

MINUTES of the Vernal City PLANNING COMMISSION

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

March 9, 2021

7:00 pm

Members Present: Samantha Scott, Nicolas Porter, Jim Linschoten, Troy Allred, Eric Hunting

Members Excused: Darcy McMickell

Alternates Present:

Alternates Excused: Corey Foley

Staff Present: Allen Parker, Assistant City Manager; Matthew Tate, Building Official; and Kaitlyn Winterton, Administrative Clerk.

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

APPROVAL OF MINUTES FROM FEBRUARY 9, 2021: Chair Samantha Scott asked if there were any changes to the minutes from February 9, 2021. There being no corrections, *Jim Linschoten moved to approve the minutes of February 9, 2021 as presented. Eric Hunting seconded the motion. The motion passed with Nick Porter, Jim Linschoten, Troy Allred, Eric Hunting, and Samantha Scott voting in favor.*

AMEND SECTION 16.28 “SIGN REGULATIONS” – ALLEN PARKER

Allen Parker informed the Commission members that there had been two changes to the Municipal Code section 16.28 regarding sign regulations discussed in the February 9, 2021 meeting. School signs were discussed in the previous meeting and the only change was the times that they can be illuminated, which is between the hours of 7:00 a.m. and 10:00 p.m. A new addition has been added to sign regulations due to an inconsistency found from an application that came in for a pole sign lower than the required 14 feet off the ground. As the code is currently written, a pole sign must be 14 feet or higher over pedestrian areas and automotive operations areas. Currently, the Vernal Theatre sign in downtown Vernal that projects over a pedestrian area is only 10 feet off the ground. Only for the CC-1 zone, downtown Vernal, has the change been made to allow pole signs to be 10 feet or higher off the ground only over pedestrian areas. All other areas will remain at the 14 feet or higher limit. Chair Samantha Scott questioned whether or not this would affect the dinosaur signs to which Allen Parker stated that this is for free standing pole signs and will not affect the dinosaur signs because they are blade signs which have different requirements. Eric Hunting pointed out an issue on the numbering in the proposed changes that caused confusion regarding signs on a building face. Allen Parker acknowledged the misprint and stated he would fix it so it read as those types of signs being only under flat or wall signs, not pole signs. He concluded that he would bring it back for public hearing at the next meeting.

DELETE CHAPTER 16.23 “URBAN FARMS” AND ADD SECTION 16.20.695 “URBAN FARMS” – ALLEN PARKER

Allen Parker stated that with where “Urban Farms” is under Chapter 16.23, it is difficult to find, and with more and more people applying for those, he would like to move it from a major chapter section to a subsection in the specific uses chapter. There will be no changes unless the Committee members have any to add. It will be brought back for a public hearing.

AMEND THE APRIL 2021 PLANNING COMMISSION MEETING SCHEDULE

Allen Parker requested that the April planning commission meeting be rescheduled from its date of April 13, 2021 due to being short staffed. He did not want to postpone until May due to needing public hearings for the codes presented to move forward and discuss other applications. Chair Samantha Scott proposed April 20, 2021 to which Nicholas Porter, Jim Linschoten, Troy Allred, and Eric Hunting agreed.

ADJOURN: There being no further business, *Nicholas Porter moved to adjourn. Troy Allred seconded the motion. The motion passed with a unanimous vote, and the meeting was adjourned.*

Samantha Scott, Planning Commission Chair