

MINUTES OF THE VERNAL CITY COUNCIL REGULAR MEETING HELD
OCTOBER 20, 2014 at 4:00 p.m. in the Vernal City Planning Conference Room,
374 East Main, Vernal, Utah 84078.

PRESENT: Councilmembers Bert Clark, Dave Everett, Samantha Scott and JoAnn Cowan.
Mayor Norton was excused, Councilmember Ted Munford was absent.

SELECTION OF MAYOR PRO-TEMPORE: *Councilmember Dave Everett moved to appoint Councilmember Bert Clark as the Mayor Pro-Tempore for this meeting. Councilmember Samantha Scott seconded the motion. The motion passed with Councilmembers Everett, Scott and Clark voting in favor. Councilmember Cowan was not present for the vote.*

ACKNOWLEDGEMENT AND APPROVAL OF SPECIAL MEETING: *Councilmember Dave Everett moved to approve this special meeting. Councilmember Samantha Scott seconded the motion. The motion passed with Councilmembers Everett, Scott, Cowan and Clark voting in favor.*

REQUEST FOR RECOMMENDATION TO CONSIDER AMENDING THE FINAL PLAT FOR KIMBALL GLAZIER FOR THE ASHLEY ESTATES PHASE II SUBDIVISION: Allen Parker explained that both items on this agenda are subdivision plat amendments which require a special process to comply with State code. Mayor Pro Tempore Bert Clark opened the public hearing to consider amending the final plat for Ashley Estates. Allen Parker brought the Council's attention to the original plat and the amendment being requested. The amendment is located on 400 West 1070 South and includes changing the larger lots on the east side to standard size lots with a cul-de-sac. The changes only affect lots six through eight. Councilmember Clark clarified that the street in question is off 500 West. Kimball Glazier answered yes, with a new roundabout at the end. Councilmember Cowan asked if there would be enough space to turn around an ambulance or fire truck. Kimball Glazier answered yes. Councilmember Clark asked if it would be a private drive to some of the lots. Kimball Glazier stated that the drive entrance to lots 23, 24 and 25 will be privately owned. Councilmember JoAnn Cowan stated she did not have any concerns with this amendment as long as there is access for emergency vehicles. Mike Davis noted that the private drive will not be plowed or maintained by the City. Allen Parker stated that it does have to be built to support the weight of emergency vehicles. Councilmember JoAnn Cowan moved to approve the amendment to the Ashley Estates phase II subdivision plat as presented. Councilmember Dave Everett seconded the motion. The motion passed with the following roll call vote:

Councilmember Clark..... aye;
Councilmember Everett aye;
Councilmember Cowan aye;
Councilmember Scott..... aye.

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REQUEST FOR RECOMMENDATION TO CONSIDER AMENDING THE FINAL PLAT FOR GREG COCHRAN FOR THE CROWN ESTATES SUBDIVISION: Mayor Pro Tempore Clark noted that the public hearing is still open for this amendment discussion. Allen Parker stated that Mr. Greg Cochran is asking to amend the existing plat for this subdivision that was originally approved in 1973. This property is located at 1387 West 210 South. In order to have legal lots, the lot lines need to be shifted slightly. There is a fence that is off by one foot on lot 11. Kimball Glazier stated he thought a fence line became the common line after time. Allen Parker stated that can happen, however, these property owners were advised to change the plat so there is no question. The line between lots 8 & 9 only needs to be changed 3 inches. Councilmember Bert Clark noted that the property runs parallel to Kids Canal and asked if an easement existed for the waterway. Allen Parker stated the easement actually falls outside the lot lines. Councilmember Clark stated that Ashley Water Users recently modified all the laterals to make sure there was enough of an easement to clean the lines. He asked if the property owner would be required to put in curb and gutter. Allen Parker answered yes if the property is developed. *Councilmember JoAnn Cowan moved to approve the amendment to the Crown Estates Subdivision and close the public hearing. Councilmember Samantha Scott seconded the motion. The motion passed with the following roll call vote:*

- Councilmember Clark.....aye;
- Councilmember Everettaye;
- Councilmember Cowanaye;
- Councilmember Scott.....aye.

ADMINISTRATIVE REPORTS:

Flag lots:

Councilmember Clark reminded the staff that the Planning Commission needs to review the fifty-foot frontage for flag lots to make it the same as regular lots. Allen Parker stated this will be on the next Planning Commission agenda.

ADJOURN: There being no further business, *Councilmember JoAnn Cowan moved to adjourn. Councilmember Dave Everett seconded the motion. The motion passed with a unanimous vote and the meeting was declared adjourned.*

Mayor Pro Tempore Bert Clark

ATTEST:

Roxanne Behunin, Deputy Recorder

(S E A L)