

MINUTES of the Vernal City PLANNING COMMISSION

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

September 30, 2013

7:00 pm

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

Members Excused: Eric Olsen and Gary Redden.

Alternates Present: 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. Adam Ray and Rory Taylor, alternates, will be voting members at this meeting.

REQUEST FOR RECOMMENDATION FROM NEIGHBORHOOD NON-PROFIT 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 recognized the members of the community who were in attendance. Allen Parker explained that this is a request to rezone the property at 350 North 500 West from R-3 to R-4 zone. This property is approximately 8.6 acres. Mr. Parker referred to an overhead representation of the property and surrounding properties to demonstrate where the rezone request is located. Mr. Parker explained that at the last meeting, the Planning Commission discussed and held a public hearing on the general plan map amendment and forwarded a negative recommendation to the City Council. The City Council then met on the issue and approved the general plan map amendment as it relates to this property. This rezone request is now in compliance with the general plan map. Mr. Drechsel informed the Commissioners that Kim Datwyler, Executive Director of Neighborhood Non-profit Housing Corporation, could not be in attendance to the meeting, but is available at this time on conference call.

Anders Fillerup asked Mr. Parker to explain the difference between an R-3 zone and an R-4 zone and what the resulting densities will be. Mr. Parker explained that there is a significant difference. Offices and other types of commercial uses are allowed in an R-4 zone and not in an R-3 zone. The purpose for this rezone is for residential use. R-3 allows 4-plexes and is limited to the style and type of structure. R-4 allows multiplex type housing. Density means how many dwelling units there can be per acre. However, this is not set out in the Code. Mr. Parker explained that what regulates those requirements are the specific amount of parking and landscaping to go along with each unit. Mr. Fillerup asked how many residents would be in this

project. Mr. Parker stated that the original design is 164 units. Rory Taylor asked if the recent general plan map amendment was just for this proposed rezone. Mr. Parker answered yes. The application for the general plan map amendment is in conjunction with this rezone request. Mr. Drechsel stated that one of his concerns with the general plan map is that it is written in a way that it should provide future guidance to the community and developers as to what direction that specific region is moving. At the last meeting, it was not noted on the general plan map that this particular property could be used for this purpose of high density. The City Council met on September 18, 2013, and their view of the future use of the area was different than what was noted in the general plan map and voted to change it.

Mr. Fillerup stated that he has been thinking about this issue for a few weeks now, and the concerns that keep coming up on this issue is crime, traffic, and the impact of property values. He added that he does not see those items as being affected by this rezone change. The aspect of planning, design, and engineering does not seem to reflect one way or the other from an R-3 zone to an R-4 zone. Mr. Fillerup stated that the issue has been whether the general plan map should be that easy to change. He added that the arguments over this issue have more to do with wages for teachers and police officers and the competition of this development with the housing market in this town. Mr. Fillerup stated that he thinks wages should deal with themselves, and if the government is having a hard time keeping teachers and police officers, then raise the wages, so they will stay in the area. In the competition of the housing market, the classic problem with government intervention is taking tax dollars to subsidize things, and it messes up the market. Mr. Taylor stated that he agrees with Mr. Fillerup and when looking at it from a planning and design perspective, the task is picking a spot for this type of development. He added that this particular parcel is an ideal spot with good access that will not affect the neighborhood that much being next to a State highway. Mr. Taylor stated that citizens should have a reasonable expectation of the future of the City by relying on the general plan and zoning map and that it will not change overnight. Adam Ray stated that he agrees. Mr. Drechsel explained that from his perspective, the consideration of this request is whether or not there is a reason in the ordinances of Vernal City or the general plan of Vernal City to deny a request to make a recommendation to change it from R-3 to R-4. He added that in thinking about the corridors and major avenues of places that move through the community, 500 West transitioning to 500 North as being one of those corridors and having the general plan amended to reflect a high density use, he cannot think of a reason to deny this request to make a positive recommendation at this point.

Eric Hunting asked if this 3-story apartment complex is going to meet the FAA height requirement for so many miles away from an airport. Mr. Drechsel stated that the FAA would not allow them to build in their air space. He added that the Planning Commission is not approving plans at this point, only the rezone request. Mr. Hunting stated that the City Council does not seem to care about the Planning Commission's recommendation; therefore, he suggested a negative recommendation be forwarded on this rezone request. *Sonja Norton moved to forward a positive recommendation to the City Council on the request from Neighborhood Non-Profit 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. Kathleen Gray seconded the motion. The motion passed with the following*

roll call vote:

Planning Commissioner Ken Latham.....aye;
Planning Commissioner Rory Taylor..... nay;
Planning Commissioner Sonja Norton.....aye;
Planning Commissioner Mike Drechselaye;
Planning Commissioner Anders Fillerup..... nay;
Planning Commissioner Kathleen Grayaye;
Planning Commissioner Adam Raynay.

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 adjourned.*

Mike Drechsel, Planning Commission Chair