

MINUTES of the Vernal City PLANNING COMMISSION

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

April 09, 2013

7:00 pm

Members Present: Eric Olsen, Mike Drechsel, Sonja Norton

Members Excused: Kathleen Gray, Anders Fillerup, Ken Latham

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 MARCH 12, 2013: Chair Mike Drechsel asked if there were any changes to the minutes from March 12, 2013. Eric Olsen stated that on line 155 the word “point” needs to be omitted, and on line 230 the word “Chair” needs to be omitted. Mike Drechsel pointed out on line 262 change “Eric Olsen” to “Mike Drechsel”. Sonja Norton asked for clarification on line 24. Mike Drechsel answered the word “is” and “it” should have quotation marks around them. There being no further corrections, the minutes will become official by time limitation.

REQUEST FOR RECOMMENDATION FROM JOSH HERMANN TO REZONE THE PROPERTY LOCATED AT 287 NORTH VERNAL AVE, VERNAL, UTAH FROM C-2 ZONE TO R-4 ZONE-APPLICATION NO. 2013-001-REZ. Mr. Parker stated that the amendment to the Vernal City General Plan Land Use map was approved by Vernal City Council and in the Future Land Use map of the General Plan, this property is located in a mixed use zone. Mr. Parker reminded the Commission that this item is not on the agenda for a public hearing tonight because the public hearing took place last month. Mr. Parker explained that a mixed use is a concentrated area where people can recreate, work, live and shop. The Commission talked about possibly adding some additional language to the code to help set or waive certain conditions in a mixed use zone, at the discretion of the Planning Commission. Chair Mike Drechsel feels the general direction of that corridor is moving towards a commercial zone and by possibly changing the zone to residential he expressed concern about the corridor moving away from the commercial direction that it is going now. Mr. Josh Hermann, the applicant for this rezone was present and explained that the rezone does create a residential zone, surrounded by commercial zoning. Mr. Hermann also explained that the way it is zoned now he is having a hard time renting or selling the property, because it has the potential for commercial and residential uses. Furthermore, the residential lenders don't really like the idea that the land is

zoned commercial, and to utilize the property as a rental, he would have to have four (4) rentals and he only has two (2) rentals on the property. The Commission asked Josh what is his intent with this property. Mr. Hermann explained that he would like to sell the property, but if he cannot sell the property, he will rent it out. Further discussion took place to help the Commission understand the reason why Mr. Hermann is requesting this rezone. Mr. Parker explained that the house is grandfathered in as a residential use, the side building that Mr. Hermann improved is not; therefore, the side building cannot expand residentially because it is zoned commercial, but it can be used commercially up to and including retail and light industrial uses. Mr. Hermann explained that everything surrounding his property is used as a residential use, even though it is zoned commercial. Eric Olsen explained that if the lot size was larger in size, it might fit into a mixed use zone better. The Commission discussed the future land use of Vernal Avenue and what the uses are now. The Commission discussed what direction they want Vernal Avenue to go, and if they want to lead it towards a mixed use zone, in turn reflecting the Future Land Use Map of Vernal City. The Commission discussed making sure they base their decision for the right reasons and not just because it makes it easier for an applicant to buy, & sell, or rent the property. Further discussion took place regarding exactly what uses can be allowed in which zones. *Sonja Norton moved to make a positive recommendation to the City Council for a rezone for the property located at 287 North Vernal Avenue, Vernal, Utah from a C-2 commercial zone to an R-4 - Residential Zone – Application No. 2013-001-REZ. Rory Taylor seconded the motion. The motion passed with Mike Drechsel, Eric Olsen, Sonja Norton and Rory Taylor voting in favor.*

DISCUSSION ITEM AMENDING THE VERNAL CITY MUNICIPAL CODE, CHAPTERS 16.46-MANUFACTURED HOME ZONE AND 16.56 – MANUFACTURED HOME PARK AND TRAVEL TRAILER COURT REGULATIONS: Mr. Parker explained that the discussion tonight is on the substance of the code changes, not the organization changes. Corey Coleman led the discussion:

1. Page 1, paragraph (D.) 16.46.020 Permitted uses: “International Building Code” should be “International Residential Code”
2. Page 2, #3, (a.) Home (dwelling): the “twenty five feet” that is crossed off should stay in the Code.
3. Page 2, paragraph (F.), #2. Maximum: “one (1) story” needs to be replaced with “two (2) story” and the “eighteen (18 feet)” that is crossed out needs to read “twenty (20 feet)”.
4. Page 2, 16.46.060 Manufactured home subdivision—Compliance with Hud standards: “twenty four feet (24) feet” has been changed to “eighteen (18) feet”. Further discussion took place on what the appropriate minimum width of the home should be. The Commission agreed that “eighteen (18) feet” would be appropriate. Mr. Coleman explained that the width of an eave and the type of roofing material needs to be code compliant; therefore, strike out the words “with a minimum twelve (12) inch eave and pitched and shingled roof”.
5. 16.46.080 Manufactured home subdivisions—Exterior siding: Corey stated that as long as the material is code compliant it should be allowed, so by striking the words “the exterior siding of the home shall be limited to horizontal aluminum, wood, simulated wood (Masonite) or stone siding. No other shall be allowed.” it will allow other code compliant material.

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6. Page 3, 4 (four) lines down from the top of the page: Corey Coleman stated that “is four hundred (400)” has been replaced by “is three hundred twenty (320)”. This makes the code read the same as the Federal Home Construction Standards.
7. Page 3, 7 (seven) lines down from the top of the page: Mike Drechsel suggested making a complete sentence after the word therein.
8. Page 3, 13 (thirteen) lines down from the top of the page: Mr. Coleman explained that a definition of a mobile home was added to the Code.
9. Page 3, 16.56.050 Manufactured home park regulations—Construction drawings—Requirements, paragraph (B.): Mr. Coleman explained that by adding the words “Utah State”, and “as regulated by Utah Division of Professional Licensing” it will help ensure that Vernal City only receives plans that are drawn up by a licensed engineer from the state of Utah.
10. Page 4, Line 2 (two): Strike the words “All manufactured homes and add ons shall be planted in lawns, trees and shrubs or otherwise landscaped.”
11. Page 4, 16.56.110 Manufactured home park regulations – Landscaping: Mr. Coleman explained that by changing some of the wording in this section it will refer the landscaping for a manufactured home park to Section 16.27 of this Code.
12. Page 4, 16.56.110 Manufactured home park regulations – Landscaping. Paragraph a.: Discussion took place regarding the amount of space between each manufactured home. The Commission would like Vernal City staff to make the wording of this section easier to read for the general public.
13. Page 4, 16.56.120 Manufactured home park regulations-Roads and off-street parking spaces to be paved. Mr. Coleman suggested changing the words “high back curb and sidewalk” to read “curb and sidewalk”, by making this change, trailers will be able to drive over the curb easier. Mr. Coleman stated that further additional changes in this section will help clarify that no permit will be issued in the manufactured home park unless there is a specific written agreement with Vernal City.
14. Page 4, 16.56.170 Manufactured home park regulations – Off-street parking: Discussion took place about keeping the wording consistent by using “space” and not “lot”. Also replacing the words “asphalt or concrete” with “hard surface”. Discussion regarding the definition of “hard surface” took place. Mr. Parker explained it might be easier to reference the landscaping code, because it defines what a “hard surface” is.
15. Page 5, 16.56.140 Manufactured home park regulations--storage and solid waste receptacles: Mr. Coleman explains that by adding the words “RV Storage” it will help define what that “space” is.
16. Page 5, 16.56.190 Manufactured home park regulations—Utility lines and equipment—Location and construction: Adding the words “City and” next to “State”.
17. Page 5, 16.56.200 Manufactured home park regulations—Sewer: Discussion took place regarding the wording in paragraph (B). Decision to add the words “and approved according to Vernal City specifications” after the word “constructed” on line 2. Vernal City staff will find better wording for that whole paragraph (B) to accommodate the appropriate Codes and laws it will be referring to.
18. Page 6, Manufactured home park regulations—Water: Mr. Coleman explains that paragraph (A) cannot be deleted. In paragraph (C), decision was made to change the wording in this paragraph to reflect that the fire hydrants shall be designed and installed according to Vernal City Specifications and must get approval from Vernal City staff.

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19. Page 6, 16.56.220 Manufactured home park regulations—Electric: Mr. Coleman suggested adding to paragraph (a), “It is unlawful for any utility company to deliver service to any manufactured home without first obtaining written approval for the connection from the City Building Inspection Department. When a manufactured home is removed from a lot, the utility company delivering service, shall cap, lock, disconnect, or through other safe means render the service connection unusable”. Chair Mike Dreschel suggested taking the word “unlawful” out of this paragraph. Commission also suggested changing the wording “When a manufactured home is removed from a lot, the utility company delivering service, shall cap, lock, disconnect or through other safe means render the service connection unusable” to “When a manufactured home is removed from a lot the utility company delivering service shall render the service connection unusable”. The Vernal City staff will revise this paragraph.
20. Page 6, 16.56.230 Manufactured home park regulations—Liquid or gaseous fuels: Mr. Taylor suggested that in this section of the Code, there should be a specification of how much fuel line can be allowed above the ground. Mr. Coleman will check into what the Fuel Gas Code states, or come up with a number to clarify how much line will be allowed above ground.
21. Page 7, 1656.420 Manufactured home regulations: Paragraph (b) needs to include the wording “outside of manufactured park zone” at the end of that sentence. In paragraph (c) discussion took place about making the wording better to include the words “per state standards”. Paragraph (d), clarifies that you refer to the Utah Uniform Building Standards Act for the factory-built housing setup installation.

DISCUSSION ITEM TEMPORARY PARKING: Mr. Parker presented the new temporary parking code. Chair Mike Dreschel thought it was a good idea to add a time limit to the temporary parking permit. Mr. Olsen suggested changing the words in paragraph B to read “fugitive dust” instead of “airborne dust”. Discussion took place regarding whether there would be any noise issues associated with the temporary parking permit. Mr. Parker explained that if you are going to have an event in the City after a certain hour of the day, you must receive a noise permit.

DISCUSSION ITEM, Section 16.24.150 TEMPORARY USE AND STRUCTURES: Mr. Parker explained that in this section of Code. Temporary use and structures list which zones permit short term and long term temporary structures. Mr. Parker would like to move the zone information into the “use tables” of each of these zones listed.

DISCUSSION ITEM, 16.06.010 AMENDMENTS: Mr. Parker explained that in this section of the Code regarding amendments, he is proposing to change the fourteen (14) day notice, to a ten (10) day notice. The Commission agrees that this change in the number of days would be a good idea.

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

Mike Drechsel, Planning Commission Chair