIES: Allen Parker stated that Calvin McDonald had been recommended by Ken Bassett. Mr. Parker stated that he is from Boise and is new to the area. He stated that Mr. McDonald sounded excited about participating and thought he was going to be here but did not show up due to a possible miscommunication. Ms. Norton asked Mr. Parker if he had made contact with Brenda Erkwine. Mr. Parker stated that he had not and would try before the next meeting.

Ms. Norton commented that it seems they are running into the problem of not having plans early enough and asked if there is anything that can be done to require people to have their plans turned by a certain time to be on the agenda. Mr. Parker explained that this requirement is already in place but there were a few considerations for this meeting. Ms. Norton reiterated that she would like to see them available in the packets. Mr. Parker stated that he can mostly control that and get better compliance. Mr. Olsen asked who picks the engineers for plan review and if a specific company is contracted by the City. Mr. Parker explained that is left to the discretion of the City staff and that the City has traditionally used Engineering Services LLC. Mr. Olsen questioned if this service should be contracted out or bid on since the City is public entity. Mr. Parker advised that this had been discussed at the City Council level.

Glenn Spencer prepared a statement voicing his disappointment with the City Council's criticism with the Planning Commission as stated in an article printed in the Vernal Express. He felt that the Commissioners had put a great deal of work into re-working the ordinances and could use help tackling the ordinances rather than criticism and/or rejection. Ms. Norton explained the areas that the City Council wanted a little more detail to the temporary business ordinance, but that the additions were not intended to discredit the Planning Commission decisions, but to add to it.

There being no further business, Sonja Norton moved to adjourn. Glenn Spencer seconded the motion. The motion passed with a unanimous vote and the meeting was adjourned.

Eric Olsen, Planning Commission Chair