

MINUTES of the Vernal City PLANNING COMMISSION

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

January 10, 2023

7:00 pm

Members Present: Brandon Parker, Stephen Lytle, Kimball Glazier, Brian Eades, Corey Foley

Members Excused: Troy Allred

Alternates Present: Randel Mills, Ryan Pugh

Alternates Excused:

Staff Present: Gabby Hawkes Blackburn, Assistant City Manager; Matthew Tate, Building Official; and Gay Lee Jeffs, Administrative Secretary.

WELCOME AND DESIGNATION OF CHAIR AND MEMBERS: Chair Brandon Parker welcomed everyone present to the meeting.

APPROVAL OF MINUTES FROM December 13, 2022: Chair, Brandon Parker asked if there were any changes to the minutes from December 13, 2022. The minutes were approved with corrections, *Brian Eades moved to approve the minutes of December 13, 2022 with corrections. Stephen Lytle seconded the motion. The motion passed with Brandon Parker, Stephen Lytle, Kimball Glazier, Brian Eades, Corey Foley, Randel Mills, and Ryan Pugh voting in favor.*

RECOMMENDATION TO CONSIDER AMENDING THE VERNAL CITY GENERAL PLAN- APPENDIX E, LOW TO MODERATE INCOME HOUSING.

Gabby Hawkes Blackburn explained that the State has required that the City adopt a Low to Moderate Income Housing plan. The language was given to the City by the State and the City has to adhere to the given language. However, the City has the opportunity to choose which sections to add; only three (3) items are required. The City added five (5) items. The City is required to add a time line as well. The City will need to report on the time lines and update the State at the end of the year. Meeting benchmarks makes the City more eligible for funding. The changes in this plan have been approved by the State. Ms. Blackburn read the changes and benchmarks for the Rezone section. Brian Eades stated that no one had defined Moderate Income Housing. Mr. Eades asked if it was fifty (50) percent of the average median income. Ms. Blackburn replied that the State gives the definition of Moderate Income Housing and that she believed it was forty (40) percent of the average median income. Ms. Blackburn stated that the City will not actively look for rezones. The change also states that the City would be amenable to higher density or mixed use rezones at least once every eighteen (18) months. Ms. Blackburn read the changes and benchmarks for the Upgrade Infrastructure section. Ms. Blackburn moved on to the Internal Additional Dwelling Units (IADU) section. Corey Foley talked about the Internal Additional Dwelling Units (IADU). He stated that it means that someone can have an

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apartment in their basement and wondered which zones the City allowed them in. Ms. Blackburn answered that basically all the zones allowed an Internal Additional Dwelling Unit (IADU) but there were some caveats that said the City did not have to allow and the City is small enough that this plan will cover that. Mr. Eades asked why the City would need to track an Internal Additional Dwelling Unit (IADU). Ms. Blackburn replied that it is because of the denseness of the occupancy. Mr. Foley commented that it was brought about to help with the housing crisis and that the State required all municipalities to adopt an Internal Additional Dwelling Unit (IADU) ordinance. According to the State a family unit cannot be defined. Matt Tate mentioned that an Internal Additional Dwelling Unit (IADU) can be rented out to a non-related person without having to make the unit into a duplex subjecting the dwelling to all applicable building codes. The dwelling cannot be made into a 4-plex without going through the building process first. Ms. Blackburn read the changes and benchmarks for the Update Parking Ordinance section. She stated that about ten (10) years ago Vernal City increased their requirements for parking. As a result the City has looked at maybe lowering the landscaping requirements. Kimball Glazier asked what the parking requirements are in the MX zone. Ms. Blackburn stated that it is the same as other zones. There are no special parking requirements for the MX zone. Ms. Blackburn moved on to the Utilize Community Reinvestment Agency (CRA) section. Once the Community Reinvestment Agency (CRA) reaches \$100,000 the City will pay ten (10) percent into affordable housing. Students and Seniors automatically qualify for affordable housing. Ms. Blackburn read the last statement that the City will adopt, "An analysis will be performed by Vernal City to determine a priority of foreclosed properties and other dilapidated housing that will be prioritized for acquisition and rehabilitation." The City has already begun this process.

Chair Brandon Parker opened the public hearing to receive comments from the public. There being no public comment, Chair, Brandon Parker, closed the public hearing.

Stephen Lytle moved to forward a positive recommendation as presented to the City Council to amend the Vernal City General Plan-Appendix E, Low to Moderate Income Housing. Kimball Glazier seconded the motion. The motion passed with Brandon Parker, Brian Eades, Corey Foley, Stephen Lytle, Kimball Glazier, Randel Mills and Ryan Pugh voting in favor.

RECOMMENDATION TO CONSIDER AMENDING THE VERNAL CITY GENERAL PLAN – APPENDIX E, FUTURE LAND MAP

Gabby Hawkes Blackburn reminded the Commission that they previously had a work session on the Future Land Use map. Ms. Blackburn said that the previous Planning Director proposed to make a change to the Future Land Use map by adding moderate density Residential closer to Main Street and high density Residential in the current Industrial zone. Ms. Blackburn explained that not all the areas proposed are within Vernal City limits, some of the proposed area is in Uintah County jurisdiction. Ms. Blackburn reminded the Commission that the City was not rezoning or annexing anything at this time only that it might be a good fit for the City in the future. Ms. Blackburn gave two (2) options of the changes that were proposed after the work session: Option 1 was to keep Industrial on the South side of Main Street, adding in Commercial and Mixed Use on the North side of Main Street, some medium density Residential on 1500 East and the rest would be high density Residential. Option 2 was to keep Industrial on the South side

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of Main Street, but did not add in a buffer of Commercial or Mixed on the North side of Main Street and went straight into high density Residential and medium density Residential on 1500 East. The land is almost bare in the proposed area and could be used for almost anything. Due to the location and interest from developers, the area could be good for Residential. Brandon Parker expressed concern about putting high density Residential or even medium density Residential above the flight path of the airplane as it comes in daily and next to Industrial even with the barrier of the Commercial. Mr. Parker stated that he is not on board with a change at all. Ms. Blackburn remarked that no changes are required to be made. The area has been Industrial for a long time and there has been no Industrial growth in that area, but there has been interest in other Residential growth in that area. Mr. Parker felt that Industrial and Residential could not co-exist and he does not think it is what our community wants or right for our community. Brian Eades asked if Mr. Parker's main concern was that it would not be a marketable area or was it a safety issue. Mr. Parker replied that it was both and expressed concern over unethical developers and unsellable homes. Kimball Glazier responded that if someone wants to build or buy that is their right and they know what they are getting into. Mr. Parker stated that he would like to see responsible development. Mr. Glazier stated that high density Residential is needed and that is where lower income housing is going to come from and that is lacking in Vernal City. In a well divided and zoned City, you go from Commercial/Industrial areas into higher density Residential and then out into lower Residential areas. Ms. Blackburn advised the Commission to not look at the Future Land Use map changes because of development companies only the City Zoning Code and if the land close to Main Street is suitable for that use. Mr. Glazier mentioned that high density Residential belongs close to Commercial and it is something that is needed in Vernal City. Mr. Parker asked about the height for the flight path. Ms. Blackburn answered that it radiates out from the airport covering the majority of Vernal City with a height of around three hundred (300) feet. The airport will have to sign off on any development in that area. It was mentioned that it is a good idea to have Commercial at intersections and that there is a triangle of Industrial that did not change where there are active businesses. It was also mentioned that the sewer in that area could be an issue as there is no capacity and would be very costly to replace. Ms. Blackburn reminded the Commission that some of the property the City is looking at for the Future Land Use map is not incorporated land. It is in Uintah County and any developer could try to go through the annexation process with Vernal City to develop the land or they could go through Uintah County to develop the land which is already zoned C-1, the most dense Commercial property in Uintah County.

Kimball Glazier moved to forward a positive recommendation of Option 1 to the City Council to amend the Vernal City General Plan-Appendix E, Future Land Use Map. Stephen Lytle seconded the motion. The motion passed with Brian Eades, Stephen Lytle, Kimball Glazier, Randel Mills and Ryan Pugh voting in favor. Brandon Parker voted against. Corey Foley abstained from voting.

ADJOURN: There being no further business, *Kimball Glazier moved to adjourn. Ryan Pugh seconded the motion. The motion passed with a unanimous vote, and the meeting was adjourned.*

Brandon Parker, Planning Commission Chair