

# MINUTES of the Vernal City PLANNING COMMISSION

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

December 2, 2014

6:00 pm

**Members Present:** Vice-Chair Samantha Scott, Ken Latham, Kathleen Gray, Kimball Glazier, and Rory Taylor

**Members Excused:** Mike Drechsel

**Alternates Present:** Adam Ray

**Alternates Excused:** Isaac Francisco

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

**WELCOME AND DESIGNATION OF CHAIR AND MEMBERS:** Vice-Chair Samantha Scott welcomed everyone to the Planning Commission meeting.

**REQUEST FOR RECOMMENDATION TO CONSIDER AMENDING THE VERNAL CITY MUNICIPAL PLANNING & ZONING CODE – SECTION 16.58.510 – ENFORCEMENT & PERMITS – ORDINANCE NO. 2014-39 –ALLEN PARKER:** Allen Parker explained that the current Code states that if land is subdivided within the City limits, in order to get a building permit, the subdivision must be completed with the infrastructure in place or the infrastructure must be completed and accepted by the City up to and including the frontage of the lot.

The proposed change adds to the subdivision section of the Code. “Section 1. Section 16.58.510 A. 2. A building permit, but not a certificate of occupancy, may be issued on lots in a subdivision before the public improvements are made, provided that a financial guarantee be established in accordance with section 16.58.450 guaranteeing the public improvements in said subdivision. In all cases, the guarantee must apply to all improvements connecting the subdivision to a fully approved and accepted public road.” The few changes in 3. are typos on line one “it’s to its” and “improvments to improvements”.

Kathleen Gray clarified that if the roads are not completed and the weather gets bad then nothing will get done until the roads are completed the following Spring. Allen Parker agreed with Ms. Gray’s statement. Kimball Glazier suggested more clarification for public improvements so that the utility improvements are not included in the Code. Mr. Parker stated that public improvements are detailed in section 16.58.450 under the financial guarantee. Mr. Glazier stated that the Code change will be a great benefit to builders and developers in the community. Rory Taylor asked if the financial guarantee was sufficient enough for the City to complete the infrastructure if the builder or developer walked away from the project. Mr. Parker stated that

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the financial guarantee is 150% of the infrastructure projected cost. Therefore, it should be sufficient.

Samantha Scott opened the public hearing for public comment. There were no public comments. The public hearing was closed. ***Kimball Glazier moved to forward a positive recommendation to the City Council to amend the Vernal City Municipal Planning & Zoning Code – Section 16.58.510 – Enforcement & Permits – Ordinance No. 2014-39 with document changes. Kathleen Gray seconded the motion. The motion passed with Samantha Scott, Kathleen Gray, Ken Latham, Kimball Glazier, Rory Taylor and Adam Ray voting in favor.***

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

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Samantha Scott, Planning Commission Vice-Chair