

**MINUTES of the Vernal City PLANNING COMMISSION**  
Vernal City Council Chambers - 374 East Main Street, Vernal, Utah  
June 10, 2014  
7:00 pm

**Members Present:** Mike Drechsel, Samantha Scott, and Ken Latham.

**Members Excused:** Kathleen Gray

**Alternates Present:** Kimball Glazier, Rory Taylor, and Adam Ray.

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

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

**ELECTION OF VICE CHAIR:** After a brief discussion on the number of vacancies currently on the Planning Commission, *Ken Latham moved to table the election of a Vice Chair until the vacancies have been filled. Samantha seconded the motion. The motion passed with Mike Drechsel, Samantha Scott, Ken Latham, Kimball Glazier, Rory Taylor, and Adam Ray voting favor.*

**APPROVAL OF MINUTES FROM MAY 13, 2014:** Chair Mike Drechsel asked if there were any changes to the minutes from May 13, 2014. There being no corrections and no quorum present from the May 13, 2014 meeting, *the minutes of May 13, 2014 are deemed approved in compliance with Vernal City Code Section 2.12.080 as presented.*

**REQUEST FOR APPROVAL OF A PRELIMINARY SUBDIVISION PLAT FOR MARK GREENWOOD LOCATED AT 256 EAST 600 SOUTH AND 672 SOUTH 500 EAST, VERNAL, UTAH – APPLICATION NO. 2014-012-SUB – ALLEN PARKER:** Allen Parker explained that this is a request by Mark Greenwood for approval of a preliminary plat located at 672 South 500 East. This property is in an R-4 high density residential zone on 7.41 acres. The applicant is proposing to divide an existing parcel of land into 52 residential condominium units served by extending an existing public road. This development is designed as a continuation of an existing development, Split Mountain Village. This will be a new subdivision called Split Mountain Too. This will be a three phase project with Phase I starting in the Southeast corner and working their way around towards the Northwest. There will be a .5 acre park to be completed throughout the process of this development's completion, as well as the original Split Mountain Village development. Staff and engineering has conducted a full review and found a few corrections that have been completed. This application is in substantial compliance with Vernal City Code, and staff finds that it is an approvable application. Mark Greenwood with ALM Engineering thanked the Vernal City staff for their efforts with this project. Chair Mike Drechsel opened the public hearing.

**Vernal City Planning Commission Minutes**  
**June 10, 2014**

Douglas Dunn located at 888 South 500 East asked to be shown on the plat what is new and what is existing. Mr. Greenwood explained that everything that is shaded dark grey on the plat is new. Mr. Dunn voiced his concern with the storm water drainage system, fencing around the development, and trash accumulating around the property.

Scott Gardner with Gardner Development located at 90 South 400 West in Salt Lake City explained that they are the developer for Split Mountain Village and own the land to the north where the storm water will be held underground. Mr. Gardner wanted to go on record with his concern over the dissolution agreement between his project and the new project. The agreement was that the new developer would contribute the land for the park, and Mr. Gardner would be the developer of the park under the impression that the park would remain in the Gardner Development Homeowner's Association (HOA). Mr. Gardner stated that he just recently found out that Split Mountain Village Too is forming their own HOA. Mr. Gardner indicated that the maintenance of the park should be jointly controlled by both HOA's.

Chair Mike Drechsel closed the public hearing. Mr. Drechsel voiced his concern with the egress and ingress as it relates to having one access point on 700 South. Mr. Greenwood explained that they do not plan on developing the entire piece at once. Mr. Drechsel asked when the second access will be built. Mr. Parker explained that before Phase II and III can be developed, the access will have to have been built or a bond or escrow in place for creating a public right-of-way guaranteeing that the access will be built. Mr. Drechsel asked if 600 South is already in place to go all the way through. Mr. Parker stated that it is not and will be discussed later in the meeting with Phase III of Split Mountain Village. Kimball Glazier asked how many units will be in Phase I. Mr. Greenwood indicated that there will be 17 units. Mr. Glazier stated that bonding on egress or ingress does no good in the event of an emergency. Mr. Parker explained that during the construction phase of Phase II and Phase III, the infrastructure for those phases will be bonded. CFO's will not be issued until everything meets the requirements. Final plats on Phase II and III can be approved with a bond in place and recorded as long as the stub road would connect to 600 South and is dedicated as a right-of-way and also bonded. Mr. Glazier asked about building permits. Mr. Parker stated that building permits can be controlled as long as fire suppression is in place. Mr. Glazier asked what category these units fall under in the Code as far as parking requirements. Mr. Parker explained that these are separately owned condo units and would be considered single family. Mr. Glazier asked how many parking spaces are required for single family. Mr. Parker answered two spaces per unit. *Rory Taylor moved to approve the preliminary subdivision plat for Mark Greenwood located at 256 East 600 South and 672 South and 500 East, Vernal, Utah - Application. No. 2014-012-SUB subject to corrections as noted by staff and engineering. Kimball Glazier seconded the motion. The motion passed with Mike Drechsel, Samantha Scott, Ken Latham, Kimball Glazier, Rory Taylor, and Adam Ray voting favor.*

**REQUEST FOR RECOMMENDATION TO CONSIDER AMENDING THE VERNAL CITY MUNICIPAL PLANNING AND ZONING CODE – SECTION 16.08.070 – GENERAL PLAN – ORDINANCE NO. 2014-18 – ALLEN PARKER:** Allen Parker explained that this ordinance changes the public hearing noticing requirement for a general plan amendment from 14 days to 10 days. This amendment will make a big difference in applications not being delayed a month due to the newspaper deadlines. Mr. Parker stated that the change

from 14 days to 10 days will also synchronize with State Code. Chair Mike Drechsel opened the public hearing. There being no comments, Mr. Drechsel closed the public hearing. *Chair Mike Drechsel moved to forward a positive recommendation to the City Council to consider amending the Vernal City Municipal Planning and Zoning Code – Section 16.08.070 – General Plan – Ordinance No. 2014-18. Samantha Scott seconded the motion. The motion passed with Mike Drechsel, Samantha Scott, Ken Latham, Kimball Glazier, Rory Taylor, and Adam Ray voting in favor.*

**REQUEST FOR APPROVAL OF A MASTER SITE PLAN FOR UTAH COUNTY FOR THE PROPERTY LOCATED AT THE FAIRGROUNDS PARKING LOT ON 100 EAST BETWEEN 200 AND 400 SOUTH, VERNAL, UTAH – APPLICATION NO. 2014-013-MSP – ALLEN PARKER:** Allen Parker explained that Wes Baker, representing Uintah County, is requesting the approval of a master site plan for a County government building. The building will be used as the Children’s Justice Center and will involve the relocation of the existing children’s Justice Center from its current location to 200 East 300 South on 2.56 acres. Vernal City staff and engineering have reviewed the application and found a number of corrections that have been corrected. Chair Mike Drechsel asked if the copy they are looking at is the corrected copy. Mr. Parker answered yes. Staff finds this application to be in substantial compliance with Vernal City Code and to be an approvable application. Kimball Glazier asked if the Children’s Justice Center is moving into a parking area. Mr. Parker explained that it is moving out of a parking area from the convention center. Mr. Glazier voiced his concern with the parking at Western Park and the new convention center. Mr. Parker explained that although it seems they are losing parking at Western Park, they still meet the legally required parking. Mr. Glazier suggested the parking at Western Park and the new convention center be revisited as to not create a public nuisance. Mr. Drechsel asked if the property is zoned appropriately. Mr. Parker answered yes. The property is zoned F-1 fairgrounds zone with the recent amendment to the Code at the last meeting. *Kimball Glazier moved to approve a master site plan for Uintah County for the property located at the fairgrounds parking lot on 100 East between 200 and 400 South, Vernal, Utah – Application No. 2014-013-MSP subject to all corrections noted by engineering and staff. Rory Taylor seconded the motion. The motion passed with Mike Drechsel, Samantha Scott, Ken Latham, Kimball Glazier, Rory Taylor, and Adam Ray voting in favor.*

**REQUEST FOR APPROVAL OF A MASTER SITE PLAN FOR CHAD BRODERICK CONSTRUCTION FOR THE PROPERTY LOCATED AT 646 EAST MAIN ST, VERNAL, UTAH – APPLICATION NO. 2014-014-MSP – ALLEN PARKER:** Allen Parker explained that this is a request by Chad Broderick Construction for approval of a master site plan located at 646 East Main Street for a new set of structures to be used as commercial storage units. This property is located in a C-2 commercial zone. Staff and engineering have reviewed the application and found a few corrections that have been completed. Mr. Parker explained that on the north side there is an existing structure that fronts on Highway 40. This was an old home that was converted into an office building for an insurance company. Access to the storage units will be through the parking lot of the insurance company. There will be a horseshoe shaped driveway that will be paved, and the entire site will be covered with either asphalt or structures. Mr. Parker indicated that this application is in substantial compliance with Vernal City Code and is an approvable application. Chair Mike Drechsel asked where all the water will go with the

entire site being impervious surface. Mr. Parker explained how the water would travel by pointing it out on the site plan. The containment for the water will follow the shape of the driveway into imperforated pipe that will be enclosed in gravel and buried under the parking lot. The full length of the parking lot will be where the storm water retention facilities are buried under the asphalt or concrete. Kimball Glazier asked if there was sufficient room to get by the existing building as it appears to be really close to the gate. Mr. Parker stated yes, but it will be tight. He added that this issue was brought to the attention of the applicant, and they indicated that they are happy with the design. *Rory Taylor moved to approve a master site plan for Chad Broderick Construction for the property located at 646 East Main Street, Vernal, Utah – Application No. 2014-014-MSP subject to corrections as noted by staff and engineering. Kimball Glazier seconded the motion. The motion passed with Mike Drechsel, Samantha Scott, Ken Latham, Kimball Glazier, Rory Taylor, and Adam Ray voting in favor.*

**REQUEST FOR APPROVAL OF A MASTER SITE PLAN FOR GARDNER TOWNE CENTER FOR THE PROPERTY LOCATED AT 2125 WEST HWY 40, VERNAL, UTAH – APPLICATION NO. 2014-015-MSP – ALLEN PARKER:** Allen Parker explained that Scott Gardner is requesting the approval of a master site plan for a new commercial structure to be used for both retail and restaurant purposes. This is one of the last parcels in the Vernal Towne Center, Pad “D” located at 2125 West Highway 40 on .74 acres. This property is located in a CP-2 commercial zone. The building has been designed to contain Beans and Brews on the north end with a drive-thru on the right side of the building. Staff and engineering have done a full review with a few corrections that have been completed. This application is in substantial compliance with Vernal City Code and is an approvable application. Scott Gardner stated that there will actually be three tenants in this space. Rory Taylor asked if the lighting and landscaping will match the overall area. Mr. Gardner answered yes. Kimball Glazier asked what guidelines are followed when there is a new structure such as this being built without knowing what type of businesses will be in there for parking requirements. Mr. Parker pointed out that typically the developer will know the type of business use. He added that once a site plan is approved and built, the use can be changed without generating demand or adding additional parking. The Code used to be that if a business use changed, they would have to meet the new parking requirements for that business. The City Council changed that about six years ago, because it was found to be fairly unworkable. Chair Mike Drechsel pointed out that the market typically governs those things, and they tend to self-regulate. *Kimball Glazier moved to approve a master site plan for Gardner Towne Center for the property located at 2125 West Highway 40, Vernal, Utah – Application No. 2014-015-MSP subject to corrections as noted by staff and engineering. Rory Taylor seconded the motion. The motion passed with Mike Drechsel, Samantha Scott, Ken Latham, Kimball Glazier, Rory Taylor, and Adam Ray voting in favor.*

**REQUEST FOR APPROVAL OF AN AMENDED PRELIMINARY PLAT FOR SPLIT MOUNTAIN VILLAGE PHASE III FOR THE PROPERTY LOCATED AT 422 EAST 500 SOUTH, VERNAL, UTAH – APPLICATION NO. 2008-023-SUB – ALLEN PARKER:** Allen Parker explained that Scott Gardner is requesting the approval of an amendment to the previously approved Split Mountain Village preliminary plat located at 422 East 500 South on 6.51 acres. The applicant is proposing to change Phase III from the current configuration of three 14 unit buildings to a mix of single and twin condo units. The density would be reduced from 42 units to 23 units. This change meets the requirements of the R-4 residential zone. Staff

**Vernal City Planning Commission Minutes**  
**June 10, 2014**

and engineering have reviewed the application with corrections noted and corrected. Kimball Glazier asked why Split Mountain Too was presented as a new preliminary plat and Split Mountain Village is amending their previous preliminary plat. Mr. Parker explained that the applicant for Split Mountain Too could have amended their preliminary plat and continued as a part of this development; however, the applicant chose to separate the development and create a new preliminary plat. Chair Mike Drechsel asked if this was due to dissolution. Mr. Gardner mentioned that they have had no discussion with the other developer/former partner about this and learned a few weeks ago that they were considering forming a new homeowner's association (HOA). Mr. Drechsel asked who owns the property south of 600 South where it indicates future development. Mr. Parker stated that Mr. Gardner owns that particular parcel, and it will be Phase IV of this development. Mr. Drechsel asked if the 600 South connection going through the property will be a part of this development. Mr. Parker answered yes. Mr. Glazier asked if 600 South will be a public street. Mr. Parker answered yes. *Kimball Glazier moved to approve the amended preliminary plat for Split Mountain Village Phase III for the property located at 422 East 500 South, Vernal, Utah – Application No. 2008-023-SUB subject to corrections as noted by staff and engineering. Rory Taylor seconded the motion. The motion passed with Mike Drechsel, Samantha Scott, Ken Latham, Kimball Glazier, Rory Taylor, and Adam Ray voting in favor.*

**PLANNING COMMISSION VACANCIES – ALLEN PARKER:** Allen Parker reported that Gary Redden has resigned from the Planning Commission. Mr. Redden has indicated to staff that he would be happy to stay on the Planning Commission as an alternate; however, this has not been submitted in writing. There was a brief discussion on recruiting new Commissioners.

**GENERAL PLAN WORK SESSION – ALLEN PARKER:** Allen Parker stated that the City Council is expecting the Planning Commission to come up with a recommendation on amending the General Plan. Chair Mike Drechsel asked the Commissioners if they would like to schedule a separate date for a work session or in correlation with the next meeting scheduled for July 8, 2014. Mr. Drechsel asked to be excused from the July 8, 2014 meeting. Mr. Parker mentioned that dinner will be provided. After a brief discussion, it was the consensus of the Commission to schedule a separate work session on June 17, 2014 at 6:00 p.m. in the Planning Conference Room.

Allen Parker stated that Uintah County has put together an excellent free training class for anyone interested in learning more about the land use laws. This training session will be held on June 26, 2014 from 4:00 p.m. to 8:00 p.m. at the County Building. Reservations need to be made as dinner will be included.

**ADJOURN:** There being no further business, *Samantha Scott moved to adjourn. Kimball Glazier seconded the motion. The motion passed with a unanimous vote, and the meeting was adjourned.*

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Mike Drechsel, Planning Commission Chair