

MINUTES of the Vernal City PLANNING COMMISSION

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

June 12, 2012

7:00 pm

Members Present: Anders Fillerup, Sonja Norton, Gary Redden, Kathleen Gray, Mike Drechsel, Ken Latham

Members Excused: Eric Olsen

Alternates Present: Adam Ray

Alternates Excused: Melissa Huber

Staff Present: Allen Parker, Assistant City Manager; Corey Coleman, Building Official; and Becky Richards, Administrative Clerk

WELCOME AND DESIGNATION OF CHAIR AND MEMBERS: Vice Chair Mike Drechsel welcomed everyone present to the meeting. Alternate Adam Ray will be voting in place of Eric Olsen.

APPROVAL OF MINUTES FROM May 08, 2012: Chair Mike Drechsel asked if there were any changes to the minutes from May 08, 2012. Anders Fillerup mentioned that on line 255, the word “shows” should be “show” and line 260, take out “do not exceed after” to “are no later than”. Anders Fillerup stated that on line 272 the word “impend” should read “impinge”. *Sonja Norton moved to approve the minutes of May 08, 2012 with the corrections as noted. Gary Redden seconded the motion. The motion passed with Adam Ray, Mike Drechsel, Gary Redden, Kathleen Gray, Anders Fillerup, Ken Latham, and Sonja Norton voting in favor.*

REQUEST FOR RECOMMENDATION OF A MINOR SUBDIVISION FROM KARLEE BOYLES LOCATED AT 1818 WEST 750 SOUTH, VERNAL, UT-APPLICATION NO. 2012-012-SUB: Allen Parker referred to pages 9 and 10 of the Planning Commission packet to introduce the minor subdivision. Mr. Parker explained that this division of land is splitting one lot into two smaller lots. Both of these lots meet all of the requirements for a lot in a MH zone. This application has been reviewed by Vernal City staff and Engineering Services, and no further requirements are needed. Ms. Norton asked Mr. Parker if minor subdivisions still have to go before the Planning Commission. Mr. Parker stated that as it stands now, minor subdivisions still need recommendation from the Planning Commission. Mr. Parker explained that lot splits were changed to not have to be approved by the Planning Commission. Ms. Norton stated that she sees no reason to have a minor subdivision approved by the Planning Commission, if it is a division of land between the property owners. There was a brief discussion on whether minor subdivisions need to be approved by the Planning Commission. Mr. Parker stated that he will add this item to the agenda in the future. Vice Chair Mike Drechsel opened the public hearing for this minor subdivision. There being no public comments, Mr. Drechsel closed the public

hearing. Ms. Norton asked if this minor subdivision meets the minimum requirements for lot size. Mr. Parker answered yes. *Sonja Norton moved to forward a positive recommendation to the City Council to approve the minor subdivision request located at 1818 West 750 South, Vernal, UT-Application No. 2012-012-SUB subject to any changes required by Vernal City Staff and / engineering. Anders Fillerup seconded the motion. The motion passed with Adam Ray, Mike Drechsel, Gary Redden, Kathleen Gray, Anders Fillerup, Ken Latham, and Sonja Norton voting in favor.*

REQUEST FROM GREGG WILLIAMS FOR A MASTER SITE PLAN LOCATED AT 377 NORTH VERNAL AVENUE, VERNAL UTAH-APPLICATION NO. 2012-014-MSP:

Mr. Parker introduced the master site plan referring to pages 11 and 12 in the Planning Commission packet. Mr. Parker explained that the building is not going to be 4,000 sq. ft. It will actually be 3,600 sq. ft. Engineering Services Inc. and Vernal City staff have reviewed this application and found it to be an approvable application with only minor issues noted in the staffing report. Mr. Parker specified the location for the new building, stating it is directly on 400 North and that parking will be added for the building. Ms. Norton asked if the parking was adequate for this retail building. Mr. Parker answered yes. Kenneth, Susan, and Summer Nelson are present to answer any questions. Mr. Drechsel asked who Greg Williams is in relation to this project. Mr. Parker explained that he is the contractor / applicant. Mr. Drechsel asked if access for the building is on 400 North, North Vernal Avenue, or both. Ms. Summer Nelson explained that there will be three (3) accesses for the building, one (1) on 400 North and (2) on North Vernal Avenue. Ms. Norton asked if there are residents to the West of the proposed building. Ms. Summer Nelson answered there are residents to the West. Ms. Norton mentioned that a six (6) foot site obscuring fence should be required on the West side of the building because it is next to a residential area. Mr. Parker affirmed that the side obscuring fence would be a requirement. Ms. Norton asked Ms. Nelson if she knows of any loading or unloading doors besides the entrance. Ms. Summer Nelson answered that there will be an emergency exit, but is not sure if there are any loading / unloading doors. Ms. Norton asked Mr. Parker if there will be another plan that shows more detail of the building. Mr. Parker explained that when they apply for the building permit that plan will have a more extensive review by the Building Department. Mr. Drechsel asked if the parking lot will be paved from the front of the building to the road. Ms. Nelson stated that it would be paved. *Anders Fillerup moved approve the master site plan located at 377 North Vernal Avenue, Vernal, UT Application No. 2012-014-MSP for Gregg Williams subject to any and all corrections required by the engineering review, and; any additional corrections required by Vernal City staff. Adam Ray seconded the motion. The motion passed with Adam Ray, Mike Drechsel, Gary Redden, Kathleen Gray, Anders Fillerup, Ken Latham, and Sonja Norton voting in favor.*

REQUEST FROM RICHARD HACKWELL FOR A MASTER SITE PLAN LOCATED AT 646 EAST MAIN STREET, VERNAL, UT APPLICATION NO. 2012-015-MSP-

Mr. Parker introduced the application, referring to the Vernal Planning staff report on pages 13 & 14. The request is for a parking lot associated with an existing structure that is used as a professional office. The site is in a C-2 zone which allows this use as a permitted use. Mr. Parker explained that the reason this application must be approved by the Planning Commission is because there was no parking for the existing building. The landscaping will meet the requirements for Vernal City even though Mr. Hackwell is not required to comply because this request is not for new

Vernal City Planning Commission Minutes
June 12, 2012

construction. The building will have zeroscaping with 80% coverage of live vegetation, so that it would meet the landscaping requirements of Vernal City. Vice Chair Mike Drechsel asked what type of plants will be in that area if it is not grass. Mr. Parker explained that it will be a combination of plant, rock and shrubbery. Intended future use of the back portion could possibly be storage, but for now it is used for storm water retention. Referring to the map on page 14, Vice Chair Mike Drechsel asked about the portion on the map that states “enclose approximately 12’-6” of existing access” and if the existing curb and gutter will be tore out and dove tailed in with the existing sidewalk with a new curb and gutter installed for the new access. Mr. Parker answered that he is unsure if that is the case, but he knows for certain that everything that has been done so far has been coordinated and approved through UDOT. Mr. Drechsel recommends that if a motion is made to approve this master site plan, it would be contingent upon approval through UDOT, and that the old access on the East side of the existing building be removed to alleviate confusion. Mr. Parker explained that this is a four (4) page site plan with an approved design from UDOT included. Ms. Norton asked if Engineering Services has reviewed this master site plan. Mr. Parker answered that the review is still pending at CIVCO Engineering. Ms. Norton is concerned that if the storm water retention area is eventually developed, that takes away the storm water area. Mr. Parker explained that if they develop the storm water retention area they will likely build underground water storage for the whole site. The storm water area now is so large, that burning the area is all that is needed to meet the requirements. The developer is aware that if future development takes place, he will have to meet current storm water requirements. Ms. Norton is concerned about the storm water area because it is so far away from the parking lot. Mr. Parker affirmed that the parking lot is sloped so the water will run to the storm water area. *Adam Ray moved to approve the master site plan located at 646 East Main St., Vernal, UT Application No. 2012-015-MSP for Richard Hackwell, subject to any and all corrections by Vernal City Staff and / or Engineering and contingent on approval from UDOT. Kathleen Gray seconded the motion. The motion passed with Adam Ray, Mike Drechsel, Gary Redden, Kathleen Gray, Anders Fillerup, Ken Latham, and Sonja Norton voting in favor.*

REQUEST FOR APPROVAL OF A MASTER SITE PLAN FROM LARRY MCCARLEY FOR THE PROPERTY LOCATED AT 951 WEST MAIN ST, VERNAL, UT- APPLICATION NO. 2012-016-MSP – Allen Parker introduced the master site plan referring to pages 15 & 16 in the Planning Commission packet. This request is for a new 2,944 sq.ft. building. This building is to be used as a professional office building located in a CP-2 zone, which are both corrections from the staffing report. An engineering review is underway, but the final analysis wasn’t available at the time of the staff report. This master site plan appears to be insubstantial compliance with Vernal City Code. Mr. Parker explained to the Planning Commission the exact location of the building. The new asphalt is sloped toward the unpaved area at a minimum grade of 2%. There are two (2) existing ditches that run along the property lines. You can see that the flow of water will be towards the undeveloped area and then flow into the existing storm water retention pond, on the east side of the property line. Ms. Norton asked what the intended use would be between the existing building and proposed building. Discussion took place about how large the gap is between the two buildings. Mr. Parker explained that if this site plan is drawn to scale it would be about 20 feet. Vice Chair Mike Drechsel mentioned that it looks to be noted as 12 feet on the site plan. Mr. Parker stated that it would probably be used as an alley way. Mr. Drechsel asked Mr. McCarley about the

Vernal City Planning Commission Minutes
June 12, 2012

appearance of the proposed building and if it would be built in a manner that would match the existing building. Mr. McCarley explained that he was not for certain, but he did know that it would be a cinder block building with a little homier look on the front section for the counseling center, with stone going half-way up the front of the building with an awning. The other side of the building which is intended for the hospice center will probably match the look of the existing building more. Ms. Norton asked how close the trailer park was from this site. Mr. McCarley stated that the proposed building is not close to the trailer park, but is closer to the laundry mat on the Northern property line. Mr. Parker pointed out that, on the portion of the site plan the lowest south property line that reads "192.49" feet, runs next to the trailer park. Mr. Parker mentioned there could be possible future development of the property to the East. Mr. McCarley was not sure of future development. *Gary Redden moved to approve the master site plan located at 951 West Main St., Vernal, UT – Application No. 2012-016-MSP for Larry McCarley contingent upon any and all corrections from CIVCO Engineering Services and Vernal City Staff. Sonja Norton seconded the motion. The motion passed with Adam Ray, Mike Drechsel, Gary Redden, Kathleen Gray, Anders Fillerup, Ken Latham, and Sonja Norton voting in favor.*

DISCUSSION: Changing the July 10, 2012 scheduled meeting- Mr. Parker explained that he has an obligation on the week that will conflict with the scheduled meeting on July 10th. Discussion took place regarding the conflicting date on July 10, 2012 for the next Planning Commission meeting. Decision was made to have a special meeting on July 19, 2012 at 7:00 pm.

DISCUSSION: Planning Commission Alternate Vacancy – Discussion took place about the two (2) alternate positions open. No suggestions were made for alternate vacancies.

ADJOURN: There being no further business, *Sonja Norton moved to adjourn. Adam Ray seconded the motion. The motion passed with a unanimous vote, and the meeting was adjourned.*

Mike Drechsel, Planning Commission Vice Chair