

# **MINUTES of the Vernal City PLANNING COMMISSION**

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

February 12, 2013

7:00 pm

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

**Members Excused:** Sonja Norton,

**Alternates Present:** Rory Taylor

**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 Mike Drechsel welcomed everyone present to the meeting.

**APPROVAL OF MINUTES FROM JANUARY 08, 2013:** Mike Drechsel asked if there were any changes to the minutes from January 08, 2013. Mike Drechsel noted on line 125, the word “ariel” should be “aerial”. *Eric Olsen moved to approve the minutes of January 08, 2013 with corrections as noted. Kathleen Gray seconded the motion. The motion passed with Gary Redden, Eric Olsen, Anders Fillerup, Mike Drechsel, Ken Latham, and Kathleen Gray voting in favor.*

**2013 ANNUAL TRAINING VIDEO:** Mr. Parker explained that by law, the Planning Commission members are required to have one (1) hour of training every year. The Planning Commission watched the DVD from the Utah League of Cities and towns on “Open and Public Meetings training” produced in April 2007.

**WORK SESSION ITEM #8 ADDING A USE FOR BAKERIES:** There was a brief discussion among staff and Planning Commission members regarding the definition of a “Bakery”. The consensus of the discussion is for the definition to read, “A facility with the primary function of producing baked goods, such as but not limited to cakes, pastries, breads, etc.”

**WORK SESSION ITEM #5 KENNELS IN INDUSTRIAL ZONE AS CONDITIONAL USES AND PET GROOMING PARLORS AS A PERMITTED USE IN COMMERCIAL AND INDUSTRIAL ZONES:** There was a brief discussion among staff and Planning Commission members. The following topics were discussed:

- Definition of a “Pet Grooming Parlor”, and adding “Pet Grooming Parlor” as a permitted use in commercial and industrial zones. The Planning Commission is in agreement that they liked the

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definition as it was presented and “Pet Grooming Parlor” should be added as a permitted use in commercial and industrial zones.

- Adding “Kennel” as a conditional use in industrial zones. The Commission is in agreement that the City has a need to add kennels as a conditional use in industrial zones.
- The General Requirements of “Kennel”. More discussion took place about which of the 9 General Requirements should be kept in the proposed Code. Decision was made that out of the 9 general requirements proposed, 2,3,4,5 and 8 should be taken out, by doing this it will eliminate the standards for the maintenance of kennels and focus on the land use. The impact of a kennel as a conditional use to adjacent land use owners. The potential noise issue of having a kennel and possible, odors, and health hazards to animals and people were all discussed. Discussion took place about the amount of animals that should be allowed on the premises, and the amount of space that should be provided for each animal in the kennel. Mr. Parker will investigate different standards for space requirements for each animal kept and restrictions on the number of animals that should be allowed on the premises. Mr. Parker will revise the general requirements and present them at the next work session.

**WORK SESSION ITEM #1 MANUFACTURED HOMES AND TRAVEL TRAILERS:**

Mr. Parker explained that the manufactured homes and travel trailers section of the code needs to be restructured because there are many sections that are repetitive and there are sections regarding landscaping that are not in the landscaping portion of the Code. Corey Coleman identified other sections of the Code that need cleaned-up; e.g. setbacks, minimum length of an eave and required width on a manufactured home. Mr. Coleman continues to explain that there are a lot of discrepancies in the code when comparing a manufactured home to a stick built home and feels they should be held to the same standards. Mr. Parker stated that staff will present a codified version of the manufactured homes and travel trailers code in ordinance form through Code Master at the next work session.

**WORK SESSION ITEM #4, FLAG LOTS:** There was a brief discussion among staff and Planning Commission members. The following topics were discussed:

- **DEFINITION OF FLAG LOT:** Mr. Parker led the discussion about the current definition of a flag lot, and explained why he feels it should be rewritten. The Commission agrees the definition of a flag lot should be rewritten.
- **THE SUPPLEMENTAL REGULATIONS:** Mr. Parker explained that paragraph A in supplemental regulation require all three bodies; the City Planner, Planning & Zoning Commission and the City Council to agree upon if a flag lot should be allowed or not. Mr. Parker suggested that this portion of paragraph A of the Code be removed and Vernal City should either allow flag lots or not. Mr. Parker perceives the shared access portion of this code to be problematic. Many of the Commissioners agree that they do not want to allow shared access on a flag lot. Mr. Parker also explained that throughout this section of the Code there are many inconsistencies, there needs to be consistent naming and references. In paragraph B, the word “hard surface” was discussed. The Commission would like the supplemental regulation to correlate with the International Fire Code regulations, ensuring that the roads are wide enough, and the surfaces of the road hard enough for fire trucks to enter the property without difficulty. Furthermore ensuring adequate space for the fire trucks to turn around and making sure fire

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hydrant locations are within regulations of the Fire Code. Mr. Parker will revise flag lot Code and present a revised version to the Planning Commission to review again at one of the next meetings.

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

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Mike Drechsel, Planning Commission Chair