

# MINUTES of the Vernal City PLANNING COMMISSION

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

December 8, 2015

7:00 pm

**Members Present:** Scott Gessell, Kimball Glazier, Kathleen Gray

**Members Excused:** Samantha Scott, Rory Taylor, Ken Latham

**Alternates Present:** Adam Ray

**Alternates Excused:** Kam Pope

**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 and Vice Chair Samantha Scott were excused from the meeting. A temporary chair needed to be elected. *Scott Gessell moved to nominate Kimball Glazier to be the temporary chair for the December 08, 2015 Planning Commission meeting. Kathleen Gray seconded the motion. The motion passed with Kathleen Gray, Scott Gessell and Adam Ray voting in favor.* Temporary Chair, Kimball Glazier, welcomed everyone to the meeting.

**APPROVAL OF MINUTES FROM NOVEMBER 10, 2015:** Kimball Glazier asked if there were any changes to the minutes from November 10, 2015. There being no corrections or a full quorum the minutes stand approved without a vote.

**REQUEST FOR APPROVAL OF PRELIMINARY PLAT FOR THE NICK RICHENS SUBDIVISION LOCATED AT 509 SOUTH 500 WEST AND 589 SOUTH 500 WEST, VERNAL, UTAH – APPLICATION #2015-020-SUB – ALLEN PARKER:** Allen Parker stated that the applicant, Nick Richens, is requesting the approval of a preliminary plat of a subdivision for the property located at 509 South 500 West and 589 South 500 West from two existing un-plated parcels to five residential lots with one remnant parcel on the north. The parcel is 5.2 acres and the property being sub-divided is zoned RA-1. The remnant portion has been zoned CP-2. Four of the five lots created will be located on 400 West with the remaining lot along 500 West. An engineering review has been conducted of the application by Timberline Engineering and Land Surveying, and aside from some minor corrections, the submittal is in substantial compliance with applicable engineering standards. Mr. Parker stated that staff has reviewed the request and found it approvable pending a discussion with Mike Davis from the Public Works Department as Mr. Davis had been on medical leave. Mr. Davis had worked with Mr. Richens and CRS prior to his leave.

Kimball Glazier opened the Public Hearing to receive comment on the preliminary plat subdivision. There were no comments. Mr. Glazier closed the public hearing.

Scott Gessell asked for clarification of an entry way on 400 West. Mr. Gessell's understanding

was that there was to be no access on 400 West. Allen Parker explained that there will be no access on 400 West for the commercial property, but each residential lot will have its own access. The access information was recorded in a development agreement between the City and Nick Richens. Kimball Glazier asked if the sewer manhole on 400 West was existing or if a sewer manhole still needs to be installed. Mr. Parker explained that there is not an existing sewer manhole and that a sewer manhole needs to be installed on 400 West. Nick Richens, 2763 South 1500 West, stated he had previously met with Mr. Parker and Mike Davis and that they had looked at different ideas for the sewer. Mr. Richens is going to extend the existing sewer line north on 400 South and then bring in a six or eight inch sewer line to the commercial property. The sewer line on the commercial property will service approximately three buildings. Mr. Davis had suggested no construction on 500 South. Mr. Richens stated that his plan was to run all the water and sewer lines, construct the sidewalks and storm water retention pond for all of the lots and commercial property in the spring time. Mr. Glazier asked if a fire hydrant would need to be installed close to lot five or if one was needed. Mr. Gessell stated that there is a fire hydrant across the street. Installation of a new fire hydrant will not be necessary. Corey Coleman stated that Uintah fire Suppression Service District had reviewed the fire hydrant for placement. *Scott Gessell moved to approve the request for a preliminary plat for the Nick Richens subdivision located at 509 South 500 West and 589 South 500 West, Vernal, Utah- Application No. 2015-020-SUB with the recommended corrections as well as an approval from Mike Davis. Kathleen Gray seconded the motion. The motion passed with Kimball Glazier, Kathleen Gray, Scott Gessell and Adam Ray voting in favor*

**REQUEST FOR AMENDMENT OF A CONDITIONAL USE PERMIT FROM STEVE COCHRAN FOR A MULTI-FAMILY DWELLING LOCATED AT 116 SOUTH VERNAL AVENUE, VERNAL, UTAH – APPLICATION #2015-019-CUP – ALLEN PARKER:** Allen Parker explained that Steve Cochran was requesting that the Planning Commission modify the terms of his conditional use permit which grants multi-family dwellings at 116 South Vernal Avenue, a property that is in the C-2 zone. The conditional use permit currently requires two parking spaces for each dwelling unit on the property; however, Mr. Cochran would like to have that reduced to one space per dwelling unit due to the fact that the dwelling units are studio apartments. Kathleen Gray asked if there would be parking on the street. Mr. Parker stated that all the parking spaces would be behind the building. Any parking on the street is considered public parking. Kimball Glazier asked if Mr. Cochran stated why he wanted to modify the number of parking spaces and if cost was a factor. Mr. Parker stated that he believed Mr. Cochran did not want to have too much expense into the project if in the future Mr. Cochran chooses to sell the apartments as a commercial property. Mr. Cochran would not want to build a parking lot with storm water and everything that would be necessary for a parking lot that would never really be used. Mr. Glazier stated that he did not think storm water would be necessary. Mr. Parker stated that it is parking that is supported by Code for multi-family and believed storm water could be necessary. Mr. Glazier stated his concern that a studio apartment could still have dual occupancy and up to four occupants, which could bring in four vehicles. Steve Cochran, 1897 South 120 East, explained his request to the Commission. The property is going to be a four-plex. There will be three studio apartments and one apartment with two bedrooms and one bath. There will not be a lot of people occupying the property. The entire back of the property will be cleaned and graveled. Mr. Cochran stated that he tries to take good care of his properties and keep them clean. There will be plenty of parking in the rear of

**Vernal City Planning Commission Minutes  
December 08, 2015**

the property. The cost of paving the entire area is a big concern. Mr. Glazier reminded Mr. Cochran that up to four people can live in a studio apartment. If they are unrelated, there is the potential of bringing in four vehicles, which could create a nuisance in the neighborhood. Mr. Glazier asked if Mr. Cochran could be permitted to have the parking area graveled or put down road base instead of being paved. The City's concern is parking on the street. Mr. Parker explained that the City Code does not require any parking in that particular location. There is no new construction that will take place on the property. Therefore, the Code does not require parking. Mr. Glazier asked Mr. Cochran if he was in a time sensitive situation. Mr. Cochran stated that he would like to have the inside of the property completely remodeled within a month, but the parking can wait. Mr. Glazier asked Mr. Cochran if he would be willing to pave four parking spaces and gravel at least another four parking spaces. Mr. Cochran stated he would be willing to pave four parking spaces and that he would gravel the remaining rear yard which would create more than four parking spaces. Adam Ray asked if the property needed to be Americans With Disabilities Act (ADA) accessible. Mr. Parker explained that ADA compliance for parking spaces with a four-plex is not required. Mr. Cochran explained that the engineer had made allowance for ADA compliance on the floor plans. Mr. Coleman stated that there would need to be an ADA compliant access route to the building. Adam Ray moved to forward a positive recommendation to the City Council for amendment of a Conditional Use Permit from Steve Cochran for a multi-family dwelling located at 116 South Vernal Avenue, Vernal, Utah – Application #2015-019-CUP with the condition of four paved parking spaces and at least another four more gravel parking spaces to mitigate the impact of the parking on the adjoining uses. Scott Gessell seconded the motion. *The motion passed with Kimball Glazier, Kathleen Gray, Scott Gessell and Adam Ray voting in favor.*

**VERNAL CITY MUNICIPAL PLANNING & ZONING CODE TO DISCUSS AMENDING FENCING REGULATIONS – CHAPTERS 16.24, 16.48, 16.50, 16.20 –**

**ALLEN PARKER:** Allen Parker gave a brief overview of the changes and corrections made to the Fencing Code. In Section 16.20.350, Item A - 3, the word “sight” at the end of the sentence will be replaced with “clear vision triangle, herein”. Section 16.20.350, Item B – 1- d, is redundant and will be removed. Mr. Parker asked for clarification on 16.20 350, Section B, Item 2, Letter a, he had an “X” over the word “fence” with the letter “R” next to it. He had no other notes from the previous meeting discussing fences and asked the Commission if they had any recollection of what that note might have meant. No one on the Commission remembered having a discussion about that item. Mr. Parker did not think there needed to be a change to that item. In 16.20.350 Section C, Item 2, Letters a and b, changes were made from the original presentation. They are items that need to be considered when permitting conditional uses. Section 16.20.350, Item D – 1 and 2 were added. Section 16.20.350, Item E was rewritten and clarified.

**ANNUAL PLANNING COMMISSION MEETING SCHEDULE FOR 2016 – ALLEN**

**PARKER:** Allen Parker stated that the City Council is required to approve a resolution setting the meeting schedule for the Planning Commission for the upcoming year. The current schedule is for a monthly meeting on the second Tuesday of every month at 7:00 p.m. Mr. Parker asked if the Commission would like to keep the current schedule for the upcoming year or modify it. *Kathleen Gray moved to forward a recommendation to the City Council to keep the existing Planning and Commission meeting schedule for the second Tuesday of every month at 7:00 p.m. Adam Ray seconded the motion. The motion passed with Kimball Glazier, Kathleen*

*Gray, Scott Gessell and Adam Ray voting in favor.*

**RECOGNITION OF PAST CHAIR, MIKE DRECHSEL – ALLEN PARKER:** Mike Drechsel was not able to attend and will be on next month's agenda.

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

---

Kimball Glazier, Temporary Planning Commission Chair