

MINUTES of the Vernal City PLANNING COMMISSION

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

January 12, 2016

7:00 pm

Members Present: Samantha Scott, Ken Latham, Jim Linschoten, Adam Ray, Kathleen Gray

Members Excused: Rory Taylor and Kimball Glazier

Alternates Present:

Alternates Excused: Brock Smith

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

WELCOME AND DESIGNATION OF CHAIR AND MEMBERS: Vice-Chair Samantha Scott welcomed everyone present to the meeting and introduced new member, Jim Linschoten.

ELECTION OF CHAIR AND VICE-CHAIR FOR 2016: Vice-Chair Samantha Scott opened up the nominations for Chair. Kathleen Gray nominated Kimball Glazier for Chair. Adam Ray seconded the nomination. Samantha Scott opened up nominations for Vice-Chair. Adam Ray nominated Samantha Scott for Vice-Chair. Kathleen seconded the nomination. There was a paper ballot vote. *Allen Parker stated Kimball Glazier was unanimously voted Chair and Samantha Scott was unanimously voted Vice-Chair.*

APPROVAL OF MINUTES FROM DECEMBER 8, 2015: Vice-Chair Samantha Scott asked if there were any changes to the minutes from December 8, 2016. Ken Latham asked for a correction on line 102 changing the word “the” to “to”. Vice-Chair Samantha Scott explained that there are not enough members present who were in attendance of the December 8, 2015 meeting to vote. *The minutes of December 8, 2015 are deemed approved as per the Vernal City Municipal Code, Section 2.12.080.*

RECOGNITION OF PAST CHAIR, MIKE DRECHSEL – ALLEN PARKER: Allen Parker recognized Mike Drechsel as past member and Chair of the Planning Commission. Mike Drechsel stated that he missed meeting with the members of the Planning Commission. Mr. Drechsel stated that when he sat as Chair of the Planning Commission, he learned a lot in the process. He thanked the Planning Commission and Vernal City for allowing him to be part of it and for the plaque. Samantha Scott thanked him for his service to the Planning Commission. Allen Parker introduced Jim Linschoten as new four-year term member. Mr. Parker also noted that Brock Smith, who is not here tonight, was approved as an alternate member.

REQUEST FOR RECOMMENDATION OF A MINOR SUBDIVISION FOR TONI GRAHAM FOR THE PROPERTY LOCATED AT 258 NORTH 100 EAST, VERNAL, UTAH – APPLICATION #2015-023-SUB – ALLEN PARKER: Allen Parker explained that

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this application by Toni Graham is a request to subdivide an existing parcel, which has a single house on it now, to three separate parcels. There is quite a bit of vacant space. One parcel will be .18 acres, one at .22 acres, and one parcel at .32 acres. Each of the new parcels meet dimensional and area standards set forth in Vernal City Code. An engineering review has been conducted by CRS Engineering and the submittal is in substantial compliance with applicable engineering standards. Staff has conducted a full review and found the submittal to be in substantial compliance with Vernal City requirements with one correction to a lot line length. Ms. Graham is not in attendance tonight. This is a minor subdivision of four lots or smaller and does not require dedication of land or utilities of the City. It is not the same process as a regular subdivision. This will be a recommendation to the City Council for a final decision. This is in a R-2 zone located at 258 North 100 East. There is already infrastructure around with curb and sidewalk. Samantha Scott opened the public hearing for this minor subdivision. There being no comments, Samantha Scott closed the public hearing. Adam Ray asked how the property is accessed, if it is the one behind the house. Mr. Parker stated that it goes South to 200 North and that will have 83 feet of frontage, that is the access. Mr. Ray asked if the house was sitting on .22 acres. Mr. Parker stated yes, .18 on the first lot, .32 on lot 3. ***Adam Ray moved to forward a positive recommendation on a minor subdivision for Toni Graham for the property located at 258 North 100 East, Vernal, Utah – Application No. 2015-023-SUB. Ken Latham seconded the motion. The motion passed with Samantha Scott, Kathleen Gray, Ken Latham, Adam Ray, and Jim Linschoten voting in favor.***

VERNAL CITY MUNICIPAL PLANNING & ZONING CODE TO DISCUSS AMENDING FENCING REGULATIONS – SECTIONS 9.32.020, 16.04.204, 16.24.055, 16.24.080 AND ADDING SECTION 16.20.350 – ALLEN PARKER: Allen Parker explained that this has been discussed in past meetings, and he is presenting it to the Planning Commission after all their changes from the last meeting. It is in an approvable form and will be brought back to the next meeting with a formal public hearing. There will also be another ordinance change on signs with a public hearing next month. Mr. Parker gave an update and explained that this ordinance has consolidated various different parts of the Code as it deals with fences. Mr. Parker stated that before the public hearing, he will meet with Corey Coleman and bring any recommended changes to the public hearing.

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

Samantha Scott, Planning Commission Vice-Chair