

MINUTES of the Vernal City PLANNING COMMISSION

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

September 18, 2012

7:00 p.m.

Members Present: Chair Eric Olsen, Mike Drechsel, Anders Fillerup, Kathleen Gray, Sonja Norton, and Gary Redden

Members Excused: Ken Latham

Alternates Present: Adam Ray

Staff Present: Allen Parker, Assistant City Manager and Sherri Montgomery, Administrative Clerk

WELCOME AND DESIGNATION OF CHAIR AND MEMBERS: Chair Eric Olsen welcomed everyone to the special meeting. All members present will be voting members.

APPROVAL OF MINUTES FROM AUGUST 14, 2012: Chair Eric Olsen asked if there were any changes to the minutes from August 14, 2012. Anders Fillerup asked that “incompliance” on line 58 be changed to “in compliance”. Mr. Fillerup also suggested changing “it” to “the” on line 109. There being no other corrections, *Anders Fillerup moved to approve the minutes of August 14, 2012 with the corrections as noted. Kathleen Gray seconded the motion. The motion passed with Eric Olsen, Anders Fillerup, Kathleen Gray, Sonja Norton, Gary Redden, and Adam Ray voting in favor. Mike Drechsel abstained from voting, since he was not in attendance of the August 14, 2012 meeting.*

REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT FROM ENEFIT AMERICAN OIL FOR A 6’ X 4.5’ SIGN LOCATED AT 671 WEST 100 NORTH, VERNAL, UTAH – APPLICATION NO. 2012-024-CUP – ALLEN PARKER: Allen Parker explained that this is a request from Enefit American Oil for the approval of a conditional use permit for a monument sign located at 671 West 100 North. This property is located in an R-4 residential zone. This is a commercial building used for commercial purposes. This application is in substantial compliance with Vernal City Code and the requirements contained therein. There are no specific conditions being recommended by staff to be associated with this conditional use permit. Staff finds that this is an approvable application with no conditions. Mike Drechsel asked if there would be any problems for the neighbors across the street with the installation of the sign. Michelle Faulk, Office Manager for Enefit American Oil, answered no. Sonja Norton asked if this property was zoned commercial would it fall within the Vernal City sign guidelines. Mr. Parker answered yes. Gary Redden asked if there was a sign there years ago. Mr. Parker explained that there is a pole out front without a sign hanging on it; however, pole signs are not allowed in an R-4 zone. Enefit decided to go with a new monument sign, instead of researching and adding a minimal size sign to the pole based on the grandfathered clause. Anders Fillerup asked if a sign is completely removed, can it still fall under the grandfathered clause. Mr. Parker stated that if the use has been abandoned for more than one

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year, then no. Chair Eric Olsen opened the public hearing for this item. There being no comments, Mr. Olsen closed the public hearing. *Sonja Norton moved to approve the request for a conditional use permit from Enefit American Oil for a 6' x 4.5' monument sign located at 671 West 100 North, Vernal, Utah – Application No. 2012-024-CUP with no conditions. Anders Fillerup seconded the motion. The motion passed with Eric Olsen, Mike Drechsel, Anders Fillerup, Kathleen Gray, Sonja Norton, Gary Redden, and Adam Ray voting in favor.*

PLANNING COMMISSION ALTERNATE VACANCY – ALLEN PARKER: Rory Taylor and Brent Wilkins were suggested as alternate members of the Planning Commission. Allen Parker will contact them both to see if they are interested.

OCTOBER MEETING DATE CHANGE – ALLEN PARKER: Allen Parker explained that there is no need to change the October meeting date due to his military duties.

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

Eric Olsen, Planning Commission Chair