

MINUTES of the Vernal City PLANNING COMMISSION

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

July 14, 2015

7:00 pm

Members Present: Chair Mike Drechsel, Kathleen Gray, Scott Gessell, and Vice-Chair Samantha Scott

Members Excused: Kimball Glazier, Rory Taylor, and Ken Latham

Alternates Present: Adam Ray

Alternates Excused: Kam Pope and 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: Chair Mike Drechsel welcomed everyone present to the meeting.

APPROVAL OF MINUTES FROM JUNE 9, 2015: Chair Mike Drechsel asked if there were any changes to the minutes from June 9, 2015. There being no corrections, *Samantha Scott moved to approve the minutes of June 9, 2015 as presented. Scott Gessell seconded the motion. The motion passed with Kathleen Gray, Scott Gessell, Samantha Scott and Adam Ray voting in favor. Mike Drechsel abstained from voting.*

REQUEST FOR RECOMMENDATION OF A MINOR SUBDIVISION FOR APPLICANT JASON & JEANNE LEWIS FOR THE PROPERTY LOCATED AT 1109 WEST 500 SOUTH, VERNAL, UTAH (PARCEL# 05:059:0055 JOHNSON, DEEDEE M TRUSTEE) – APPLICATION NO. 2015-011-SUB – ALLEN PARKER: Allen Parker explained that there were three parcels of land with the same address. One parcel had a home on the property, and the other two parcels were vacant. Mr. Parker explained that the parcel with the home on it will keep the same address of 1109 West 500 South. The other two parcels will receive new addresses. All three parcels are currently zoned R-A1. The request is for the parcel of land to the East of the home. The owners would like to subdivide the property into two parcels. One parcel would be a one acre lot, and the other parcel would be a two acre lot. The new addresses will be 1095 West 500 South and 1065 West 500 South. Staff has conducted a full review as well as Tri State Land Surveying and found that the submittal is in substantial compliance with Vernal City requirements. Chairman Mike Drechsel opened the public hearing for the minor subdivision request. Ila Parry stated her address of 1080 West 600 South Vernal, Utah. Ms. Parry wanted to know what will be developed on the parcels of land. Mr. Parker explained that in the future the owners would like to build a gym on the property, but the current request is for a property split only. The next item on the agenda would be for a rezone. There were no other public comments. Mr. Drechsel closed the public hearing. Kathleen Gray asked if the lot one address would be 1065 West or 1055 West. Mr. Parker noted the correction on the address as 1055 West. *Kathleen Gray moved to forward a positive recommendation to the City Council for a minor subdivision for Jason & Jeanne Lewis for the*

property located at 1109 West 500 South, Vernal, Utah (parcel# 05:059:0055 Johnson, DeeDee M Trustee) – Application No. 2015-011-SUB subject to typographical corrections. Scott Gessell seconded the motion. The motion passed with Mike Drechsel, Kathleen Gray, Scott Gessell, Samantha Scott and Adam Ray voting in favor.

REQUEST FOR RECOMMENDATION OF A REZONE FOR JASON & JEANNE LEWIS FOR THE PROPERTY LOCATED AT 1109 WEST 500 SOUTH, VERNAL, UTAH (PARCEL# 05:059:0055 JOHNSON, DEEDEE M TRUSTEE) – APPLICATION NO. 2015-010-REZ – ALLEN PARKER: Allen Parker explained that the property is currently in a RA-1 zone. The owners would like to change from a RA-1 zone to a CP-2 zone. Staff has conducted a full review and found that the submittal is in substantial compliance with Vernal City requirements. The general map also supports the rezone. Mike Drechsel opened the public hearing for the rezone request. Cindy Shope stated her address of 1109 West 500 South Vernal, Utah. Ms. Shope has livestock behind her property and did not want them to be disturbed by having a parking lot with customers coming and going. She is requesting a fence be installed to divide the property and to protect her livestock. Carol Acres stated her address of 1070 West 600 South Vernal, Utah. She stated there is a creek that runs through her property that is south of the proposed rezone property. She is concerned about children playing in the creek and would like a fence installed for the safety of others. Mr. Drechsel closed the public hearing. Mr. Parker explained that the City ordinance requires a fence be installed when the property is developed. Mr. Parker also explained that an application and plans had not been submitted for development of the property. A fence will only be required if the property is developed. Scott Gessell asked if the fence would run across the west side of the property. Mr. Parker stated that the fence would run east and west along the property line. Mr. Gessell asked what a sight obscured fence entails. Mr. Parker explained that it is an opaque fence using material that would obscure the view of the property from the public. It also must be a six foot fence. *Adam Ray moved to forward a positive recommendation to the City Council for a rezone for Jason & Jeanne Lewis for the property located at 1109 West 500 South, Vernal, Utah (parcel#05:059:0055 Johnson, DeeDee M Trustee) – Application No. 2015-010-REZ. Kathleen Gray seconded the motion. The motion passed with Mike Drechsel, Kathleen Gray, Scott Gessell, Samantha Scott and Adam Ray voting in favor.*

REQUEST FOR RECOMMENDATION OF A REZONE FOR SCOTT, GLENNA C TRUSTEE FOR THE PROPERTY LOCATED AT 1109 WEST 500 SOUTH, VERNAL, UTAH (PARCEL# 05:059:0063) – APPLICATION NO. 2015-013-REZ – ALLEN PARKER: Samantha Scott disclosed the property was her mother's property. Allen Parker explained that the owner of the property located West of the home would like to change the zoning of the property from a RA-1 zone to a CP-2 zone. It is vacant property. Staff has conducted a full review and found that the submittal is in substantial compliance with Vernal City requirements. The general map also supports the rezone. Mike Drechsel opened the public hearing. Ila Parry stated her address of 1080 West 600 South Vernal, Utah. She would like to have a road go directly from 500 South to Esquire Estates. Glenna Scott stated her address of 680 North 3000 West Vernal, Utah. She asked if the small parcel of land next to newly subdivided land that was approved in the meeting was the piece of land that Vernal City bought from her. Mr. Parker stated that according to the County records, it belongs to a different owner. Mr. Drechsel wondered if it did not get recorded properly. Ms. Scott stated she was unaware that her property was not in a commercial zone, and the County had been assessing commercial zone taxes on her property, which she has been paying for several years. Mr. Drechsel closed the public hearing. Mr. Parker reminded everyone that Glenna Scott's property is not being developed at this time, only rezoned. *Adam Ray moved to forward a positive recommendation the City Council for a rezone for Scott, Glenna C Trustee for the property located*

at 1109 West 500 South, Vernal, Utah (parcel # 05:059:0063) – Application No. 2015-013-REZ. Scott Gessell seconded the motion. The motion passed with Mike Drechsel, Kathleen Gray, Scott Gessell, Samantha Scott and Adam Ray voting in favor.

REQUEST FOR RECOMMENDATION TO CONSIDER AMENDING THE VERNAL CITY MUNICIPAL PLANNING & ZONING CODE – CHAPTER 16.14 – CONDITIONAL USES – ORDINANCE NO. 2015-11 – ALLEN PARKER: Allen Parker stated that the ordinance was amended several months ago. The City recently found that the ordinance was not published correctly, so it must go through the process one more time. Corey Coleman suggested making a small change to the ordinance. On page 3 of 5, Section 16.14.030 Item D, he suggested changing the word “next” to a day such as “10 days”. Mr. Parker stated it could be changed to “10 days prior to”. Mike Drechsel opened the public hearing. There were no public comments. Mr. Drechsel closed the public hearing. *Samantha Scott motioned to forward a positive recommendation to the City Council to consider amending the Vernal City Municipal Planning & Zoning Code – Chapter 16.14 – conditional Uses – Ordinance No. 2015-11 with the change of “10 days prior to” in place of the word “next” in Section 16.14.030 Item D. Scott Gessell seconded the motion. The motion passed with Mike Drechsel, Kathleen Gray, Scott Gessell, Samantha Scott and Adam Ray voting in favor.*

REQUEST FOR RECOMMENDATION TO CONSIDER AMENDING THE VERNAL CITY MUNICIPAL PLANNING & ZONING CODE – SECTION 16.22.040 – NONCOMPLIANCE – ORDINANCE NO. 2015-16 – ALLEN PARKER: Allen Parker explained that Section 5.04.050- Assistant License Inspectors - Designation of Police Officers and Building Official - Duties had changes made to it and Section 16.22.040 - Noncompliance needed to coordinate with Section 5.04.050. Mr. Parker stated the sections would be dealing with business licensing. The change that would be made would be adding “or his designee” after Building Official. It would give the Building Official the ability to designate the Code Enforcement officer to help enforce business licensing. It will have a clear path for the ordinance. Mike Drechsel opened the public hearing. There were no public comments. Mr. Drechsel closed the public hearing. It was suggested that instead of wording it “or his designee” make it gender neutral with the wording “or his/her designee” or “or a designee”. *Scott Gessell motioned to forward a positive recommendation to the City Council to consider amending the Vernal City Municipal Planning & Zoning Code – Section 16.22.040 – Noncompliance-ordinance No. 2015-16 subject to the gender neutral correction. Adam Ray seconded the motion. The motion passed with Mike Drechsel, Kathleen Gray, Scott Gessell, Samantha Scott and Adam Ray voting in favor.*

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

Mike Drechsel, Planning Commission Chair