

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

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

October 12, 2021

7:00 pm

**Members Present:** Corey Foley, Nick Porter and Eric Hunting

**Members Excused:** Samantha Scott, Troy Allred and Jim Linschoten

**Alternates Present:** Stephen Lytle, Brandon Parker

**Alternates Excused:**

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

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

**APPROVAL OF MINUTES FROM September 14, 2021:** Vice Chair Corey Foley asked if there were any changes to the minutes from September 14, 2021. There being no corrections, *Nick Porter moved to approve the minutes of September 14, 2021 as presented. Brandon Parker seconded the motion. The motion passed with Corey Foley, Nick Porter, Eric Hunting, Stephen Lytle and Brandon Parker voting in favor.*

## **REQUEST FOR RECOMMENDATION TO CONSIDER A MINOR SUBDIVISION REQUEST FROM MICHAEL & KASAUNDR A LEISHMAN FOR THE PROPERTY LOCATED AT 572 WEST 1167 SOUTH, VERNAL, UTAH – 2021-005-SUB - ALLEN PARKER**

Allen Parker explained the request by Michael and Kasaundra Leishman to subdivide a single property into two properties. The owners would like to divide a 1.15 acre lot located at 572 West 1167 South. The first parcel will be .56 acres and the second parcel will be .95 acres. The .56 acre lot currently has a home under construction. The division of the property has been measured and the lines will not cause a non-conforming condition by putting the lot lines too close to the home being built. The minor subdivision plat has been reviewed and found to be in compliance with the requirements of Vernal City Code. A few minor things need to be corrected that will be completed before it goes to City Council.

Vice Chair, Corey Foley opened the public hearing to receive comment from the public. There being no comment from the public, Vice Chair, Corey Foley closed the public hearing.

*Eric Hunting moved to forward a positive recommendation to the City Council to consider a Minor Subdivision request from Michael and Kasaundra Leishman for the property located at 572 West 1167 South, Vernal, Utah – 2021-005-SUB. Stephen Lytle seconded the motion. The motion passed with Eric Hunting, Nick Porter, Corey Foley, Stephen Lytle and Brandon Parker voting in favor.*

**REQUEST FOR RECOMMENDATION TO CONSIDER AMENDING THE VERNAL CITY MUNICIPAL PLANNING AND ZONING CODE CHAPTER 16.04 – DEFINITIONS BY ADDING THE DEFINITION FOR DWELLING, INTERNAL ADDITIONAL, AND AMENDING THE DEFINITION OF FAMILY. (CODE SECTIONS 16.04.190 & 16.04.235) – ORDINANCE NO. 2021-20 – ALLEN PARKER**

Allen Parker explained that these are two items that are driven by State law. The first one is the definition of an Internal Additional Dwelling unit that is written closely to mirror State law. “A habitable dwelling unit created within or attached to a primary dwelling unit and located entirely on the same lot as said primary dwelling unit.” The second one is the definition of a Family. The State Legislature removed the related component to all definitions of a Family. After eliminating the old Code it will now read as “A group of individuals, related or unrelated, living together as a domestic group.” There is no cap on how many people are in a family.

Vice Chair, Corey Foley opened the public hearing to receive comment from the public. There being no comment from the public, Vice Chair, Corey Foley closed the public hearing.

*Nick Porter moved to forward a positive recommendation to the City Council to consider amending the Vernal City Municipal Planning and Zoning Code Chapter 16.04- Definitions by adding the Definition for Dwelling, Internal Additional, and amending the Definition of Family. (Code Sections 16.04.190 and 16.04.235) – Ordinance No. 2021-20. Brandon Parker seconded the motion. The motion passed with Eric Hunting, Nick Porter, Corey Foley, Stephen Lytle and Brandon Parker voting in favor.*

**ADDING CHAPTER 16.45 MX MIXED USE RESIDENTIAL ZONE – ALLEN PARKER**

Allen Parker introduced a dedicated Mixed Use zone that leans towards residential uses but it will incorporate more mixed uses into it than is available in an R-4 zone. This would be a new zone. The first segment, Section 16.45.010, states a general concept of the purpose of the zone. It gives context to why the ordinance is being considered and what the intent is and how it is implemented. The second segment, Section 16.45.035, defines the combination of uses that will be used in a Mixed Use zone. Mr. Parker clarified that this is not a proposal to rezone any property; this is a proposal to create a zone in the Code and then consider the rezoning of certain properties based on the goals of the City and the property owners. Nick Porter thought the Uses are pretty encompassing and makes a lot of sense, Mr. Porter questioned about the Special Provisions section. that some cities are requiring the retail space to be more of a flex space so that it can be converted from a retail space to a residential space or from a residential space to a retail space. Mr. Parker mentioned that it was interesting idea and clarified that the Mixed Use Residential zone being proposed is clearly residential zones and not commercial zones. The highlight of a mixed use zone as a mixed use zone is the residential component. Mr. Parker stated that he would be interested in seeing how other cities implement a flex space. Mr. Parker discussed the uses and explained that he left out any business that would have alcohol. Mr. Parker also explained that he left out heavier uses like car washes and car sales lots. Mr. Parker stated that the Minimum Area Requirements, the Minimum Width Requirements and the Setback Requirements are more aggressive in the Mixed Use zone than in the R-4 zone for residential purposes. Mr. Parker remarked that the landscaping and signage requirements would need to be reviewed and addressed. Corey Foley asked about parking in this zone. Mr. Parker explained that

**Vernal City Planning Commission Minutes**  
**October 12, 2021**

the parking standards are based on uses and not upon zones, but parking requirements will have to be met. There was some discussion about planned residential developments and what the requirements might be. Eric Hunting wondered where a Mixed Use Residential zone would go in the City. Mr. Parker stated that the General Plan Future Use Map already has designated areas for mixed use. Mr. Parker stated that he would have a more robust format for the ordinance at the next meeting and will try to incorporate the Mixed Use Residential zone requirements into the landscape and sign ordinances as well.

Allen Parker reminded the Planning Commission that they needed to complete the Open Meeting training and Land Use 101 training before the end of the year. Mr. Parker stated that he would email the links to the Planning Commission members.

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

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Corey Foley, Planning Commission Vice Chair