

1. 7:00 P.M. 2020-06-30 PC Agenda

Documents:

[06-30-20 PC PUBLIC AGENDA.DOCX](#)

- 1.1. 7:00 PM 2020-06-30 PC Packet

Documents:

[2020-06-30.PDF](#)

## **TO THE PUBLIC AND RESIDENTS OF VERNAL CITY:**

Notice is hereby given that the **VERNAL CITY PLANNING COMMISSION** will hold a special meeting on **Tuesday, June 30, 2020 at 7:00 p.m.** in the Vernal City Council Chambers at 374 East Main Street, Vernal, Utah.

# **AGENDA**

### **A. STANDING BUSINESS**

1. Welcome and Designation of Chair and Members
2. Approval of Minutes Meeting for June 9, 2020

### **B. PUBLIC HEARING – 7:05 P.M.**

1. Request for Recommendation to consider updating and amending the Vernal City General Plan

### **C. ADJOURN**

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1 **MINUTES of the Vernal City PLANNING COMMISSION**

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

3 June 9, 2020

4 7:00 pm

5  
6 **Members Present:** Jim Linschoten, Eric Hunting, Samantha Scott, Nicholas Porter,  
7 Darcy McMickell

8  
9 **Members Excused:** Troy Allred

10  
11 **Alternates Present:** Corey Foley, Ben McMickell

12  
13 **Alternates Excused:**

14  
15 **Staff Present:** Allen Parker, Assistant City Manager; Matt Tate, Building  
16 Official; and Sherri Montgomery, Administrative Clerk.

17  
18 **WELCOME AND DESIGNATION OF CHAIR AND MEMBERS:** Chair Samantha Scott  
19 welcomed everyone present to the meeting.

20  
21 **APPROVAL OF MINUTES FROM JUNE 2, 2020:** Chair Samantha Scott asked if there were  
22 any changes to the minutes from June 2, 2020. There being no corrections, *Eric Hunting moved*  
23 *to approve the minutes of June 2, 2020 as presented. Nicholas Porter seconded the motion.*  
24 *The motion passed with Jim Linschoten, Eric Hunting, Samantha Scott, Nicholas Porter,*  
25 *Darcy McMickell, Corey Foley and Ben McMickell all voting in favor.*

26  
27 **GENERAL PLAN:** Allen Parker explained that the General Plan update and amendment is the  
28 first reading. Mr. Parker asked if there were any questions to the changes and reformatting of the  
29 General Plan document that was presented. Mr. Parker stated that Mike Larsen has made a new  
30 cover, done some major reformatting. Ben McMickell mentioned that it is easier to read and felt  
31 like Mike Hansen had done a good job. Mr. Parker reviewed Section 1. Darcy McMickell  
32 referred to Page 1-4 and asked if the bullet point that is highlighted is still questionable. Mr.  
33 Parker stated yes, Mr. Hansen is reconsidering that line item "Vernal City is running out of land  
34 – accommodating future growth in Vernal" and agrees with him. Mr. Parker mentioned that it is  
35 not appropriate. Most of the land in Vernal is getting built on; however, there is still plenty of  
36 land depending on how people build on it. Mr. Parker indicated that there is adequate land that  
37 is not annexed into the City if the land owners wanted to petition for annexation.

38  
39 Mr. Parker explained that this was a working document, and he wanted to give the Planning  
40 Commission the timeline that they are working on. Mr. Parker mentioned that the Planning  
41 Commission had the special meeting to work on the General Plan. The survey was sent out to  
42 the Planning Commission from Mr. Larsen. Mr. Parker indicated that he sent Mr. Larsen a  
43 summary of the information collected from the special meeting. Mr. Parker stated that he had a  
44 zoom meeting with Mr. Larsen and their engineer that is going to be doing the modeling and  
45 discussed exactly what the City is trying to accomplish. The engineering firm is producing  
46 those cross sections and the street work that was discussed at the special meeting. Once the

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47 document is completed, Mr. Parker stated that he will send it out to the Planning Commission  
48 electronically prior to the June 30th meeting. Mr. Parker indicated that he will then give the  
49 feedback to Mr. Larsen, so it can be implemented into the final document for the public hearing  
50 on June 30<sup>th</sup>. Mr. Parker explained that after the public hearing, the Planning Commission can  
51 continue to make changes. Mr. Parker referred to Section 2 which is the land use section. Mr.  
52 Parker indicated that there were not a lot of changes to the summary. A couple of things that  
53 needs to be addressed over time are where it states that the “Vernal Regional Airport is sufficient  
54 for our existing needs”. Mr. Parker stated that is not true. There are items that are out of  
55 compliance such as the ADA standards in the terminal building and a lot of work to be done with  
56 regulations, leases, and other concerns that need to be solved. Mr. Parker reported that Vernal  
57 City has agreed to take over the management of the airport; however, the County has not  
58 finalized their side of the agreement. Ben McMickell stated that he heard that the County  
59 approved the agreement at their Commission meeting on Monday. Mr. Parker stated if it is all  
60 approved, the airport will have a management component on its own in the General Plan and will  
61 not be in the land use laws, because it is entirely outside of the Vernal City limits.  
62

63 Mr. Parker pointed out that the references to Maeser and Naples have been taken out. Mr.  
64 McMickell asked if it is appropriate to put more connected areas that are unincorporated into  
65 Section 2 instead of Naples and Maeser. Mr. Parker explained that Maeser is probably the entity  
66 that is the most afraid that Vernal City will annex them. Mr. Parker reviewed the transportation  
67 plan, the annexation plan, the airport, parks and recreation and all the maps. Mr. Parker  
68 mentioned that the trails plan has already been updated and adopted. Mr. Parker referred to the  
69 current recreation facilities and park facilities table and mentioned that it indicates that the City  
70 does not have a shooting range when in fact, the City does. Mr. Parker reviewed the table  
71 showing what the National Recreation and Park Association recommends having per the number  
72 of population. Mr. Parker explained that the trails section was removed from the parks and  
73 recreation, because it is redundant as there is a separate section for the Trails Master Plan. Mr.  
74 Parker asked the Planning Commission if they would like to read through the documents at the  
75 meeting and give feedback or take the next week to read through it and send him changes or  
76 questions by email. After reviewing a summary of some of the sections of the General Plan, it  
77 was the consensus of the Planning Commission to review it on their own due to the size of the  
78 document and email Mr. Parker with any feedback.  
79

80 Mr. Parker reported that he researched and received quotes on charging stations for electrical  
81 cars; however, it is not possible with the tight budget. Corey Foley mentioned that there is one  
82 across the street at the hotel. Mr. Parker indicated that there is also a couple over at the  
83 University of Utah. Nicholas Porter stated that there is one over by O'Reilly's. Mr. Parker  
84 stated that it would be a benefit for the public to have one within the downtown area to promote  
85 downtown. Mr. Foley mentioned that you are seeing more of those electric cars. Mr. Parker  
86 noted that he sees Teslas all over town. Mr. Foley asked if the cars get enough charge to get to  
87 Vernal and then go somewhere else. Mr. Porter mentioned he has not asked anyone about it;  
88 however, he should. Mr. Parker stated that he would love to have some feedback on that.  
89 Samantha Scott if there is any way to get a grant. Mr. Parker stated that he has checked into two  
90 different grants. One with Rocky Mountain Power and one with the State. The City would still  
91 have to pay \$2,000 per station and the cost to install the stations. The Planning Commission  
92 discussed options and other ways to be able to come up with the money such as donations from

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93 the community and a go fund me page. The Planning Commission all agreed that these stations  
94 would be a great addition to the community. It would encourage tourism. The Planning  
95 Commission discussed ideas to recoup the cost and where the stations would be most beneficial.  
96

97 The Planning Commission discussed the data on wages in the General Plan going from \$10,000  
98 to \$100,000. It was the consensus that the numbers of total wages did not make any sense and  
99 should be extracted. The Planning Commission discussed how the Basin Rail Project would  
100 affect Vernal such as jobs, people moving here, housing, the potential on the economy, local  
101 deliveries, etc.  
102

103 **ADJOURN:** There being no further business, *Ben McMickell moved to adjourn. Darcy*  
104 *McMickell seconded the motion. The motion passed with a unanimous vote, and the meeting*  
105 *was adjourned.*  
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Samantha Scott, Planning Commission Chair





