

**MINUTES of the Vernal City PLANNING COMMISSION**  
Vernal City Council Chambers - 374 East Main Street, Vernal, Utah  
December 11, 2012  
7:00 pm

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

**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 November 13, 2012:** Chair Eric Olsen asked if there were any changes to the minutes from November 13, 2012. Anders Fillerup explained that on line 133 the word “effected” should be “affected”. Sonja Norton stated that she was one of the members present at the November 13, 2012 meeting, and she is not listed in the minutes as being present. *Sonja Norton moved to approve the minutes of November 13, 2012 with corrections as noted. Anders Fillerup seconded the motion. Gary Redden and Kathleen Gray abstained from voting as they were not present at the November 13, 2012 meeting. The motion passed with the remaining members voting in favor.*

***PUBLIC HEARING: REQUEST FOR RECOMMENDATION FROM BRIAN SPENDLOVE FOR A MINOR SUBDIVISION LOCATED AT 270 EAST MAIN ST, VERNAL, UTAH – APPLICATION No. 2012-030-SUB:*** Allen Parker explained that this applicant is requesting approval of a minor subdivision of one (1) parcel into two (2) parcels. Each of the new parcels meet dimensional and area standards set forth in the Vernal City Code. Further, Mr. Parker explained that the second parcel is a “flag lot” and is connected to the public right-of-way of 500 West by a 25 foot access strip. Mr. Parker stated that this application is in substantial compliance with Vernal City Code and the requirements contained therein. Mr. Drechsel asked if the applicant plans on building a new house on the front parcel. Mr. Parker stated that there are no plans right now for any new construction. Eric Olsen asked what the requirements are for a “flag lot”. Mr. Parker stated that the Code reads that “flag lots” are permitted, but there are no requirements. Further, Mr. Parker explained that in the parking section of the Code, the minimum access required is twenty four (24) feet wide for a property. Eric Olsen asked if the applicant has to provide a way for someone to turn around. Mr. Parker stated “No”. Some discussion took place about the access strip. Mr. Parker explained that fire code only requires some point of access to the property. Sonja Norton asked if parcel two (2) connects with any road. Mr. Parker explained that it does not connect to a road only the flag. Eric Olsen asked if the ownership of parcel two (2) is going to be transferred to someone to the North. Mr. Parker

answered “yes”. Kathleen Gray asked if parcel one (1) is Dr. Spendlove’s old home. Mr. Parker explained that parcel one (1) is Dr. Spendlove’s home where he grew up. Eric Olsen opened the public hearing for comments. There were no public comments, and the hearing was closed. *Mike Drechsel moved to recommend a positive recommendation for the request of a minor subdivision from Brian and Kim Spendlove for the property located at 733 South 500 West, Vernal, UT – Application No. 2012-030-SUB, subject to any corrections required by staff and / or engineering. Sonja Norton seconded the motion. The motion passed with members Fillerup, Drechsel, Olsen, Latham, Redden, Norton and Gray voting in favor for a unanimous vote.*

**REQUEST FOR APPROVAL OF A MASTER SITE PLAN FOR BRAD MURRAY AND GARY SHOWALTER FOR THE PROPERTY LOCATED AT 270 EAST MAIN ST, VERNAL, UT – APPLICATION NO. 2012-029-MSP:** Allen Parker explained that this request is for a 2,400 square foot structure, in addition to an existing building. The existing structure is used for automotive maintenance and sales and the addition will be used for storage. An engineering review has been conducted and minor corrections have been noted and additional information has been requested concerning the storm water retention system. Further, Mr. Parker explained that it is on 1.46 acres and is in a C-2 zone. Mr. Parker stated that most of the requirements are already in place as this master site plan is designed. The only item that needs further detail is the storm water requirements. Mike Drechsel asked why the staff report states that the building is 2,400 square feet, and the site plan states that the structure is 1,500 square feet. Mr. Parker explained that the staff report is not correct. The information that is on the master site plan is the correct information. Eric Olsen asked if this new structure is next to the old Graco building. Mr. Parker answered “yes”. Eric Olsen asked if they will have access to the proposed building. Mr. Parker explained that they will have access through the existing building. Mike Drechsel asked if the area is already an impervious surface would there be any change in the storm water requirements. Mr. Parker explained that it is only required if there is any new surface, and that includes any new structures. Anders Fillerup asked if there would be any rain gutters. Mr. Parker stated that rain gutters would be at the building permit portion of the project. *Mike Drechsel moved to approve the request for a master site plan for Brad Murray and Gary Showalter for the property located at 270 East Main St., Vernal, UT – Application No. 2012-029-MSP, subject to any corrections required by staff and / or engineering. Gary Redden seconded the motion. The motion passed with members Fillerup, Drechsel, Olsen, Latham, Redden, Norton and Gray voting in favor for a unanimous vote.*

**DISCUSSION:**

1. **THE 2013 MEETING SCHEDULE – RESOLUTION NO. 2012-20:** Discussion took place regarding 2013 meeting schedule. There was a consensus from the Commission to hold regular Planning Commission meetings on the second Tuesday of every month at 7:00 pm, located at 374 East Main St., Vernal, UT.
2. **AMEND TITLE 16.52 TO ALLOW “KENNELS”:** Mr. Parker explained that a couple of residents have come into the City wanting to know if the City allows “Kennels”. Mr. Parker stated that there is nothing in the Code now that addresses if

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- “Kennels” are allowed. Mr. Parker explained that he has spoken with Ken Bassett and they feel that “Kennels” should be a conditional use in an Industrial Zone.
3. **SCHEDULED WORK SESSION:** Mr. Parker explained that he would like to schedule a work session with the Planning Commission. Mr. Parker will get a list of items and some possible dates for the work session at the next Planning Commission meeting.
  4. **PLANNING COMMISSION ALTERNATE VACANCY:** Anders Fillerup gave Allen Parker a phone number for Rory Taylor to contact as an alternate member.

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

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Eric Olsen, Planning Commission Chair