

MINUTES of the Vernal City PLANNING COMMISSION

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

August 13, 2019

7:00 pm

Members Present: Joni Crane, Troy Allred, Eric Hunting, Samantha Scott, Darcy McMickell

Members Excused: Jim Linschoten

Alternates Present: Ben McMickell

Alternates Excused: Corey Foley

Staff Present: Allen Parker, Assistant City Manager; Matt Tate, Building Official; and Gay Lee Jeffs, Administrative Secretary.

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

APPROVAL OF MINUTES FROM July 9, 2019: Chair Joni Crane asked if there were any changes to the minutes from July 9, 2019. There being no corrections, *Eric Hunting moved to approve the minutes of July 9, 2019 as presented. Ben McMickell seconded the motion. The motion passed with Joni Crane, Troy Allred, Eric Hunting, Samantha Scott, Darcy McMickell and Ben McMickell voting in favor.*

REQUEST FOR RECOMMENDATION TO CONSIDER AMENDING THE VERNAL CITY MUNICIPAL PLANNING AND ZONING CODE FOR MEDICAL CANNABIS – SECTIONS 16.04, 16.20, 16.34, 16.48, 16.50 AND 16.52 — ORDINANCE NO. 2019-12 – ALLEN PARKER: Allen Parker stated that this ordinance was discussed at the previous meeting. Mr. Parker reviewed the changes in the ordinance that was discussed at the previous meeting. The changes were for the hours of operation for a medical cannabis pharmacy, which was changed from 8:00 a.m. - 7:00 p.m. to 8:00 a.m. - 9:00 p.m. The other change that was added is that a medical cannabis pharmacy would be allowed in a CC-1 zone along with the C-2 and CP-2 zones. Mr. Parker explained that the applicant for the medical cannabis facility did not get approved by the State and that there would be no medical cannabis facilities in the basin at this time. The medical cannabis facilities that were approved by the State are located around the Wasatch Front. Joni Crane asked if there were any other zones that would be added to the ordinance. Mr. Parker mentioned that there is a CP-1 zone that does not allow for a medical cannabis pharmacy, but wondered if it should be added in that zone for consistency. Darcy McMickell stated that it would be such a minimal impact that a CP-1 zone could be added to accommodate a pharmacy if needed at a later date. Ben McMickell mentioned that the 8:00 a.m. – 9:00 p.m. medical cannabis pharmacy hours seem to be consistent with other pharmacy hours. Mr. McMickell asked about how many feet is allowed between a medical cannabis facility and a residential home. Mr. McMickell stated that the Utah Medical Act states 300 feet, but is crossed out. Mr. Parker explained that if the State crossed it out then the 300 feet was eliminated. Mr.

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Parker stated that the City will rely on the State Code. There was more discussion on adding the CP-1 zone. The consensus was to leave the ordinance as written. Joni Crane, Chairperson, opened up the meeting to receive public comment. There were no public comments. Ms. Crane closed the public hearing. *Eric Hunting moved to forward a positive recommendation to the City Council to amend the Vernal City Municipal Planning and Zoning Code for Medical Cannabis – Sections 16.04, 16.20, 16.34, 16.48, 16.50 and 16.52 — Ordinance No. 2019-12 as written. Darcy McMickell seconded the motion. The motion passed with Joni Crane, Eric Hunting, Troy Allred, Ben McMickell, Samantha Scott and Darcy McMickell voting in favor.*

REQUEST FOR RECOMMENDATION TO CONSIDER AMENDING THE VERNAL CITY MUNICIPAL PLANNING AND ZONING CODE FOR ABANDONED SIGNS – SECTIONS 16.04 AND 16.28 – ORDINANCE NO. 2019-13 – ALLEN PARKER: Allen Parker explained that there was one item of discussion from the previous meeting that he changed in the ordinance. It is Section 16.14.497 Sign, Abandoned, Item A – 4 which states “Any multi-tenant sign which advertises for a business, service, owner, product or activity that has not been present on the site for a period of at least one hundred twenty (120) days, or:” Mr. Parker stated that this addition should address the multi-tenant abandoned sign issue. Mr. Parker explained that the ordinance will give the City the authority to correct an abandoned sign issue. There will be a policy in place that will help with Code Enforcement just like any other Code Enforcement issues. The City wants property owners to get into compliance with the Code and the ordinance is a tool that will help the City help a property owner to do so. Joni Crane, Chairperson, opened up the meeting to receive public comment. There were no public comments. Ms. Crane closed the public hearing. *Darcy McMickell moved to forward a positive recommendation to the City Council to amend the Vernal City Municipal Planning and Zoning Code for Abandoned Signs – Sections 16.04 and 16.28 – Ordinance No. 2019-13 as written. Samantha Scott seconded the motion. The motion passed with Joni Crane, Eric Hunting, Troy Allred, Ben McMickell, Samantha Scott and Darcy McMickell voting in favor.*

Allen Parker mentioned that he was working towards the process and getting a consultant hired for the General Plan.

ADJOURN: There being no further business, *Samantha Scott moved to adjourn. Eric Hunting seconded the motion. The motion passed with a unanimous vote, and the meeting was adjourned.*

Joni Crane, Planning Commission Chair