

MINUTES of the Vernal City PLANNING COMMISSION

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

September 13, 2016

7:00 pm

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

Members Excused: Kimball Glazier

Alternates Present:

Alternates Excused: Brock Smith

Staff Present: Ken Bassett, 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.

APPROVAL OF MINUTES FROM JULY 12, 2016: Vice-Chair Samantha Scott asked if there were any changes to the minutes from July 12, 2016. Vice-Chair Samantha Scott explained that there were not enough members present who were in attendance of the July 12, 2016 meeting to vote. *The minutes of July 12, 2016 are deemed approved as per the Vernal City Municipal Code, Section 2.12.080.*

REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT FOR ASHLEY REGIONAL MEDICAL CENTER – APPLICATION# 2016-006-CUP – KEN BASSETT:

Ken Bassett explained that Ashley Regional Medical Center has submitted a site plan for an addition to the hospital. The addition is for a Women’s Center that will add 26,000 square feet with 14 new beds. Mr. Bassett explained that the staff has reviewed the site plan, and part of the plan includes property just to the West of the hospital on .2 acres. The property is zoned R-3. Mr. Bassett explained that he was not sure why it was zoned R-3, other than the fact that the piece of property was acquired a few years ago and prior to acquisition a home was on the property. Additional parking in an R-3 zone requires conditional use approval by the Planning Commission. This additional parking will provide 10 or 11 more parking spaces that are required as part of the full development of the hospital. Mr. Bassett explained that the entire plan, including all the hospital property with the addition, was reviewed to determine how many parking stalls were needed for the entire hospital. Mr. Bassett stated that the reason it cannot be rezoned to a health care zone at this time is due to the minimal acreage of this parcel. Under the present Code, there must be .5 acres of property, and there is only .2 acres. Mr. Bassett stated that a rezone also requires more time for public hearing notices for the Planning Commission and the City Council. The Code indicates that a parking lot can be approved as a conditional use permit; however, there were a couple of other issues with the Code that needs explained. Mr. Bassett handed out the City Code relating to R-3 residential zones. Mr. Bassett refers to Section 16.42.030 Conditional Uses, Item F, public parking lots with the following conditions and explained the set backs. Mr. Bassett explained that a set back is to establish the point on a

**Vernal City Planning Commission Minutes
September 13, 2016**

property where structures can be built; therefore, a 30 foot setback must be 30 feet from the property line. Mr. Bassett stated that it was his interpretation that a 30 foot set back is not applicable unless there are structures on the property. Therefore, a parking lot with no structure would not require a set back. Adam Ray stated that on a normal driveway, you can park your bumper right up to the sidewalk; therefore, what is the difference. Mr. Bassett referring to Section 16.42.090 Off-street parking layout and landscaping plan requirements and reads it to the Commission. "The required thirty (30) foot set back space shall not be used for automobile parking, but shall be landscaped and maintained with lawn, trees, shrubs or groundcover except for permitted driveways". Mr. Bassett explained that his interpretation is that a 30 foot set back cannot be used for parking, but there must be landscaping if in front of a structure such as an apartment complex. Mr. Bassett stated that if there are no structures, it does not make sense to have 30 feet of landscaping just for no purpose. Mr. Ray asked if you cannot have just a driveway for the first 30 feet. Mr. Bassett stated that there needs to be clarifications made to the Code as it can be interpreted many ways; therefore, the staff will go ahead and make the changes and bring to the Planning Commission at a future date. Mr. Bassett mentioned to the Commission that at the next meeting in October, there will be several changes to the Code; therefore, there needs to be a quorum as there will be a public hearing. Mr. Bassett stated that he is recommending the approval of this conditional use request of the hospital. Jim Linschoten mentioned that he was curious why all parking lots on the West side only have one ingress and egress, but the other sides have two. Mr. Bassett explained that he could not answer that question as Ben Cluff was not here at the time it was done. Mr. Bassett explained that the West side is a further walk for healthier patients, and there is patient parking closer to enter the hospital. To access the emergency room, people park on the West side. Mr. Linschoten asked if this was for traffic flow. Mr. Bassett stated that he really could not answer that question. Kathleen Gray asked if the patient parking next to the hospital is on the East side or the West side. Ben Cluff stated on the South side. Ms. Gray voiced her concern with the handicap parking and it being hard to get in and out of very easily. Mr. Bassett explained that with this lot, there is only one line of parking with none in the back to make it more easy to back out. Mr. Bassett added that there will only be 11 parking spaces there. Ms. Gray asked where the storm water will run off. Mr. Bassett stated that the storm water will be in the parking lot with a sump in that small area which should easily be enough to maintain the run off of that parking lot. ***Adam Ray moved to approve the conditional use permit for Ashley Regional Medical Center – Application No. 2016-006-CUP. Jim Linschoten seconded the motion. The motion passed with Samantha Scott, Kathleen Gray, Jim Linschoten and Adam Ray voting in favor.***

SITE PLAN AND DEVELOPMENT INFORMATION FOR ASHLEY REGIONAL MEDICAL CENTER AND ADVANCED DENTAL – KEN BASSETT:

Ken Bassett stated that he is pleased to have Ben Cluff here from Ashley Valley Regional Medical Center to make comments about this addition and what it will mean to the community. Ben Cluff, Hospital Administrator, stated that they have spent the past several years trying to get this extension to the hospital. Mr. Cluff stated that they are excited that the process was approved in Nashville last Friday. This is a 35 million dollar expansion with three stories on the East end. This expansion is dedicated for women's services from newborn intensive care unit, post-partum floor, new labor and delivery rooms, women's diagnostics, etc. Mr. Cluff explained that the rest of the expansion will be used for medical office space or future cosmetic issues such as a lab area, pharmacy area, kitchen upgrade, etc. There will be all new plant boilers and chillers to service

**Vernal City Planning Commission Minutes
September 13, 2016**

the hospital. There will be major changes to the electrical and water service. Mr. Cluff stated that the upgrade to the hospital will provide excellent service facilities and will be extremely nice. Mr. Cluff stated that the groundbreaking will be October 12, 2016, and he invited everyone to come and participate. Mr. Cluff explained that they are trying to beat the winter; therefore, the conditional use permit approval tonight will help move the project forward. Mr. Bassett asked what the time frame was. Mr. Cluff mentioned 15-18 months depending on the winter weather. Mr. Bassett asked a few public members in the room what their interest was with the hospital addition. The guest voiced his concern with the shutting down of 200 North. Mr. Bassett reassured the public that there has been no request or discussion to shut 200 North down. Mr. Cluff mentioned that it would be a nightmare if 200 North was shut down. This street is used to bring in materials and supplies. Mr. Cluff stated that this project will have no impact of any of the roads as far as the current right-of-ways are concerned.

Ken Bassett reported that there will be a dental clinic being built for Dr. Tyler Shiner on the lot next to Walgreens. It will be a new building with approximately 7,500 square feet. Mr. Bassett stated that the staff is going through the site plan that was submitted and making necessary changes. Mr. Bassett reported that the staff is also working on a predevelopment meeting with the architect that is working on building a fueling station there on the Walmart property in conjunction with the store. Mr. Bassett stated that there are several items that need to be considered. The site plan has not been submitted at this time. Samantha Scott asked where the fueling station will be located on the property. Mr. Bassett stated it will be on the Northeast corner of the parking lot close to Pizza Hut. This will be taking away parking spaces, so the staff needs to go back to the original Walmart plans to see how much they exceeded in parking.

PLANNING COMMISSION VACANCIES – KEN BASSETT: Ken Bassett reported that this is a standard item on the agenda until the vacancies of the Planning Commission have been filled. Mr. Bassett stated that he has been given a couple of recommendations and will be meeting with the Mayor to review them. There are two regular members and two alternate members needed. Mr. Bassett asked the Commission to forward any recommendations they may have to fill the vacancies.

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