

MINUTES OF THE VERNAL CITY COUNCIL REGULAR MEETING HELD
OCTOBER 16, 2019 at 7:00 p.m. in the Vernal City Council room, 374 East Main,
Vernal, Utah 84078.

PRESENT: Councilmembers Travis Allan, Samantha Scott, Dave Everett and Bert Clark and Mayor Doug Hammond. Councilmember Ted Munford was excused.

WELCOME: Mayor Doug Hammond welcomed everyone to the meeting.

INVOCATION OR UPLIFTING THOUGHT: The invocation was given by Councilmember Bert Clark.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by Councilmember Travis Allan.

APPROVAL OF CITY COUNCIL MINUTES OF OCTOBER 2, 2019: *Councilmember Bert Clark moved to approve the minutes of October 2, 2019 as presented. Councilmember Dave Everett seconded the motion. The motion passed with Councilmembers Allan, Everett, Scott and Clark voting in favor.*

Councilmember Bert Clark thanked the staff for cleaning the drains as requested during the last meeting.

NUMBFEST 2019 PRESENTATION AND REQUEST FOR EVENT FUNDING – TRINA HEDRICK: Trina Hendricks explained that Numbfest is a non-profit corporation with 37 contributing members. The purpose is to provide access and opportunities for group mountain bike rides, especially for the youth to ensure the future of mountain biking in the area. She noted that they work with the Dino Trails Committee and have done work, mostly at McCoy Flats, to fix and groom the trails. The event did not have as many riders as previous years mostly due to the weather. There were riders from Utah, Colorado, Wyoming and even Vermont. Only 11 stayed in hotels. The funds from the City help pay for the liability insurance premiums. Ms. Hendricks asked the City to consider contributing \$300 for next year's event. Councilmember Samantha Scott asked if they solicit sponsorships from local businesses. Trina Hendricks stated that they do not. Quinn Bennion stated that in the 2020 City budget the Council has to make some really tough decisions and they cut funding for 10 events with Numbfest being one of those. They do have funds in the miscellaneous line item to cover unexpected events. Councilmember Samantha Scott stated that although she is impressed with the presentation, one of the reasons this event was cut is because it is not within Vernal City limits. Councilmember Travis Allan stated that some of the best trails are right here, but it is hard to figure out what can be supported. He suggested they look at ways to bring some of their events into the City. Trina Hendricks stated there are festivals that shuttle riders or use bike parks, it just takes more volunteers than they have. Councilmember Dave Everett suggested they apply again next year if the economy improves. Trina Hendricks thanked the Council for their time.

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**REQUEST FOR APPROVAL OF A MINOR SUBDIVISION FROM STEVE COCHRAN
FOR THE PROPERTY LOCATED AT 238 WEST 200 SOUTH, VERNAL, UTAH –**

ALLEN PARKER: Allen Parker explained that the City received an application from Steve Cochran to split one parcel of property at 238 West 200 south into two parcels. The lot is .74 acres and would be split into one parcel that is .38 acres and one that is .31 acres. This request meets the dimensional requirements of the City code. Mr. Parker displayed a map of the property and how it would be split making one parcel a flag lot and the other a regular lot. He noted that both parcels have existing structures on them. The Planning Commission reviewed this request and is forwarding a positive recommendation. Councilmember Bert Clark asked if there were any comments from the Planning Commission meeting. Allen Parker stated there were a few questions concerning what would be done with the property. He stated that Mr. Cochran has indicated that he wants to build an additional home on the parcel that has a shop on it. Councilmember Travis Allan asked if the lots will have enough set back footage. Allen Parker answered yes that these are in an R-3 zone. Councilmember Travis Allan asked if neighboring property owners had been notified of this request. Allen Parker stated that no this type of request does not require any specific mailing or notice. Councilmember Allan asked if Mr. Cochran lives in this area. Allen Parker stated no he plans on building a home and then selling it. Councilmember Bert Clark stated that the cinder block building would have to be taken down before anything could be built. Allen Parker stated the structure would have to be taken down before he could get a building permit. Councilmember Travis Allan asked how wide the roadway will be. Allen Parker stated it will be 30 feet and the City requires 24 feet. Councilmember Bert Clark stated the City has approved a similar request before and the structure was not taken down. Quinn Bennion asked if the accessory structure could be on a lot without a primary residence. Allen Parker answered no, that it would become a non-conforming lot. Quinn Bennion clarified that this action turns one lot into a non-conforming lot until the structure is removed or a primary structure is added. Allen Parker agreed. Quinn Bennion asked if there was any way to defer this action until the structure is demolished. Councilmember Travis Allan asked what the consequence is if the building is not taken down. Allen Parker stated he did not know if he adamantly refuses to conform. Councilmember Samantha Scott asked if the lot split could be approved contingent on him removing the building. Allen Parker stated the City does not have a mechanism to do that. *After further discussion, Councilmember Samantha Scott moved to table this item until the next meeting to have Mr. Cochran present to explain his vision. Councilmember Bert Clark seconded the motion. The motion passed with Councilmembers Scott, Clark, Allan and Everett voting in favor.*

APPOINTMENT OF REPRESENTATIVE TO MOSQUITO ABATEMENT DISTRICT

BOARD: Quinn Bennion explained that Mr. Terry Anderson served a four year term on the Mosquito Abatement District representing the City and recommends reappointing him to serve another four years. *Councilmember Dave Everett moved to reappoint Terry Anderson to represent Vernal City on the Mosquito Abatement District. Councilmember Samantha Scott seconded the motion. The motion passed with Councilmembers Scott, Clark, Allan and Everett voting in favor.*

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REQUEST TO CONSIDER DIRECTING STAFF TO SUBMIT A GRANT FOR THE HOMELESS SHELTER CITIES MITIGATION RESTRICTED ACCOUNT TO REIMBURSE THE CITY AND SUBCONTRACTORS FOR WORK WITH HOMELESSNESS IN THE COMMUNITY: Quinn Bennion explained that this is a new project for the City based on the homeless bill that was passed by the Legislature two years ago and amended last year. All the cities and counties in Utah were to pay 1.8% of their sales tax to mitigate homelessness except for a few that had large homeless shelters. However, the bill did not look at rural Utah so the amended bill recognized that there is a smaller shelter here in Vernal. The City no longer has to pay that tax and the City is now eligible to submit to receive some of those funds. He noted that the shelter in Vernal is unique, and working with the County and UBAG, can request funds to reimburse for law enforcement, community, neighborhood and social programs dealing with the homeless. Councilmember Bert Clark asked if the County staff is documenting what is happening at this facility. Quinn Bennion answered that they are starting to keep track so the City should have the data necessary to request the funds. After further discussion, *Councilmember Bert Clark moved to direct the staff to submit an application to receive funds for the homeless shelter. Councilmember Samantha Scott seconded the motion. The motion passed with Councilmembers Clark, Scott, Everett and Allan voting in favor.*

ADMINISTRATIVE REPORTS:

Zions Bank Restoration:

Quinn Bennion reported that Zions Bank will be moving forward with a complete renovation of the bank building at a cost of \$6 million dollars. They will operate the bank out of the old Oak House building until the renovation is complete. Once the building is done they will begin work on the parking lot. He noted that it would be less costly to build new which speaks volumes to show the investment in downtown.

Health Care:

Quinn Bennion stated that Uintah Basin Health has plans to build a three story building at 500 West and 500 North and may need to rezone a small parcel for their development. Mayor Hammond stated that they announced Intermountain Medical is a partner on this development.

Safety Sidewalk Grant:

Quinn Bennion explained that the City submitted a grant for a safety sidewalk project on 500 North. He noted that the City will be notified within the next few weeks if the funding is granted.

CDBG Project:

Quinn Bennion explained that the City was informed today that they could move forward with awarding the contract to do the concrete work to the lone bidder on this project. Initially it was thought that the project would have to be rebid as only one bid was received. Since the bid is

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within the estimated amount, the City can award the contract to Stearns Construction in the amount of \$29,995. The consensus of the Council was to move forward with this project before the weather prevents it.

ADJOURN: There being no further business; *Councilmember Bert Clark moved to adjourn. Councilmember Dave Everett seconded the motion. The motion passed with a unanimous vote and the meeting was declared adjourned.*

Mayor Doug Hammond

ATTEST:

Roxanne Behunin, Deputy Recorder

(S E A L)