

MINUTES of the Vernal City PLANNING COMMISSION

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

October 28, 2014

6:00 pm

Members Present: Chair Mike Drechsel, Rory Taylor, Ken Latham, Kimball Glazier, Kathleen Gray, and Samantha Scott.

Members Excused:

Alternates Present:

Alternates Excused: Isaac Francisco and Adam Ray.

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 to the meeting.

REQUEST FOR APPROVAL OF AN AMENDED PRELIMINARY PLAT FOR HOWARD BASHFORD AND MARK GREENWOOD FOR THE PROPERTY LOCATED AT 256 EAST 700 SOUTH, VERNAL, UTAH – APPLICATION NO. 2014-012-SUB – ALLEN PARKER: Allen Parker pointed to the overhead monitor to show where this particular subdivision is located. Mr. Parker explained that this preliminary plat has already been approved by the Planning Commission; however, the applicant is requesting approval of an amendment to the preliminary plat due to significant changes to the water distribution system and the storm water system. These are twin homes operating in a condominium configuration as far as ownership. The property owner owns their own pad and the rest is common areas such as the driveway, sidewalk, etc. The driveways that loop around are private driveways, not public road ways. The piece through the center at 300 East 700 South is a public roadway. Chair Mike Drechsel asked if the roadway has already been dedicated. Mr. Parker stated no, this is just the preliminary plat that approves the engineering and design for the subdivision. Mr. Parker explained that it is during the final plat that the land will be divided and the road ways dedicated. The final plat will not be completed until spring after they put in the infrastructure based on this approved preliminary plat. Mr. Parker stated that this preliminary plat has been reviewed by engineering and is in compliance with a few minor corrections. Mr. Parker explained that the water system was changed to loop in a different way, the master meters are in different locations, and the storm water is a different type of collection system. Mr. Drechsel asked if the private driveway on the north going westbound of off 300 East will prohibit the property owner to the north from building, because of setbacks as a private driveway. Mr. Parker stated that there are no setbacks for private driveways. Mr. Glazier asked if private streets have to meet the City standards. Mr. Parker explained that if they are functioning to meet frontage for the properties, they have to meet the standards. These are driveways like you see in a flag lot or in a large apartment complex. They look and function like streets, however, they are parking lots. Mr. Parker pointed out on the plat the road to the north which is 300 East, the road comes around and

ends at the edge of the development. Mr. Drechsel asked if 600 South has been completed. Mr. Parker explained that the Gardner's are in the process of building it right now, and the big issue is connecting 300 East into 600 South to create the loop to build the two accesses that are required. Mr. Parker explained that this issue has been addressed in the agreement between Scott McQuarrie and the Gardner's; therefore, they have met the City requirements. Mr. Parker stated Mr. McQuarrie is recording in phases and will not be doing more than the first two phases, before the road is completed; therefore, they will be legal for the first two out of four phases. Mr. Parker explained that Mr. McQuarrie will need to have the road connected through, so that there are two accesses, before recording the last two phases; therefore, that is the guarantee that the City has to complete this. Mr. Glazier asked if the Planning Commission is only giving preliminary plat approval for the first phase. Mr. Parker stated no, approving this application would affect the entire engineering for all phases, and the final plats will be approved separately in phases. Mr. Glazier voiced his concern with approving 60+ lots with only one constructed exit. Mr. Drechsel explained that this would be a problem for Mr. McQuarrie and his development and not the City. Mr. Drechsel stated that as long as this application is in compliance with City Code, which it is, the Planning Commission has to approve the preliminary plat. Kathleen Gray suggested placing some type of bond to make sure it gets completed. Mr. Parker reminded the Commission that they are only approving the design, and the land is not divided or no lots can be sold until the final plat is recorded. The final plat will finish the infrastructure, and at that time, the Planning Commission will approve it or place a bond, before the road is finished.

Scott Gardner stated that there is a separation agreement between Mr. McQuarrie and the Gardner's with items that still need worked out. Mr. Parker reminded Mr. Gardner that there is nothing in the City regulations to enforce agreements between private parties. Mr. Glazier stated that he thinks this should only be approved for 24 units. Mr. Parker explained that when you are approving a preliminary plat, it is for the entire development. Mr. Glazier voiced his concern with approving the entire development hoping that they will build the second entrance, when in fact, they may not. Mr. Parker reminded Mr. Glazier that approving this preliminary plat is for the design only. Rory Taylor pointed out that the risk is for the developer, not the City. *Rory Taylor moved to approve the amended preliminary plat for Howard Bashford and Mark Greenwood for the property located at 256 East 700 South, Vernal, Utah – Application No. 2014-012-SUB subject to any corrections as noted by staff or engineering. Samantha Scott seconded the motion. The motion passed with or Mike Drechsel, Rory Taylor, Ken Latham, Kathleen Gray, and Samantha Scott voting in favor. Kimball Glazier was opposed to the motion.*

REQUEST FOR RECOMMENDATION OF A FINAL PLAT FOR GARDNER DEVELOPMENT FOR THE PROPERTY LOCATED AT 450 EAST 600 SOUTH, VERNAL, UTAH – APPLICATION NO. 2014-034-SUB – ALLEN PARKER:

Allen Parker explained that Scott Gardner is requesting approval of a final plat for a subdivision dividing one parcel into 26 building pads with accompanying common space, as well as creating a new section of public roadway (600 South). This is the third phase of a previously approved preliminary plat for Split Mountain on 3.2 acres in an R-4 zone. This final plat is in accordance with the design of the preliminary plat and the requirements of Vernal City Code. Staff and engineering have conducted a full review and found that the submittal is in substantial

compliance with Vernal City requirements, engineering and surveying standards. Mr. Parker stated that these have private driveways. Mr. Drechsel confirmed that the only exit is to the south onto 600 South. Mr. Parker stated that this is a final plat with traditional bonding for guarantee that needs to be set up, before it is presented to the City Council for approval. Mr. Glazier asked where the storm water is being collected from 600 South. Mr. Parker explained that the engineering was approved on that some time back; therefore, he could not remember. Mr. Drechsel asked if it was part of the larger Split Mountain Village. Mr. Gardner explained that it is all collected in two different areas. It runs and collects as part of the original Split Mountain and was designed for the whole phase. Mr. Gardner added that he does not know where Split Mountain Too is running there storm water, but they do not want their water coming into Split Mountain. Mr. Drechsel asked if most of the buildings are two story homes with garages underneath the living space. Mr. Gardner explained that some of the single family homes have driveways and some have garages underneath the second story. Rory Taylor stated that during the discussion of Split Mountain Too, they discussed private driveways; however, with Split Mountain phase three, they use private roads. Mr. Parker explained that he got the corrections back and discussed with the County surveyor that there is a problem on the plat that needs corrected. There is no separation line showing between the public roadway and the private driveways. Mr. Parker explained that it needs corrected on the plat to show that the private driveway has been dedicated to the City with the property boundaries between the public roadway and private driveway. Mr. Glazier suggested using “private drive” instead of “private road”. *Kimball Glazier moved to forward a positive recommendation to the City Council on the final plat for Gardner Development for the property located at 450 East 600 South, Vernal, Utah – Application No. 2014-034-SUB with the corrections discussed on the public roads and any other corrections as noted by staff or engineering. Kathleen Gary seconded the motion. The motion passed with Mike Drechsel, Samantha Scott, Rory Taylor, Kimball Glazier, Ken Latham, and Kathleen Gray voting in favor.*

VERNAL CITY GENERAL PLAN - ALLEN PARKER: During the past work sessions on the general plan, the Planning Commission created a color coded system for the map to identify the different areas of the City. Most of the map is complete with a few smaller areas and the mixed use areas. Below are the color coded areas used on the map:

Dark Green	High Density
Light Green	Medium Density
Pink	Commercial
Yellow	Low Density
Red	Standard Commercial
Orange	Downtown Commercial
Purple	Industrial
Black	Institutional (Higher Education)

Mr. Parker explained that there is a specific area of the map on the corner of 400 South 1500 West. There is an individual who wants to propose 8-16 apartments for mentally disabled persons on the northeast corner of that property and has asked if the City would consider amending the zoning in that area. Mr. Parker explained to the individual that the Planning Commission is currently in the process of amending the current general plan; therefore, he would

not recommend asking the Planning Commission to consider a specific amendment during this process. This area is pretty close to high density and commercial. Rory Taylor stated that it is a good location for a development like that. Kimball Glazier asked what the individual wants. Mr. Drechsel mentioned technically nothing, because there is no application. Mr. Parker explained that the individual would like to see it changed to a higher density use.

The Planning Commission discussed the future for the areas that have still not been addressed on the map along with the mixed use areas. Mr. Parker explained that a lot of the County is medium density outside the City's boundaries. Maeser has some low density with some outside medium density. There was a brief discussion on the area around the Western Park, Conference Center, Uintah County Jail, and the Tri-County Health Department. Kathleen Gary asked what mixed use meant. Mr. Parker explained that it is anything goes, except for industrial such as high density activities like apartments. It is usually mixed in with office space, recreation space, or more compact retail space. It is an area where one can live, work, and play all in one spot. Mr. Parker stated that you will not see industrial, such as big box stores in a mixed use area. Mr. Drechsel recommended not using dramatic colors around specific parcels, but blending them in.

Mr. Drechsel suggested taking the finished map that has been chalked with the different colors from these work sessions and creating a permanent digital map. Mr. Parker stated that it is not in the budget to hire someone to create the digital map, and added that he does not have the time. Mr. Taylor suggested calling Utah State University's Planning Department for help. Mr. Drechsel stated that the Planning Commission and the City Council need to have a joint meeting, so that the Planning Commission can explain how and why this map was created. After the City Council has reviewed and given their input, then the public hearings can be scheduled and advertised. The Planning Commission discussed temporary dates that work for them to meet jointly with the City Council. They suggested either November 6, 2014 or November 13, 2014 at 6:00 p.m.

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

Mike Drechsel, Planning Commission Chair