

**M**INUTES OF THE VERNAL CITY COUNCIL REGULAR MEETING HELD  
MAY 4, 2011 at 7:00 p.m. in the Vernal City Council room, 447 East Main, Vernal,  
Utah 84078.

**PRESENT:** Councilmembers Ted Munford, Bert Clark, Sonja Norton, Cal Dee Reynolds and JoAnn Cowan and Mayor Gary Showalter.

**STAFF PRESENT:** Ken Bassett, Roxanne Behunin, Allen Parker and Mike Davis.

**WELCOME:** Mayor Showalter welcomed everyone to the meeting.

**INVOCATION OR UPLIFTING THOUGHT:** The invocation was given by Councilmember Ted Munford.

**PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was led by Councilmember Sonja Norton.

**APPROVAL OF CITY COUNCIL MINUTES OF APRIL 20, 2011:** Councilmember Ted Munford moved to approve the minutes of April 20, 2011 as written. Councilmember Cal Dee Reynolds seconded the motion. The motion passed with Councilmembers Munford, Cowan, Reynolds and Norton voting in favor. Councilmember Clark abstained from voting as he was excused from the April 20, 2011 meeting.

**REQUEST FOR SPONSORSHIP OF ROD AND GUN CLUB EVENT – STACEY HAWLEY:** Stacey Hawley explained that the Vernal Rod and Gun Club will host the 33<sup>rd</sup> annual trap shooting tournament in June. Last year, over 1200 guests from all over the U.S. attended the event bringing in \$2 million dollars in revenue to the area. Mrs. Hawley expressed her hope that the number of participants will increase this year even with the declining economy. In addition, two additional shoots will be held in Vernal this year including a small spring shoot and the Western Grand Tournament in September which is the largest shoot in the Western United States. Attractions around Vernal will be displayed in the brochures advertising these events to encourage participants to stay longer. Mrs. Hawley asked the Council to continue to support this event with a \$5000 sponsorship. Mayor Showalter commented that he was involved with this event last year along with the Chamber of Commerce and the Travel Bureau, and it was a huge success. Uintah County also donated the use of one of their vans to bring visitors to downtown from the gun range. He suggested that local businesses capitalize on this event by hosting specials or providing coupons to attract the visitors to their establishments. Adam Massey, director of the Vernal Area Chamber of Commerce, agreed that this is a great opportunity for area businesses, and stated that the Chamber will provide packets for visitors to promote commerce. Councilmember JoAnn Cowan asked if the County will allow the use of their van again. Commissioner Darlene Burns commented that something will be worked out. There was some discussion regarding the entertainment for this event. Stacey Hawley stated that she has received welcome packets when attending other shoots, and one item that is helpful is a magazine from the visitors bureau showing the shops, swimming pool and other tourist

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attractions. Councilmember JoAnn Cowan suggested copies of the “100 things to do in the Uintah Basin” newspaper printed by the Vernal Express be included in the packets. *Councilmember Cowan then moved to sponsor the Rod and Gun Club trap shooting event in the amount of \$5000. Councilmember Bert Clark seconded the motion. The motion passed with the following roll call vote:*

- Councilmember Munford ..... aye.*
- Councilmember Cowan.....aye;*
- Councilmember Reynolds .....aye;*
- Councilmember Norton.....aye;*
- Councilmember Clark..... aye.*

The Mayor and Council thanked Mrs. Hawley and the Chamber for all they do to promote Vernal City.

**REQUEST FOR SPONSORSHIP OF ALIVE AFTER FIVE – TEENA CHRISTOPHERSON AND JOE EVANS:**

Teena Christopherson explained that this is the 11<sup>th</sup> year for “Alive After Five”, and they would appreciate support from the City again this year. She pointed out that this is a free event for the entire community to entice residents and visitors to come out and support local talent. The event will be advertised heavily to encourage visitors to stay another day. Also, the event will be held at the Western Park amphitheatre because it has grown too large for Cobblestone Park and will coincide with the County fair. Ms. Christopherson concluded that she would appreciate the same financial support as last year of \$3500. Councilmember *JoAnn Cowan moved to sponsor Alive after Five event in the amount of \$3500.* Councilmember Norton asked if there were any other contributors and what the cost is to put on the event. Joe Evans answered that that they have a few large contributors such as Ashley Regional Medical Center and most of the cost is for prizes for the contestants. He stated he would provide a list and budget for the Council. *Councilmember Sonja Norton seconded the motion. The motion passed with the following roll call vote:*

- Councilmember Munford ..... aye.*
- Councilmember Cowan.....aye;*
- Councilmember Reynolds .....aye;*
- Councilmember Norton.....aye;*
- Councilmember Clark..... aye.*

Mayor Showalter reported that the City is looking at sponsoring small events and is setting up an organization called “Vernal Excitement Association” to produce venues this summer that possibly could use Cobblestone Park and create excitement in the community. He asked if Alive After Five could possibly hold a pre-show event at Cobblestone Park. Joe Evans agreed that preliminary showdown items could be planned for Cobblestone Park. He stated he would like to be a part of the downtown events. Councilmember Norton agreed to do a news conference to explain the City’s involvement in with this new Association and the venues being planned in the near future.

**PUBLIC HEARING: AMENDMENT TO THE VERNAL CITY MUNICIPAL CODE,**

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**PLANNING & ZONING SECTION 16.26, ORDINANCE NO. 2011-10:** Mayor Gary Showalter stated that he has been the most outspoken critic of downtown parking in Vernal City and noted that:

1. It is impossible to come up with the perfect situation for every type of business; and
2. Parking spaces that are suggested or allocated for a huge, unplanned event greatly exceed what is available for normal business use.
3. If a business plans on attracting a large number of customers, they need to plan their parking appropriately.

Mayor Showalter opened the public hearing for comments. Allen Parker brought the Council's attention to Ordinance No. 2011-10 and explained that this ordinance describes specific types of businesses and outlines the method used to determine the number of parking spaces that will be required for new construction or expansion. Also, a document was presented to the Council showing the current code, Planning Commission recommendations, staff recommendations, and codes from several Utah communities for comparison. There was some discussion regarding the communities that were selected as a comparison.

Mr. Jake Phillips handed out a packet of parking regulations from other Utah cities pertaining to mortuaries.

Mr. Allen Parker started the discussion on each use as follows:

1. Banks: The current code requires 1 space for every 300 feet of floor space. Councilmember Clark asked if the drive thru area was included in the square footage. Allen explained only covered areas within a structure are included. Mayor Showalter related that he contacted Zion's Bank to see what their current square footage is and how many parking spaces are being used. The footage is 8100 square feet which would equal 27 parking spaces based on the current code. Also, they utilize approximately 35 spaces each day and pay a lease on 10 spaces. Councilmember Norton reminded the Council that the code deals with "minimum" standards. Allen Parker agreed that the ideal requirement will protect neighboring property owners from constant overflow parking. After further discussion, the consensus was to stay with the Planning Commission recommendation of 1 space for every 300 square feet of floor space.
2. Bowling alleys: Councilmember Clark stated that the current code is not adequate for large bowling leagues or tournaments. Also, if billiards or other uses are added, then more parking spaces are needed. After discussion, the consensus was to leave the parking for bowling centers at 4 spaces per lane.
3. Churches: Allen Parker explained that the Planning Commission is recommending requiring more parking for assembly areas. Ken Bassett suggested wording be included to specify what is considered seating as many churches have pews. The consensus of the Council was to go with the staff recommendation and add wording that 18" of bench space is considered a seat.

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4. Food establishments: Allen Parker explained that the Planning Commission concluded that requiring 15 parking spaces for a small sandwich shop or coffee shop was excessive. The recommendation is to lower the requirement to 4. Councilmember Clark asked if the outdoor dining seats are included. Allen Parker answered no. Ken Bassett asked how the number of spaces were determined for the new Sonic since they do not have any inside dining. Allen Parker stated that with this code they only needed 4 spaces, however, with their specific ordering method, they have more parking spaces than the minimum requirement. Mayor Showalter agreed that businesses that rely on vehicular traffic would be foolish not to provide enough parking. Councilmember Munford asked what would happen with outdoor cooking facilities. Allen Parker stated that the Planning Commission would have to look at requirements for mobile food vendors or catering who are not at a fixed location. After discussion, the consensus was to go with the Planning Commission recommendation as shown on the chart.
5. Furniture and appliance stores: Allen Parker explained that the Planning Commission chose not to change the parking requirement for this use, however, the staff is recommending changing the requirement from 1 space for every 400 square feet of floor space to 800 square feet. Mayor Showalter agreed that these types of establishments need more floor space for inventory, but do not need a large parking lot. After discussion the consensus of the Council was to use the staff recommendation.
6. Hardware Stores: Allen Parker explained this type of use has been added under its own heading, and the Planning Commission is recommending 1 parking space for each 300 square feet of floor space. Councilmember Cowan remarked that these type of businesses always seem to have large parking lots that do not reflect the number of customers they actually have at one time. Councilmember Clark commented that a small business, such as a shoe repair shop, would not need a lot of parking. After discussion, the consensus was to require one space for every 600 square feet of floor space or 3 parking spaces whichever is greater.
7. Hospitals: There was considerable discussion on using of the number of beds or square footage to determine parking space requirements for hospitals. Mayor Showalter noted that the new section of the hospital has doctor's offices in it. Also, there is a lot of traffic for outpatient services. The consensus of the Council was to go with the Planning Commission recommendation of 2.5 spaces for each bed.
8. Libraries: Allen Parker stated that the Planning Commission recommended increasing the number of spaces required. Based on that recommendation, the new library complex would be required to have 120 spaces.

Darlene Burns, representing Uintah County, reported that the current site plan for the library has 150 parking spaces. However, based on the current parking needs, it is felt that sixty spaces would be adequate. If the number of spaces can be reduced, the small

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park and Scout House land will not be needed for the library parking. Councilmember Clark noted that the Sheriff's officers also parked in the library parking. Darlene Burns replied that they do not plan on renting any County space to anyone with large fleets. Mayor Showalter expressed his appreciation of the County partnering with the City to keep the library downtown. Councilmember Munford voiced his concern that the new library will attract more patrons and require more parking. Darlene Burns responded that the hope is more people will use the facility, however, the majority of the use will be later in the day and will have turnover. The Scout House would not need to be removed if less parking is required. Ken Bassett asked about parking for the History Center. Darlene stated that there will be approximately six spaces next to a courtyard for the History Center. After discussion, *Councilmember Cowan moved to adopt the provision of one (1) space for each 500 square feet of floor space for a library. Councilmember Cal Dee Reynolds seconded the motion. The motion passed with a unanimous vote with Councilmembers Cowan, Reynolds, Clark, Norton and Munford voting in favor.*

9. Museums: Allen Parker noted that the Planning Commission is recommending more spaces be required for a museum. After discussion, the consensus was to leave the parking standard the same as the requirement for a library.
10. Manufacturing: Allen Parker stated that the recommendation from the Planning Commission proposes 4 parking spaces plus additional spaces for each employee on the maximum shift. This system of determining parking spaces is problematic because it will be hard to know how many employees will be hired at a later date. Ken Bassett suggested using the standard from St. George which requires one standard for the manufacturing floor area and another standard for office area. The consensus was to require one 1 space for each 1000 square feet of floor space and 1 space for each 250 square feet of office space.
11. Medical and Dental Clinics: There was considerable discussion regarding using the number of exam rooms or chairs versus using the square footage to determine parking requirements.

Daniel Angus explained that he was the contractor for the Haslem dental office and the number of spaces seem to be adequate for his business. After discussion, the consensus was to leave the requirement at 1 space for each 200 square feet of floor area.

12. Mortuaries: Allen Parker stated that the Planning Commission is recommending 1 parking space for each 75 square feet of floor area. Councilmember Cowan noted that based on the chart of other cities, that requirement is too high.

Jake Phillips stated that his new mortuary will have 800 square feet of chapel area, and his entire development will be 5600 square feet. Mayor Showalter asked if there will be overflow parking for a large funeral.

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Daniel Angus stated that the vacant property to the north of the new mortuary development is owned by Mr. Phillips, however, it will not be paved. It was noted that there is available public parking nearby.

Allen Parker recommended the Council consider 1 parking space for each 100 square feet of floor area. Daniel Angus stated that is still double what most cities require. The Council discussed the other mortuary that is going into an existing building and how the vehicles will exit that site. The Council then agreed with Mr. Parkers recommendation.

13. Motels: Councilmember JoAnn Cowan stated that the motels have a 70% occupancy rate and do not seem to have any parking problems. The consensus of the Council was to not make any changes to this use.
14. Motor vehicle repair shops: The Council discussed the need for parking for employees and determined that the requirement for employee parking should be removed.
15. Motor vehicle repairs, sales and wholesaling: Mayor Showalter noted that the parking is the display case for dealerships, and they want to display their product in an attractive way. He stated that the extra parking for employees is an undue hardship. The Council agreed and decided to go with the staff recommendation.
16. Multi-tenant / Strip malls: Allen Parker explained that in the past the use of the rental units in a strip mall drove the number of parking spaces being required. If a restaurant wants to move into a vacant unit, the development may not have enough spaces. He suggested floor space be used to determine the number of spaces if there are at least 3 units. The Council agreed with the Planning Commission recommendation.

The Council took a five minute recess. Mayor Showalter resumed the public hearing for Ordinance No. 2011-10 dealing with parking space requirements as follows:

17. Nursing homes: The Council determined that one parking space for every 3 beds would be adequate unless skilled care is provided, then more parking would be necessary.
18. Public Parks: Councilmember Norton commented that it is hard to apply a specific requirement to a park as each one is designed different. Councilmember Clark stated that the Recreation District will be adding more parking around the recreation center to eliminate street parking which is hampered by snow in the winter. After discussion on these types of uses, the Council determined that the current standards are adequate.
19. Rooming house, lodging & clubs: Allen Parker explained that the Planning Commission wanted to simplify the parking for this use by requiring one space for every 2 beds. The consensus of the Council was to use the Planning Commission recommendation.
20. Schools, private: Councilmember Cowan stated that the City cannot impose any

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requirements on charter schools. Councilmember Norton stated that parking spaces are needed for students and staff for other private schools. The consensus of the Council was to require one space for each employee and one space for each two students of driving age.

- 21. Stadiums, Public Assembly, and Swimming Pools: Councilmember Clark agreed with the Planning Commission requirements for these types of uses, and noted that the recreation center would have had to install more parking under this regulation. The Council agreed to go with the Planning Commission recommendation.
- 22. Theaters: Councilmember Munford voiced concern over open theaters that do not have fixed seating and asked how the parking would be determined for that type of use. The consensus was to require 1 space for each 35 square feet of seating area where there are no fixed seats, and 1 space for each 4 fixed seats.
- 23. Transportation: Councilmember Clark stated that the FAA has restrictions on parking for airports. There was some discussion regarding a terminal for the buses. The Council determined that the Planning Commission recommendation was appropriate for this use.
- 24. Warehouses: Councilmember Norton expressed her preference to use square footage to set the parking requirements over the number of employees. After discussion, the consensus of the Council was to require 1 space for every 2,000 square feet of floor area.

Mayor Showalter asked for any additional public comments. There were no further comments and the public hearing was closed. Ken Bassett recommended the Council adopt Ordinance No. 2011-10 with the changes discussed above. *Councilmember Ted Munford moved to approve Ordinance No. 2011-10 as amended. Councilmember Cal Dee Reynolds seconded the motion. The motion was voted on as follows:*

*Councilmember Munford ..... aye.*  
*Councilmember Cowan.....aye;*  
*Councilmember Reynolds .....aye;*  
*Councilmember Norton.....aye;*  
*Councilmember Clark.....nay.*

The motion passed with a majority vote.

**FY2012 TENTATIVE BUDGET ADOPTION & SETTING PUBLIC HEARING DATE:**

Ken Bassett explained that the staff has prepared the tentative budget for FY2012. All of the departments and Council Committees have met in determining this tentative budget. In addition, the Council needs to discuss setting the time for a public hearing to receive public input on the 2012 budget. *Councilmember JoAnn Cowan moved to hold the public hearing for the FY2012 budget on May 18, 2011. Councilmember Cal Dee Reynolds seconded the motion. The motion passed with a unanimous vote with Councilmembers Cowan, Reynolds, Norton, Munford and Clark voting in favor.*

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10 Ken Bassett asked the Council to check their schedules and establish a time for the budget  
11 workshops. After further discussion, the Mayor and Council decided to meet on Tuesday, May  
12 17<sup>th</sup> at 4:00 pm and Wednesday, May 18<sup>th</sup> at 4:00 pm to review the FY2012 budget.  
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14 **ADMINISTRATIVE REPORTS:**

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16 Road Damage:

17 Councilmember JoAnn Cowan voiced her concern over damage to roadways where construction  
18 has occurred and the street has not been repaired correctly. Ken Bassett stated that the staff is  
19 aware of this issue and will work on getting the repairs corrected once the weather will allow hot  
20 mix to be installed.  
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22 **ADJOURN:** There being no further business, Councilmember JoAnn Cowan moved to adjourn.  
23 Councilmember Ted Munford seconded the motion. The motion passed with a unanimous vote  
24 and the meeting was declared adjourned.  
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27 \_\_\_\_\_  
Mayor Gary Showalter

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29 **ATTEST:**

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32 Roxanne Behunin, Deputy Recorder

( S E A L )

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