

# MINUTES of the Vernal City PLANNING COMMISSION

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

March 14, 2023

7:00 pm

**Members Present:** Brandon Parker, Stephen Lytle, & Troy Allred

**Members Excused:** Brian Eades

**Alternates Present:** Ryan Pugh

**Alternates Excused:** Randal Mills

**Staff Present:** Gabby Hawkes Blackburn, Assistant City Manager; and Gay Lee Jeffs, Administrative Secretary.

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

**APPROVAL OF MINUTES FROM February 14, 2023:** Chair asked if there were any changes to the minutes from February 14, 2023. There being no corrections, *Ryan Pugh moved to approve the minutes of February 14, 2023 as presented. Troy Allred seconded the motion. The motion passed with Brandon Parker, Stephen Lytle, Troy Allred and Ryan Pugh voting in favor.*

## **RECOMMENDATION TO CONSIDER A MINOR SUBDIVISION AMENDMENT REQUEST FROM BRAD MURRAY FOR PROPERTY LOCATED AT 987 SOUTH 500 WEST, VERNAL, UTAH, – 2023-002-SUB**

Gabby Hawkes Blackburn explained the process of a minor subdivision application to the Commission. The application will be submitted to the office first to check for compliance. Then will go before the Planning Commission for a recommendation to the City Council. The City Council will then review the request and give their approval. Minor Subdivisions are different from a standard subdivision. A minor subdivision is less than four (4) lots, there is access on an existing approved City road and does not need any improvements other than utilities that need to be run from the street to the structure. Ms. Blackburn explained agricultural subdivisions to the Commission. The State of Utah Code states that an agricultural subdivision must be allowed. Agricultural subdivisions do not have to be reviewed by the City and are not buildable. A developer must go through the process with the City to be able to build on an agricultural lot.

Ms. Blackburn informed that the request is for a minor subdivision located at 987 South 500 West. The property was split in 2013 and made into an agricultural subdivision. The State Code is quoted on the plat and recorded in the legal description for agricultural subdivisions. Ms. Blackburn stated that the lot as it exists is not buildable and that is the reason for the request. It is zoned RA-1 and meets all of the RA-1 area setback requirements. The lot does not meet the

**Vernal City Planning Commission Minutes**  
**March 14, 2023**

frontage requirements, but meets all of the requirements of a flag lot. It can be approved as a flag lot which would make it a buildable lot.

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.

Ms. Blackburn stated that the City does not take on any responsibility for the pan handle portion of the lot. It would be up to the applicant to build their own driveway that meets fire requirements and to maintain.

*Troy Allred moved to forward a positive recommendation to the City Council to consider a minor subdivision amendment request from Brad Murray for property located at 987 South 500 West, Vernal, UT – 2023-002-SUB . Ryan Pugh seconded the motion. The motion passed with Brandon Parker, Stephen Lytle, Troy Allred and Ryan Pugh voting in favor.*

**RECOMMENDATION TO CONSIDER A REZONE REQUEST FROM JACOB FLEMING AND QUINTON DANIEL FOR PROPERTY LOCATED AT 72 EAST AND 82 EAST 500 SOUTH, VERNAL, UTAH, TO REZONE THE PROPERTY FROM R-3 RESIDENTIAL ZONE TO R-4 RESIDENTIAL ZONE – 2023-001-REZ**

Gabby Hawkes Blackburn informed the Commission that notices to the surrounding residents for the rezone request did not get sent due to the fact that a staff member had a family member pass away. Therefore, the rezone request will have to be re-noticed. Brandon Parker has agreed to have a special meeting on March 28, 2023 at 5:00 p.m. for the rezone request. Ms. Blackburn stated that there will be a minor subdivision request for the same property in conjunction with the rezone request. *Stephen Lytle moved to table the recommendation to consider a rezone request from Jacob Fleming and Quinton Daniel for property located at 72 East and 82 East 500 South, Vernal, Utah, to rezone the property from R-3 Residential zone to R-4 Residential zone – 2023-001-REZ. Ryan Pugh seconded the motion. The motion passed with Brandon Parker, Stephen Lytle, Troy Allred and Ryan Pugh voting in favor.*

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

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Brandon Parker, Planning Commission Chair