

MINUTES of the Vernal City PLANNING COMMISSION

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

September 10, 2013

7:00 pm

Members Present: Chair Mike Drechsel, Anders Fillerup, Eric Olsen, Sonja Norton, Kathleen Gray, and Ken Latham.

Members Excused: Gary Redden

Alternates Excused: Adam Ray and Rory Taylor.

Staff Present: Allen Parker, Assistant City Manager; Corey Coleman, Building Official; and Sherri Montgomery, Administrative Clerk.

WELCOME AND DESIGNATION OF CHAIR AND MEMBERS: Chair Mike Drechsel welcomed everyone present to the meeting.

APPROVAL OF MINUTES FROM AUGUST 13, 2013: Chair Mike Drechsel asked if there were any changes to the minutes from August 13, 2013. There is not a quorum of members present at this meeting who were in attendance of the August 13, 2013 meeting to approve the minutes. *There being no corrections, the minutes of August 13, 2013 are deemed approved as they stand.*

REQUEST TO APPROVE AN AMENDMENT TO THE VERNAL CITY GENERAL PLAN LAND USE MAP FROM NEIGHBORHOOD NONPROFIT HOUSING CORPORATION FOR THE PROPERTY LOCATED AT 350 NORTH 500 WEST, VERNAL, UTAH – APPLICATION NO. 2013-025-ORD – ALLEN PARKER: Allen Parker explained the process that the City follows to amend the general plan land use map. The map is used for long term future planning purposes. The applicant is requesting an amendment to the general plan future land use map in the area of 350 North 500 West from medium density to high density. If the request is approved, it will allow for a zoning map amendment. The Planning Commission will make a recommendation to the City Council for final approval. Kim Datwyler, Executive Director for Neighborhood Nonprofit Housing Corporation, explained that this request is being made because the Neighborhood Nonprofit Housing Corporation has partnered with Vernal City in the past on the Vernal Gardens project. The City used CDBG money to purchase the land and then donated it to the Vernal Gardens project. The developer reduced the fees for the project to create affordable housing. Vernal Gardens is 48 units with another 32 coming in Phase 2. These apartments were leased out within four months with a waiting list of over 100 people. Ms. Datwyler explained that they are now looking for another area that is zoning compatible with areas that border along a highway in a commercial area with other apartments. The property being considered has commercial zoning across the street along with apartments behind them on what is considered the Maeser Highway. Chair Mike Drechsel opened the public hearing for the request to amend the Vernal City General Plan Land Use Map.

Bob Russell stated that his property borders the property on 400 North and asked if they are going to extend 350 North through to 500 West. He added that if they are, it will take property off of all of the surrounding property owners, so how will they be reimbursed for the property they purchased. Mr. Russell stated that he is against this request.

Shannon Deets, Uintah School District, stated that there is a definite need for affordable housing. The school district has over 7,000 students with over 60 new teachers this year. She added that they started hiring new teachers in February and several people were unable to find affordable housing. Teachers are an asset to the community, and they do not make a lot of money. In order to keep teachers here, she stated that she hopes the community will invest in them by giving them an opportunity to have affordable housing.

Norm Pease explained that he lives in the area in question, and the Planning Commission has already lowered the density for the whole area. He does not see a reason for high density. Mr. Pease asked how many units will be built with this proposal. Allen Parker stated that the concept allows for 164 units. Mr. Pease stated that there are a lot of people in that small area, and the traffic will be horrendous. He added that the nice views will be destroyed and low income housing brings problems. Mr. Pease stated that he is against this request.

Vance Norton, Vernal City Police, explained that there are problems in not having affordable housing. He stated that he has seen many police officers trying to move into the area, but have a difficult time trying to find affordable housing. Mr. Norton gave several instances where police officers had to leave the City due to housing issues even though they loved the area. The constant turnover in employees costs the City thousands of dollars in training. Mr. Norton hopes they can find a solution to make affordable housing available for the lower income families.

Allen Mashburn explained that medium density on the future land use map allows for R-2 and R-3 zones in the City. He added that the most important thing to discuss tonight is that the R-2 zone allows for duplexes, and the R-3 zone allows for 4-plexes. The current zone on the property in question is currently zoned R-3 where 4-plexes are allowed. If this amendment to the general plan map is passed by the Planning Commission and the City Council, the rezone change to R-4 will allow apartment complexes.

A guest from the audience asked if the project will be three stories high. Mr. Parker explained that the limits are based on feet not the number of floors. He added that the applicant is here to share some of the concepts and ideas for this project.

Russ Pearson explained that the general plan took the Planning Commission almost a year with many hours put into it from citizens of the community, Planning Commission, and City Council. He stated that he does not think we should hastily revise what was done years ago, since this was already thoroughly thought out and put together. The purpose of the general plan is for the future design of the City. The General Plan itself outlines what would be allowed on a zoning

map. Mr. Pearson stated that a change to the General Plan would not be beneficial.

Glen Hemstreet stated that he lives on 500 North and agrees that low income housing is good for those that need it, but he does not want to see it in his own back yard as he enjoys his privacy and horses. Mr. Hemstreet suggested that the City look at all other options and consider everything before making a decision.

Scott Gross stated that he is all for low income housing, but does not want to see high rise buildings in people's back yards. Mr. Gross asked where all the traffic will go. It is already hard to get on the North side and to change this to high density is not right with all the houses built there. Mr. Gross stated that he is against this request.

Eric Hunting stated that he lives in the area and has recently bought medium density 4-plexes. He added that he would not have moved to that area if he would have known this would be changed to a high density area. Mr. Hunting stated that the City does not need special groups dictating what the City is going to do, and he is against this request. Mr. Hunting asked the Planning Commission to please take a look at all points of view.

Ann Hunting stated that when they built their home, they were assuming 350 North would be carried through to the highway. She added that every car that comes out to 300 West is going to shine lights in her front window. If this request is approved, they will be moving. Ms. Hunting stated that this area is already saturated with apartments, duplexes, and 4-plexes. The crime rate is fairly high in this neighborhood and does not want to see more. Ms. Hunting stated that she is against this request.

Sherri Russell stated that her property borders this property, and she agrees with everyone else that there are plenty of apartment complexes. She also worries what this will do to her property value and her view. Ms. Russell stated that she is opposed to this request.

Carol Allen stated that her property borders this property. She asked if they would be bringing 400 North on through, because 400 North ends at her property, and she does not want another Main Street back there. Ms. Allen stated that they like it the way it is and does not want this project to be approved.

Adrien Thomson at 350 North 250 West agrees with everyone else that there is enough low income apartments in that area. He added that every night he hears loud cursing, garbage thrown in his yard, and people being arrested. There is enough crime in the area, and he does not want to see more. Mr. Thomson stated that there are other places in the valley that they can build apartments, and he is against this project.

Jim Shewell stated that he has lived on 500 West for 46 years, and added that they cannot afford to have any more traffic in that area. This is a state road which is hard to maintain. Mr. Shewell stated that he is against this request.

Shawn Wymer stated that he lives next to the area in question, and added that traffic is a big problem. Mr. Wymer stated that he is against this request as well as one of his neighbors who could not be in attendance to this meeting.

Blaine Watson asked if this proposal only cherry picks this one property or can all of the property owners enjoy the high density zoning if it is changed. Allen Parker explained that this request is just for the one property. Mr. Watson asked if the surrounding property owners can apply for and receive the same high density zoning. Chair Mike Drechsel explained that any property owner can submit an application for a zoning change, but they are all considered on an individual basis and would need a positive recommendation by the Planning Commission and City Council's final approval.

Tina Hemstreet asked why not all of the residents that will be affected by this change were not given a notice of the public hearings on this request and why it is only sent to the residents within 300 feet from the proposed property. Allen Parker explained that the process that is followed is State law.

Russ Pearson asked for clarification on Mr. Watson's comment regarding the surrounding properties benefiting by the change to high density. Chair Mike Drechsel explained that each application is looked at individually. Allen Parker stated that the general plan by nature covers a general area, but the application in question is more specific in the rezone request.

Shane Mayberry stated that he owns the property immediately South of Basin Clinic. He added that Mike Schaefermeyer is opposed to this request, but could not be in attendance of this meeting as he is in Salt Lake City. Mr. Mayberry explained that Brad Roger, Basin Clinic, and Brad Lebaron did not receive the notice of these public hearings. He stated that it is important to realize that at the Planning and Zoning level, it is very rare for the City Council to go against the Planning Commission; therefore, it is important to have your voice heard tonight at this key meeting. Mr. Mayberry stated that the City spent money and effort creating the general plan for a five year term and the specific area addressed tonight was designed for medium density. Stepping up to high density as far as the general plan is concerned is not a small step. He noted that the City should take a look at increasing the police officer's wages to compete with the oil field in the area and not directly compare the wages to the Wasatch Front. Mr. Mayberry mentioned that Vernal Gardens was 48 units and not 164, which is a huge difference. High density areas have more crime and problems in the neighborhood. There is also no guarantee that the teachers or police officers will get into these homes.

Greg Cochran stated that he just bought two 4-plexes on 250 North with the intent of fixing them up and improving the area with rents around \$700 to \$800 per month. He added that he has a hard time understanding why that is not affordable housing. Mr. Cochran stated that he would like to see the statistics on the nonprofit organization and how they compete with private individuals who have investments for their future. He noted that the public already has the federal government dictating and does not want the City to be the same.

Allie Weston explained that she moved here from Arkansas a month ago and found it very difficult to find affordable housing. She stated that she is all for affordable housing; however, does sympathize with the community on this decision. Ms. Weston suggests finding a less controversial property for this project.

Ken Bassett, Vernal City Manager, explained that the reason he is in attendance of the meeting is to make general comments regarding affordable housing or workforce housing as it pertains to the reason local governments are involved at all. The City has felt the need to be involved in workforce housing along with the State of Utah. The State Housing Division found the need to provide incentives to local governments and housing organizations to get together and create projects for affordable housing. He added that we live in an area where the housing has been taken care of by the industry until recently and even with the amount of newly constructed multiple family housing in the area, the City finds that the cost for the tenants is many times beyond what they can afford. The project near the Utah State University built 100 apartments in the first phase and many of those people are finding it difficult to pay the rent as well as the utilities. Mr. Bassett stated that the reason for his comments is to explain to the Planning Commission that local governments throughout the State and Nation are involved in affordable housing projects to make sure that those with lower income levels and cannot afford the typical housing costs have housing available for those that make a difference in our community such as teachers, nurses, and police officers. Mr. Bassett explained that he was not speaking regarding this particular project, but to clarify that Vernal City will continue to support affordable housing projects.

Sherri Russell stated that she understands the need for affordable housing for the teachers and police officers, but they will not stay over the long term and as other people move in, problems will arise with these types of apartments.

Roger Merritt explained that he works for the hospital in Roosevelt and owns a piece of property near the clinics. Mr. Merritt stated that he has a concern with the huge number of people this project will bring into such a small space. He added that he is interested in the democratic process and with this public hearing there has been an overwhelming amount of people speaking against this project with only three people in favor of this project, and he is looking forward to see what the Planning Commission recommends to the City Council based on the democratic process in America.

Larry Allen stated that his property is right next to the property in question, and there is a 37 year old mule there that he thinks should be able to stay there.

Anne Hunting explained that she is not against affordable housing, but she is against the government being involved. She added that she does not know where the teachers and police officers are coming from across the Wasatch Front, because they have higher housing costs than Vernal City. Ms. Hunting stated that there has to be other areas in town to put this project there.

Chair Mike Drechsel thanked everyone for their kind comments and the respect that was shown

during the process. There being no further comments, Chair Mike Drechsel closes the public hearing for the request to amend to the Vernal City General Plan Land Use Map. Chair Mike Drechsel reopened the public hearing to give Ms. Datwyler time to address the project.

Ms. Datwyler, Neighborhood Nonprofit Housing Corporation, addressed some of the questions asked during the public hearing. Allen Parker displayed a map on the overhead to help address the roads and traffic issue. Chair Mike Drechsel mentioned that there is a plan for the roads that does not involve driving any of the roads straight through such as 350 North, 300 North, or 250 North. Ms. Datwyler stated that they are aware of the concerns with the traffic driving through the neighborhood, and they have discussed this issue with Utah Department of Transportation (UDOT). UDOT will allow the project to have two accesses, and the preliminary has already been approved. She added that most of the people who live in affordable housing usually only have one vehicle. This is the reason why they try to build close to grocery stores, parks, and schools that are within walking distance. Ms. Datwyler addressed the concerns with the height of the buildings. She explained that everything that is adjacent to the residential homes will be two-story. There will be more two story complexes than three story complexes. Ms. Datwyler explained that they will install a six link wall fence around the property to protect the residents from going into the neighbor's yards. There will be two courtyards, two playgrounds, a pavilion with picnic areas, bike racks, and BBQ pits. Ms. Datwyler explained that the rules of the project are very strict, and they do back ground checks on every tenant. They also inspect the apartments every six months, and there is someone on the property at all times to make sure the property is well maintained and to address any problems or concerns. Ms. Datwyler stated that when the general plan was approved, no one predicted how much Vernal would grow and sometimes general plans cannot see into the future, and she asks for the Planning Commission's consideration in that. There being no further comments, Chair Mike Drechsel closes the public hearing for the request to amend to the Vernal City General Plan Land Use Map.

Sonja Norton asked if this would be a viable project if it was to remain the same without any change to the general plan or zoning and would they still move forward with the project. Ms. Datwyler explained that they would not be able to keep the rents where the City's workforce needs them to be around \$500 to \$600 per month. Ms. Datwyler mentioned that this concept plan is the worst case scenario and the densest it can be. They are open for changing the plan to something less dense if the tax credit rate gets set at 9%, and they have more cash. She added that they have to purchase the entire property from the University and right now the vehicle to make it affordable housing is the low income housing tax credit. Eric Olsen explained that his background is a professional registered civil engineer, and he has been on the Planning Commission for around six years. He addressed the concerns with the roads issue and indicated that the roads are not overloaded. Mr. Olsen explained that when they were looking at the general plan, there was very little input by the citizens. He added that in all his 72 meetings on the Planning Commission, this was the first time he has seen citizens who are here representing that they are in favor of something. Mr. Olsen gave his view on the future of the City and where it is heading.

There were some guests in the audience who voiced their concerns with the traffic. Mr. Olsen

explained that 90% of traffic will come out on 500 West. Anders Fillerup gave stated that he is a small government person and agrees that everything should be done locally. He added that along with some of the other concerns, he also agrees that the government should not be involved in housing. Sonja Norton mentioned that in her professional work experience, rent in this area is the same as a house payment. She encouraged everyone to take a look at the Vernal Gardens project to see the nice development by Neighborhood Nonprofit Housing. Ms. Norton explained that Vernal Gardens is managed well with strict contracts in place for the life of the property, and they cannot be transferred to private ownership. This project would be similar and the rents are set based on the median income and cannot go above a percentage of that income. Therefore, they will always stay affordable no matter what happens to the economy. A guest from the audience asked how high the fence would be. Ms. Datwyler stated that it would be a 6 foot vinyl fence. Chair Mike Drechsel stated that the general plan is what the people rely on, and it is as meaningful as what we want it to be today. He added that in 2010, this particular parcel was slated as medium density and that has to way in for consideration or how does the general plan mean anything. Ms. Norton noted that the current general plan is different in different areas and different zones. Anders Fillerup stated that he agrees with Mr. Drechsel. Mr. Drechsel mentioned looking at other suitable locations. Ms. Norton indicated that the general plan is not current. Mr. Olsen mentioned that the general plan map looks like a zoning map. Mr. Parker explained that at the time, it was decided to have the general plan map match the zoning map. A guest from the audience stated that his property is not showing the correct zone on the zoning map. The Commissioners agreed that the general plan map needs revisited in a work shop and the zoning map needs update. *Eric Olsen moved to forward a negative recommendation to the City Council. Anders Fillerup seconded them motion. The motion passed with Mike Drechsel, Eric Olsen, Anders Fillerup, Kathleen Gray, Sonja Norton, and Ken Latham voting in favor.*

REQUEST FOR RECOMMENDATION FROM NEIGHBORHOOD NONPROFIT HOUSING CORPORATION TO REZONE THE PROPERTY LOCATED AT 350 NORTH 500 WEST, VERNAL, UTAH FROM R-3 RESIDENTIAL ZONE TO R-4 RESIDENTIAL ZONE – APPLICATION NO. 2013-024-REZ – ALLEN PARKER: Chair Mike Drechsel explained that even though the Planning Commission forwarded a negative recommendation on the general plan map, the City Council makes the final decision. Anders Fillerup asked if it is okay for the Planning Commission to forward a positive recommendation on the rezone request in the event that the City Council decides to approve the general plan amendment. Allen Parker explained that this rezone request is more specific. The applicant is requesting a rezone of the property located at 350 North 500 West from an R-3 residential zone to an R-4 residential zone. This property is on 8.5 acres. Mr. Parker displayed a map on the overhead to show the area in questions that is asking for the rezone as well as what the zoning is for the surrounding properties. Mr. Parker stated that staff has reviewed this application and found it to be in compliance with the general plan should the amendment be approved. He reminded the Commission that this rezone cannot be approved without the amendment to the general plan map being approved first. Chair Mike Drechsel opened the public hearing for the rezone request and asked for new comments only.

Russ Pearson stated that the Planning Commission cannot approve this rezone request, since they made a decision to forward a negative recommendation to City Council for the general plan map amendment. He added that the Commission is not legally able to consider this rezone request at this time. Mr. Pearson stated that he is not in favor of the rezone at this time.

Vance Norton explained that his opposition tonight was only to clarify that the City is in need of affordable housing for police officers.

Greg Cochran stated that the 48 units in Vernal Gardens is a whole lot different than 164 units proposed for this project.

Eric Hunting voiced his concern over someone else coming in and doing something different than what is being proposed to this property if this development does not happen after the zoning has been changed to an R-4 zone. He added that he is against this rezone request and is worried about what this will do to his property value. Mr. Parker explained that when the City Council considers a rezone, there are tools in place such as a development agreement. This is a contract that ties the developer to specific requirements that must be met or the zone reverts back to the old zone.

Scott Gross voiced his concern over the ownership changing after the project is completed and there is no control or owning up to the agreement. Mr. Parker explained that this again falls into the development agreement. Mr. Gross stated that they can walk out at any time. Mr. Parker clarified that if they do not perform, the zone reverts back to an R-3. Mr. Gross confirmed that the only reason to change the zone from R-3 to R-4 is more units per building. Mr. Gross stated that he is opposed to both the amendment to the general plan map and the rezone request.

Kim Datwyler, Neighborhood Nonprofit Housing Corporation, explained that the reason they are requesting a rezone change is to be able to go from four-plexes to eight or twelve. She added that they use quality materials such as granite countertops, tile, and porcelain cultured surround tubs. With the economies of scale, the units last longer, are cleaner, and create a feeling that the renters have something nice. Therefore, the tenants take better care of the apartment, and because they are affordable, they stay long term.

Norman Pease mentioned that there are no sidewalks around the medical center, and there are a lot of kids that are always cutting through the clinic's property making it dangerous. He added that when this valley busts again, these apartments will be empty and the investment hammered.

Allen Mashburn indicated that he agrees with Mr. Pearson, and the Planning Commission cannot vote on this rezone request now. It would not be legal to forward a positive recommendation on the rezone request, since a negative recommendation has been passed on the general plan amendment. If the Planning Commission sends a positive recommendation on the rezone request contingent on what the City Council does with the general plan amendment, this would be sending mixed signals. He recommended that the Planning Commission table this rezone request until the City Council makes a decision on the general plan map amendment.

Mr. Olsen disagrees with Mr. Mashburn. He stated that if the current general plan map in this area was high density, he would be in favor of passing on a positive recommendation to the City Council on the rezone request. Chair Mike Drechsel closes the public hearing for this rezone request. Mr. Drechsel indicated that the Planning Commission cannot conform to this rezone request based on their previous negative recommendation to the general plan map. Mr. Parker stated that it is true that the City Council cannot act on the rezone without the Planning Commission's positive recommendation even if they approve the general plan map amendment. Sonja Norton stated that should the City Council approve the general plan map amendment, if the Planning Commission made a positive recommendation on the rezone, the City Council could act on the rezone request at that time as well. Chair Mike Drechsel recommended that once the City Council makes a decision on the general plan map amendment, the Planning Commission can revisit the rezone request. Ms. Norton stated that by not acting on the rezone request, does this not impede the process. Mr. Drechsel stated that it is not an unreasonable impediment based on the legal constraints. *Chair Mike Drechsel moved to table this item until the City Council makes a decision on the general plan. Kathleen Gray seconded the motion. The motion passed with Mike Drechsel, Eric Olsen, Anders Fillerup, Kathleen Gray, Sonja Norton, and Ken Latham voting in favor.*

Allen Parker explained that this will go to the City Council's next meeting with another public hearing on general plan amendment and a public hearing on the rezone request. By tabling the rezone request, the City Council will not be able to act on it at their next meeting. The request will come back to the Planning Commission. Mr. Drechsel confirmed that he will come back to the Planning Commission, but there will not be another public hearing. Mr. Parker stated correct.

Chair Mike Drechsel requested a 5 minute recess, and the meeting reconvened at 9:42 p.m.

REQUEST FROM JURASSIC PROPERTIES TO APPROVE THE PRELIMINARY PLAT FOR THE PROPERTY LOCATED AT 660 NORTH 100 WEST, VERNAL, UTAH – APPLICATION NO. 2013-026-SUB – ALLEN PARKER: Allen Parker explained that in the packets under tab 4, he wrote a memo on this application instead of a staff report. The staff report was delivered to Mr. Hyde via mail within the 3 day time period. Mr. Parker explained that Bart Hyde is requesting approval of a preliminary plat for a 3 unit condo project located at 660 North 100 West. Mr. Parker refers to the overhead map to show the proposed plat. The proposal includes dividing 3 separate units with condo association rules. He explained that when the City receives a condo plat, it is sent to the City attorney for review and the City engineer. Mr. Judd did not get this request until a few days ago. Therefore, the analysis is still ongoing for legal and engineering. There are a couple items that have come up which are simple to correct. Mr. Parker stated that Mr. Hyde has done condo projects before at a much larger scale. He added that he is very comfortable that Mr. Hyde will resolve the minor discrepancies and feels comfortable with the Planning Commission approving this application. Chair Mike Drechsel opened the public hearing for this application.

Bart Hyde stated that the building is almost complete. This project is a PRUD with strict regulations. Chair Mike Drechsel closed the public hearing. Sonja Norton asked for the history on this property and recalls it being approved in the past as something different. Mr. Parker explained that it was approved with a list of potential uses with a development agreement. The development agreement allows for the use of residential or a barber shop and restricts Mr. Hyde from all the different uses in the R-4 zone. Mr. Hyde is proposing three independently residential ownerships, but as a condo with common ownership of the grounds. Ms. Norton confirmed that these will be similar to the other units, but instead of twin homes, there will be three. Mr. Hyde explained that the plans have not changed. These were designed to have a couple of living units that are used to manage and maintain the development. Ms. Norton asked Mr. Parker if he knows what was all in the development agreement. Mr. Parker explained that he did not have it with him, but there were very specific items such as the prohibited use of alcohol. Ms. Norton asked if the common area, lighting, parking, and fence were part of the development agreement. Mr. Parker stated not the fence, lighting, and parking. Mr. Drechsel stated that the hours of use was also talked about on this project. Mr. Parker explained that the development agreement lists all the potential and negative uses. There was no component in the plans that showed lighting or parking; however, the required parking for three units is six spaces. Ms. Norton stated that she thought fencing was discussed. Mr. Parker explained that if there are five or more units, it requires fencing. Mr. Hyde indicated that he has talked to the neighbors, and he plans on installing a fence. *Eric Olsen moved to approve the preliminary plat for Jurassic Properties for the property located at 660 North 100 West, Vernal, Utah – Application No. 2013-026-SUB with any corrections from staff or engineering and any items as they relate to the attorney review and legal documents. Anders Fillerup seconded the motion. The motion passed with Mike Drechsel, Eric Olsen, Anders Fillerup, Kathleen Gray, Sonja Norton, and Ken Latham voting in favor.*

REQUEST FOR RECOMMENDATION TO CONSIDER AMENDING THE VERNAL CITY MUNICIPAL PLANNING AND ZONING CODE – SECTION 16.26 OFF-STREET PARKING AND VEHICLE ACCESS STANDARDS AND SECTION 16.04.215 DEFINITIONS – DWELLING UNIT – ORDINANCE NO. 2013-22 – ALLEN PARKER: Allen Parker explained that this item is adding hotel to the use table of the parking space requirements and adding motel to the dwelling unit definition. Chair Mike Drechsel opened the public hearing for this ordinance. Brock Smith asked what this ordinance changes. Mr. Parker explained that in the parking section, it only lists motels and not hotels, and in the definition of a dwelling unit, it only lists hotel and not motel. Chair Mike Drechsel closed the public hearing. *Sonja Norton moved to forward a positive recommendation to the City Council for Ordinance No. 2013-22 to amend the Vernal City Municipal Planning and Zoning Code – Section 16.26 Off-Street Parking and Vehicle Access Standards and Section 16.04.215 Definition – Dwelling Unit. Eric Olsen seconded the motion. The motion passed with Mike Drechsel, Eric Olsen, Anders Fillerup, Kathleen Gray, Sonja Norton, and Ken Latham voting in favor.*

REQUEST FOR APPROVAL OF A MASTER SITE PLAN FOR RUSSELL HENDERSON FOR THE PROPERTY LOCATED AT 251 EAST MAIN STREET, VERNAL, UTAH – APPLICATION NO. 2013-028-MSP – ALLEN PARKER: Allen Parker

referred to tab 6 in the packets and explained that this is a request for a master site plan by Russell Henderson for the property located at 251 E Main Street on a 1 acre parcel. This site plan is for an addition to the Dinosaur Inn and will be 940 square feet to be used as temporary lobby. It does not add more rooms to the motel. Chair Mike Drechsel asked if it is temporary, what will it be in the future. Mr. Parker explained that it will vary, but it will not be more rooms. Mr. Drechsel asked if would be a gift shop. Brock Smith explained that when they are done using it as a temporary lobby, it will be directly connected to the breakfast area with additional tables for their continental breakfast. Mr. Drechsel asked if there were some additional detail on the storm water. Mr. Parker explained that it is only 940 square feet; therefore, the volume of water it generates is pretty insignificant. Mr. Parker stated that he needed the design capacity of the sump. Mr. Drechsel asked if it is impervious surface or grass where this will be constructed. Mr. Smith stated that it is a mixture. Mr. Parker explained that the current Code reads that all new construction has to retain all of its water. *Eric Olsen moved to approve the master site plan for Russell Henderson for the property located at 251 East Main Street, Vernal, Utah – Application No. 2013-028-MSP with corrections by staff or engineering. Sonja Norton seconded the motion. The motion passed with Mike Drechsel, Eric Olsen, Anders Fillerup, Kathleen Gray, Sonja Norton, and Ken Latham voting in favor.*

REQUEST FOR RECOMMENDATION TO CONSIDER AMENDING THE VERNAL CITY MUNICIPAL PLANNING AND ZONING CODE – SECTION 16.24.130 – STORAGE OF COMMERCIAL VEHICLES IN RESIDENTIAL ZONES - ORDINANCE NO. 2013-16 – ALLEN PARKER: Allen Parker explained that he was asked to provide the Planning Commission with an analysis from the engineering firm with the load bearing capacity of the roads for this issue on storage of commercial vehicles in residential zones. This review was provided in the packets under tab 7. There is no additional recommendation at this time. Sonja Norton asked for a summary of what the analysis indicates. Mr. Parker reported that the roads are not real strong. Anders Fillerup stated that the report indicates that they will support up to 30 tons. *Eric Olsen moved to table Ordinance No. 2013-16 on amending the Vernal City Municipal Planning and Zoning Code – Section 16.24.130 – Storage of Commercial Vehicles in Residential Zones until next meeting in October. Mr. Parker indicated that he will include this report in the packet again next month. Sonja Norton seconded the motion. The motion passed with Mike Drechsel, Eric Olsen, Anders Fillerup, Kathleen Gray, Sonja Norton, and Ken Latham voting in favor.*

MISCELLANEOUS: The Planning Commission asked that a new general plan and zoning map be put in the meeting books for next month.

Eric Olsen asked to be excused for the next meeting.

Sonja Norton suggested that the Planning Commission hold a work session on the general plan map sometime in the near future.

ADJOURN: There being no further business, *Sonja Norton 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