

MINUTES of the Vernal City PLANNING COMMISSION

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

July 19, 2012

7:00 pm

Members Present: Chair Eric Olsen, Sonja Norton, Anders Fillerup, Ken Latham, and Mike Drechsel

Members Excused: Gary Redden and Kathleen Gray

Alternates Excused: Adam Ray

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

WELCOME AND DESIGNATION OF CHAIR AND MEMBERS: Chair Eric Olsen welcomed everyone present to the meeting.

APPROVAL OF MINUTES FROM JUNE 12, 2012: Chair Eric Olsen asked if there were any changes to the minutes from June 12, 2012. Mike Drechsel stated that on line 62, the word “in” should be added after the word “is”. *Sonja Norton moved to approve the minutes of June 12, 2012 with the correction as noted. Mike Drechsel seconded the motion. The motion passed with Sonja Norton, Anders Fillerup, Eric Olsen, Ken Latham, and Mike Drechsel voting in favor.*

PUBLIC HEARING- REQUEST FOR RECOMMENDATION FROM BART HYDE TO REZONE THE PROPERTY LOCATED AT 597 NORTH 50 EAST, VERNAL, UTAH – APPLICATION NO. 2012-017-REZ: Allen Parker presented the request and explained that when you look at the Planning Commission packet the picture in the packet is incorrect. The parcel is directly south of the subject property shown. Mr. Parker stated that the R-2 zone is shown incorrectly in the picture; it actually runs directly on 50 East. Mr. Parker explained that the applicant’s intent is to create the parcel to build a twin home. Sonja Norton asked to clarify the location of the parcel. Mr. Parker explained the location of the subject parcel. Ms. Norton asked if all the appropriate surrounding properties were notified. Mr. Parker answered yes. Chair Eric Olsen opened the public hearing for this request. There being no public comments, Mr. Olsen closed the public hearing. *Mike Drechsel moved to forward a positive recommendation to the City Council to approve the rezone request from Bart Hyde for the property located at 597 North 50 East from a RA-1 zone to R-2 zone – Application No. 2012-017-REZ. Anders Fillerup seconded the motion. The motion passed with Sonja Norton, Anders Fillerup, Eric Olsen, Ken Latham, and Mike Drechsel voting in favor.*

REQUEST FOR APPROVAL OF A MASTER SITE PLAN FROM M & H LEASING INC. FOR THE PROPERTY LOCATED AT 1120 EAST HIGHWAY 40, VERNAL, UTAH – APPLICATION NO. 2012-020-MSP: Allen Parker presented the request for this

master site plan and made reference to the Vernal City staff report. Mr. Parker referred to the site plan in the Planning Commission packet and explained that the dark area to the right of the proposed building is for parking. The area to the left of the building is going to be a fenced area where they will store pipe. Other than a few minor corrections to this master site plan, Vernal City staff finds this to be an approvable application. Sonja Norton asked which buildings are adjacent to the proposed building. Monty Morris explained that this property borders the Cameron's Welding shop and Foston Chivers / Backhoe Supremo's shop. Ms. Norton asked if this was a vacant lot. Mr. Morris stated that Mike's Repo Depo used to be on this lot, and the proposed building will have two (2) entrances. One entrance is off of Highway 40, and the other entrance is on the back side of 1000 East. Mike Drechsel asked if there will be customers entering off of 1000 East. Mr. Morris explained that the customer parking will be off of Highway 40. The entrance off of 1000 East will be fenced and primarily used for the freight trucks entering and exiting the pipe yard. The pipe yard will have pipe racks, and the entire area will be graveled. Mr. Drechsel asked if the existing Russian olive tree next to the exit on 1000 East will cause any site obstruction. Mr. Morris explained that the tree can be removed if needed. *Mike Drechsel moved to approve the Master Site Plan from M & H Leasing located at 1120 East Highway 40, Vernal, UT – Application No. 2012-017-MSP subject to any changes required by Vernal City Staff and / engineering. Sonja Norton seconded the motion. The motion passed with Sonja Norton, Anders Fillerup, Eric Olsen, Ken Latham, and Mike Drechsel voting in favor.*

REQUEST FROM VAL SPRUELL FOR A MASTER SITE PLAN LOCATED AT 1350 EAST MAIN STREET, VERNAL, UT APPLICATION NO. 2012-018-MSP: Allen Parker introduced this master site plan explaining that this new building will be next to Cassidy's Club. It will be a small building just a little over 500 sq. ft. and will serve as an office for the Vernal Cab business. The minimum parking for this master site plan is three (3) parking spots. Mr. Spruell has plenty of parking that will accommodate the new and existing building. Mr. Spruell is planning on striping some of the paved area off to the right of Cassidy's Club. Mike Drechsel asked how far away the proposed building is from Main Street. Chair Eric Olsen stated that the distance looks approximately 18 feet away from Main Street. Mr. Drechsel stated that in the future, Main Street could possibly be widened; therefore, the proposed building would then be sitting right next to Main Street if the full width of the right of way is used. Mr. Spruell stated that he does not foresee that happening; however, if it does, the relocation of gas, water and sewer will have to take place. Sonja Norton asked if this was a metal building. Mr. Spruell explained that it would be a "stick built" building, and he would try to match the Cassidy's Club appearance as much as possible. Mr. Spruell explained that Vernal City Cab has no office now and with this location being between Club XS and Little B's, the cab company will be able to respond in less time. Mr. Drechsel asked if these are two small residences to the north of the proposed structure. Mr. Spruell answered that directly North there is an empty field, but there are residences to the North / East and North / West. Mr. Drechsel asked if the lighting would shine directly down or out of the property. Mr. Spruell answered that he wants to have a four foot porch on the front of the building where a small porch light would be placed. Mr. Parker stated that one light for the proposed building would be sufficient. Mr. Spruell stated that he will be adding a small light on the back side of Cassidy's Club for security reasons. *Sonja Norton*

Vernal City Planning Commission Minutes
July 19, 2012

moved to approve the Master Site Plan for Val Spruell located at 1350 East Main Street, Vernal, UT – Application No. 2012-018-MSP. Mike Drechsel seconded the motion if modified to include the stipulation that the lights will not project past the right of way, and the master site plan be subject to any changes required by Vernal City Staff and /engineering. Sonja Norton amended her motion to reflect Mr. Drechsel’s motion. The motion passed with Sonja Norton, Anders Fillerup, Eric Olsen, Ken Latham, and Mike Drechsel voting in favor.

DISCUSSION ON PLANNING COMMISSION ALTERNATE VACANCIES: Discussion took place about the two (2) alternate positions open. No suggestions were made for the alternate vacancies.

DISCUSSION ON CHANGING THE SEPTEMBER 11, 2012 SCHEDULED MEETING: Mr. Parker explained that he has a conflict with the September 11, 2012 scheduled meeting date. Discussion took place regarding the conflicting date. Decision was made to have a special meeting on September 18th, 2012 at 7:00 pm. Mr. Parker stated that he will add this item to the agenda for the next Planning Commission meeting scheduled for August 14th 2012 as a reminder.

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

Eric Olsen, Planning Commission Chair