

MINUTES of the Vernal City PLANNING COMMISSION

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

August 13, 2013

7:00 pm

Members Present: Mike Drechsel, Eric Olsen

Members Excused: Ken Latham, Kathleen Gray, Gary Redden, Sonja Norton, Anders Fillerup

Alternates Present: Adam Ray, Rory Taylor

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 July 09, 2013: Chair Mike Drechsel asked if there were any changes to the minutes from July 09, 2013. Eric Olsen stated that on line 31, strike the word "at". Rory Taylor stated that on line 59, the word "City's" should be "cities". Adam Ray was not present at the July meeting, and therefore, he cannot vote. There are not enough members present to vote, therefore, the minutes will be deemed approved.

REQUEST FOR RECOMMENDATION OF A MINOR SUBDIVISION FROM KENNETH AND SUSAN NIELSON FOR THE PROPERTY LOCATED AT 377 NORTH VERNAL AVE, VERNAL, UTAH – APPLICATION NO. 2013-021-SUB - ALLEN PARKER: Allen Parker introduced the application for the subdivision. The applicant is requesting approval of a minor subdivision to split one (1) parcel into two (2) parcels. Each of the parcels meet the dimensional and area standards set forth in Vernal City Code. Staff has conducted a full review and found that the submittal is in substantial compliance with Vernal City requirements with a few minor corrections. This division of land as proposed would create two parcels that share some storm water retention and some parking with each other. An appropriate access agreement would have to be signed in order for the subdivision to meet the requirements of Vernal City code. Also, it is important to note that there is only one sewer and water connection to the property and an appropriate agreement would have to be reached with Vernal City in order to provide legal connections for both parcels. Chair Mike Drechsel asked if there was anyone present to represent this application. Nobody was present for this application. Chair Mike Drechsel asked Allen Parker if there is only one meter. Allen Parker answered "that is correct". Chair Mike Drechsel opened this application for public hearing. There being no comment, Chair Mike Drechsel closed the public hearing. Chair Mike Drechsel recommends that prior to this application being brought before the City Council all agreements are in place to resolve the pending issues with the parking, utilities, and storm water. *Eric Olsen moved to forward a positive recommendation of a minor subdivision from Kenneth and Susan*

Nielson for the property located at 377 North Vernal Ave, Vernal, Utah – Application No. 2013-021-SUB, with corrections required by Vernal City staff and / or engineering, and prior to any action taken to City Council, all parking, water and sewer and storm water retention issues be resolved and agreements in place. Adam Ray seconded the motion. The motion passed with Mike Drechsel, Rory Taylor, Adam Ray and Eric Olsen voting in favor.

REQUEST FOR RECOMMENDATION OF AN AMENDMENT TO A SUBDIVISION FROM KIMBALL GLAZIER FOR THE PROPERTY LOCATED AT 380 WEST 1070 SOUTH, VERNAL, UTAH –APPLICATION NO. 2010-022-SUB –ALLEN PARKER:

Allen Parker introduced the request for approval of an amendment to an existing recorded subdivision plat entitled “Ashley Estates Subdivision”. This amendment divides four existing lots into eleven new lots. Three of the new lots will be “flag lots” and meets the requirements of Vernal City Code. Staff has conducted a review and found the proposed amendment to be in accordance with the requirement of Vernal City Code. An engineering and surveying review is underway and being conducted by Engineering Services LLC, however, a final report was not available at this meeting. Allen Parker reminded the Commission that when a plat is amended, a public hearing is not required. Allen Parker stated that this cul-de-sac will serve twenty three (23) lots. Vernal City’s Code allows for twenty four (24). Chair Mike Drechsel asked for clarification on how many lots were in this cul-de-sac. Allen Parker explained that he had looked at the lots incorrectly. Lots seven (7) through ten (10) are not listed on this plat; therefore, the total number of lots that this cul-de-sac will serve is twenty one (21). Rory Taylor asked about line item number two (2) on the staff report under staff recommendations regarding the shared parking agreement. Allen Parker clarified that this line number two (2) should not be on the staff report. Eric Olsen asked if there is an existing house on lot twenty three (23). Kimball Glazier was present. He is the owner of the existing house and the applicant for this amendment. Allen Parker explained that the “flag lots” will have a private drive of twenty four (24) feet that will serve lots twenty four (24) and twenty five (25). Adam Ray suggested that lot twenty one (21) could access the same “stem” of the “flag lot” as twenty four (24) and twenty five (25). Allen Parker stated that the twenty four (24) feet stem can service up to four (4) “flag lots” as long as there are easements. Mr. Glazier would like the Commission to consider in the recommendation, Adam Ray’s suggestion to have lot twenty one (21) in the “stem” of the “flag lots”, twenty four (24) and twenty five (25). The Commission expressed some concern about sharing and maintaining the “private drive” or “stem” of the lot. Mr. Glazier stated that he would like to have all of the lots that share the “private drive” to have part ownership in the property; therefore, all of the owners will have a reason to maintain the “private drive”. Allen Parker explained that in the Vernal City Code, the “stem” of the “flag lot” has to be attached to one (1) lot; it cannot have shared ownership. Chair Mike Drechsel mentioned to Mr. Glazier that he could have a condition in the easement that each party is responsible to help maintain the “private drive”. Eric Olsen asked Mr. Glazier if there is an existing easement in the “private drive”, or “stem” of the “flag lot”(referring to lots twenty four (24) and twenty five (25). Mr. Glazier explained that there is a sewer easement that utilizes all twenty four (24) feet of the “stem” or “private drive”. Mr. Glazier explained that there was a retention pond that was a concern to the Planning Commission back in the year 2010. Mr. Glazier stated that he is getting rid of that retention pond and moving all of the storm water into the road. Mr. Glazier explained

in more detail where the storm water retention would be. *Rory Taylor moved to forwarded a positive recommendation for an amendment to a subdivision from Kimball Glazier for the property located at 380 West 1070 South, Vernal, Utah – Application- 2010-022-SUB, with corrections required by Vernal City staff and / or engineering with the option that the applicant may choose to have lot twenty one (21) stem off of lots twenty four (24) and twenty five (25). Adam Ray seconded the motion. The motion passed with Mike Drechsel, Rory Taylor, Adam Ray and Eric Olsen voting in favor.*

REQUEST FOR APPROVAL OF A MASTER SITE PLAN FOR LARRY MCCARLEY FOR THE PROPERTY LOCATED AT 951 WEST MAIN STREET, VERNAL, UTAH – APPLICATION NO. 2013-019-MSP – ALLEN PARKER: Allen Parker explained that this master site plan is for a new commercial structure. The new building will be 3,182 square feet in size and be used for the sale and installation of car stereos and other similar automotive products. A review is currently underway with Engineering Services LLC, but a final report was not available. Vernal City staff has found this site plan to be drawn to scale, parking, existing lighting, water and sanitary sewer, storm water retention, fire hydrant locations, and landscaping meets the requirements of Vernal City Code. Allen Parker explained that the engineer Drew Lloyd is present tonight if there are any questions. Adam Ray asked if this location is addressed off of Main Street or Highway 40. Allen Parker explained that the address should read Highway 40. Chair Mike Drechsel asked Allen Parker if the storm water retention is sufficient, because on the prior master site plans in this location, the storm water retention was located on this back lot. Drew Lloyd stated that the storm water is adequate. Chair Mike Drechsel asked if the parking is adequate. Allen Parker stated that the parking is adequate, but it is important to note that it is not calculated for retail sales. Larry McCarley was present and stated that there is a small sales area that is 860 square feet. The remaining 2,322 square feet is a proposed shop area. Adam Ray asked if the sewer main to the new building is two inches (2”). Larry McCarley stated that there will be a sewer lift station in this new building. Eric Olsen explained that it is probably just bad wording on the plan, and that they will build it right or they will have problems. *Eric Olsen moved to approve a master site plan for Larry McCarley for the property located at 951 West Main St., Vernal, UT, with corrections required by Vernal City staff. Rory Taylor seconded the motion. The motion passed with Mike Drechsel, Rory Taylor, Adam Ray and Eric Olsen voting in favor.*

REQUEST FOR APPROVAL OF A MASTER SITE PLAN FOR THE VERNAL CITY FOR THE VERNAL CITY PARKING LOT – APPLICATION NO.2013-023-MSP - ALLEN PARKER: Allen Parker introduced this master site plan explaining that this request is to attach twenty eight (28) new parking spaces. This lot will attach to the south east portion of the existing parking lot located at 374 East Main St., Vernal, UT. The new parking lot will be on .36 acres. Vernal City staff has done a review and found that the parking lot meets all of the parking lot requirements. Eric Olsen asked if Vernal City needs the parking spaces or is it just to clean up the weeds on that lot. Allen Parker explained that Uintah County gave Vernal City the land and the City Council thought the best use for this land would be a parking lot. Drew Lloyd was present and explained that the police department wants a quicker way to exit the south parking lot. By adding this parking lot, it will be closer for the police to exit straight out of the

parking lot. Chair Mike Drechsel stated that by allowing the parking lot, it will make a quicker exit for the police, but he would like to make sure there is clear vision near the exit so this does not create an accident when the police are trying to respond to an emergency. Allen Parker agrees that the two (2) trees next to the Barber Shop on the east side should be taken out for safety reasons. Further discussion took place to insure that this will be a safe exit. Eric Olsen asked what the existing concrete pad is. Drew Lloyd answered that it is a pedestal for an electrical box. Eric Olsen asked where the storm water is going. Drew Lloyd stated that there are three (3) catch basins on the east side of the property, with three (3) separate underground retentions. *Rory Taylor moved to approve the application for a master site plan for Vernal City, for the Vernal City Parking lot – Application No. 2013-023-MSP with any and all additional corrections required by Vernal City staff with special consideration taken to the design of the parking lot, so the exit is safe. Eric Olsen seconded the motion. The motion passed with Mike Drechsel, Rory Taylor, Adam Ray and Eric Olsen voting in favor.*

REQUEST FOR A MASTER SITE PLAN FOR THE VERNAL TOWNE CENTER – LOTS C, D, AND H – APPLICATION NO. 2013-020-MSP –ALLEN PARKER: Allen Parker introduced this master site plan. He explained the location of the three (3) parcels to the Commission. Allen Parker stated that Engineering Services LLC has conducted a review and is awaiting further clarification concerning the storm water retention system and a couple of other minor details. Furthermore, Vernal City staff has reviewed the application and has found the following master site plan to be in substantial compliance with Vernal City Code. Chair Mike Drechsel stated that he remembers some concerns about the grading on some of the prior Vernal Towne Center Development site's, and asked if this is an attainable grading plan. Allen Parker explained that he is requiring some slope stabilization along the property line next to the Pepsi plant, because of the steep slope. Allen Parker also explained that the developer is working off of a master site plan for the entire development that will help in attaining a plan that helps ensure that this Vernal Towne Center is designed correctly. Allen Parker mentioned that the access road that runs to the south of lot D will be designed to accommodate two (2) lane traffic. *Adam Ray moved to approve a master site plan for the Vernal Towne Center – Lots C, D, and H – Application No. 2013-020-MSP with any correction required by staff and any and all corrections required by the engineer. Rory Taylor seconded the motion. The motion passed with Mike Drechsel, Rory Taylor, Adam Ray and Eric Olsen voting in favor.*

REQUEST FOR RECOMMENDATION TO CONSIDER AMENDING THE VERNAL CITY MUNICIPAL PLANNING AND ZONING CODE – SECTION 16.44.050-R-4 RESIDENTIAL MINIMUM WIDTH REQUIREMENTS, SECTION 16.44.060 – SETBACK REQUIREMENTS, ADDING SECTION 16.04.484 – DEFINITION OF A ROW HOUSE, AND RENUMBERING SECTION 16.04.484 – RESIDENTIAL FACILITY FOR HANDICAPPED PERSONS – ORDINANCE No.2013-11 – ALLEN PARKER: Allen Parker presented some rough dimensions for a row house and some foot prints of examples of “row houses” for the Commission to reference. Discussion took place regarding the dimensions of the “row houses” and minimum lot size. Allen Parker explained that the minimum lot size is six thousand five hundred (6,500) square feet. Chair Mike Drechsel stated that the definition of a “row house” needs to include the end units and the front set back was clarified last month to state

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that it measures from the edge of the public right of way. Chair Mike Drechsel stated that some of the Commissioners that have a strong opinion about “row houses” are not here, so it might be better to table this issue. Allen Parker stated that he will consider some requirement for the parking, and possibly allowing the parking in the back. Rory Taylor stated that a lot of times the parking is located only in the front. Allen Parker stated that the zoning will determine where the “row houses” will be allowed, and Vernal City does not have a lot of R-4 zones. Chair Mike Drechsel stated that it might be a good idea to have alley loading. *Adam Ray moved to table this item until next month with Allen Parker drafting an ordinance for “row houses” to include the setback at fifteen (15) feet, minimum lot size, parking requirements, how many stories, how many units, storm water retention information, and a definition that accommodates the end units and the storm water retention information. Eric Olsen seconded the motion. The motion passed with Mike Drechsel, Rory Taylor, Adam Ray and Eric Olsen voting in favor.*

DISCUSSION REGARDING THE PLANNING COMMISSION ALTERNATE VACANCY: Allen Parker mentioned that he will talk with Kimball Glazier after the meeting to see if he is interested in the Planning Commission Alternate Vacancy.

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

Mike Drechsel, Planning Commission Chair