

MINUTES of the Vernal City PLANNING COMMISSION

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

February 9, 2016

7:00 pm

Members Present: Kimball Glazier, Rory Taylor, Kathleen Gray, Jim Linschoten, Ken Latham, and Samantha Scott

Members Excused: Adam Ray

Alternates Present: Brock Smith

Alternates Excused:

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 Kimball Glazier welcomed everyone present to the meeting.

APPROVAL OF MINUTES FROM JANUARY 12, 2016: Chair Kimball Glazier asked if there were any changes to the minutes from January 12, 2016. There being no corrections, *Samantha Scott moved to approve the minutes of January 12, 2016 as presented. Rory Taylor seconded the motion. The motion passed with Kathleen Gray, Jim Linschoten, Ken Latham, and Samantha Scott voting in favor.*

REQUEST FOR RECOMMENDATION TO CONSIDER REPEALING SECTIONS 9.32.020, 16.24.055 AND 16.24.080, AMENDING SECTION 16.04.240 AND ADDING SECTION 16.20.350 TO THE VERNAL CITY MUNICIPAL PLANNING & ZONING CODE –ALLEN PARKER: Allen Parker informed the Commission that the request is for changes to the fence Code. It has been talked about at three other meetings. Mr. Parker stated that the basis for the request is to consolidate the fence Code and not make any significant changes. Make it easy to reference and operate in one location. Make conditional use permits more clear. Kimball Glazier opened the public hearing to receive comment. There being no public comment, Mr. Glazier closed the public hearing. The Commission discussed Section 16.04.204 as being an erroneous section in the Code. Mr. Parker stated that Section 16.20.350 is being added to replace Sections 9.32.020, 16.24.055 and 16.24.080. The Commission had questions about Section 16.20.350 Item A.3 – fences along parcel frontages in side or rear yards and the clear vision triangle. Mr. Parker explained that the wording is part of deciphering the old Code and changing where the commas were located in the old Code. It does not need to stay the same it can be updated if the Commission chooses. The Commission does not want to limit fences along parcel frontages in side or rear yards to four feet and would like to make the change to six feet. Rory Taylor questioned the wording of Section 16.20.350 Item C.2. Mr. Parker stated that section needs to be reworded. *Samantha Scott moved to table the request until next month. Kathleen Gray seconded the motion. The motion passed with Kimball Glazier, Rory Taylor, Kathleen Gray, Jim Linschoten, Ken Latham, Samantha Scott and Brock Smith voting in favor.*

REQUEST FOR RECOMMENDATION TO CONSIDER AMENDING THE VERNAL CITY MUNICIPAL PLANNING & ZONING CODE – CHAPTER 16.28 – SIGNS –

ALLEN PARKER: Allen Parker stated that the request is adding a section on inflatable signs that does not currently exist in the Vernal City Code, correcting issues on pole signs, adding verbiage under the set-back section for several different signs that is more specific of the clear vision triangle, pulling the building officials name out of planning decisions that will now allow Vernal City to appoint someone to make approvals by department and cleaned up some other things.

Allen Parker clarified each change to the Commission, beginning with Section 16.28.060 referencing pole signs. If a sign extends above the peak of the roof, then it will be considered a pole sign and must follow the specifications of a pole sign. If it does not exceed above the peak of the roof, it will be considered a wall sign and must follow the specifications of a wall sign. Mr. Parker stated that pole signs cannot violate the clear vision triangle. The design of the pole sign was also added to the Code. Kimball Glazier asked what the difference is between a wall sign and a pole sign. Mr. Parker explained that a pole sign has a height restriction, it has separation requirements, only one per property, the size of the pole sign is based on the length of the frontage and a wall sign is limited based on the size of the façade to 25 percent of the overall size of the façade. Mr. Parker stated that it is common with other Cities to be more restrictive than Vernal City. Mr. Parker also stated that grandfathered signs will not be affected unless changes will be made to that particular sign outside of grandfather status.

Allen Parker stated that a new section had been added to the Code, Section 16.28.083 Inflatable Signs – Currently, inflatable signs are not permitted in the Code. Inflatable signs have been used within Vernal City and to make sure there is not a safety issue, it should be regulated. The section mimics the rest of the sign Code. Mr. Parker read the inflatable sign definition to the Commission. The Commission questioned if objects such as inflatable bounce houses and holiday yard inflatables would also fall into that category. Mr. Parker stated that it would include bounce houses and holiday yard inflatables. Mr. Parker suggested that “for advertising purposes” should be added to the definition. Mr. Parker read the time limit, size, placement and design portion of the Code for inflatable signs. The Commission discussed allowing more than one inflatable per parcel, size restrictions and what restrictions other types of signs might have. Mr. Parker explained that allowing more than one inflatable would take up required parking spaces Mr. Parker also stated that other types of signs are very restrictive. The Commission discussed taking up a percentage of parking spaces for the time limit of the inflatable sign. Mr. Parker suggested adding “cannot take up more than five spaces or 30% of required parking, whichever is more restrictive” to the Code. Rory Taylor asked about putting more than one inflatable sign on the roof if it would be permissible. Mr. Parker explained that it would not be permissible with the way the addition of the inflatable sign Code is currently written, but if it is changed and defined by parking spots, then it would be permissible. Mr. Parker stated that he would make a change for the restriction to “cannot take up more than five spaces or 30% of required parking, whichever is more restrictive”.

Allen Parker explained that the sections for monument signs, pole signs, multi-tenant commercial signs and temporary signs, added verbiage that talks about the clear vision triangle. The temporary signs also replaced the entity that approves from the “Building Official” to

“Vernal City”. Projecting signs section changes the height from sixteen feet to fourteen feet. The copy says twelve feet and will be changed to fourteen feet. Also, added to that section was the word “projecting” under Density. Public necessity signs section added “for all signs in or adjacent to the public right-of-way”. Removal and Repair section replaced “Building Official” with “Vernal City”. Not all sign approvals will be based on building or safety issues. If there is a violation of some other code it would go to someone else like the Zoning Official. Permit requirements section was cleaned up. Replaced “therefore” with “for said sign”. Eliminated “except for temporary signs”, which is addressed in another section. All signs will need to go through the permitting process. The question was raised about political signs and real estate signs. Do they have a time limit? Mr. Parker stated that they are addressed in the full temporary sign section. Only the portion of the temporary sign section that is being changed was included with the request. Political signs have a time limit after an election. Real Estate signs have no time limit on how long they can be up and are not regulated. Kimball Glazier opened the Public Hearing to receive public comment. There being no public comment, Mr. Glazier closed the Public Hearing. *Rory Taylor moved to table the request for recommendation to consider amending the Vernal City Municipal Planning & Zoning Code – chapter 16.28 – signs. Mr. Parker stated that the Commission could make a positive recommendation and forward to the City Council with the changes if the Commission would feel comfortable with that decision. Rory Taylor stated he would like to amend his motion and moved to forward a positive recommendation to the City Council for the request for recommendation to consider amending the Vernal City Municipal Planning & Zoning Code – chapter 16.28 – signs with changes as noted. Jim Linschoten seconded the motion. The motion passed with Kimball Glazier, Rory Taylor, Kathleen Gray, Jim Linschoten, Ken Latham, Samantha Scott and Brock Smith voting in favor.*

REQUEST FOR RECOMMENDATION TO APPROVE THE FINAL PLAT FOR THE NICK RICHINS SUBDIVISION – 2016-001-SUB – ALLEN PARKER: Allen Parker reviewed the plat with the Commission. The RA-1 zone is located at 589 West 500 South and 509 West 500 South there are five residential lots that are proposed for the subdivision. The two existing lots will be divided into five lots with one remnant lot. The remnant lot is located on the North end of the property. It is zoned commercial and will be divided into lots in the future. Mr. Parker stated that staff and engineering have reviewed the request and found a couple corrections which have been rectified. The plat is an approvable plat and ready to forward a recommendation to the City Council. *Rory Taylor moved to forward a positive recommendation to the City Council for the final plat for the Nick Richins subdivision located at 509 South 500 West and 589 South 500 West, Vernal, Utah - Application No. 2015-020-SUB. Samantha Scott seconded the motion. The motion passed with Kimball Glazier, Rory Taylor, Kathleen Gray, Jim Linschoten, Ken Latham, Samantha Scott and Brock Smith voting in favor.*

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

Kimball Glazier, Planning Commission Chair