

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

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

3 October 11, 2022

4 7:00 pm

5 **Members Present:** Brandon Parker, Stephen Lytle, Corey Foley, Kimball Glazier,
6 Brian Eades

7
8 **Members Excused:** Troy Allred

9
10 **Alternates Present:**

11
12 **Alternates Excused:** Randel Mills

13
14 **Staff Present:** Allen Parker, Assistant City Manager; and Gay Lee Jeffs,
15 Administrative Secretary.

16
17 **WELCOME AND DESIGNATION OF CHAIR AND MEMBERS:** Chair Brandon Parker
18 welcomed everyone present to the meeting.

19
20 **APPROVAL OF MINUTES FROM September 13, 2022:** Chair Brandon Parker asked if
21 there were any changes to the minutes from September 13, 2022. There being one correction of
22 adding "Brian Eades" to "Members Present", Brian Eades *moved to approve the minutes of*
23 *September 13, 2022 as presented. Stephen Lytle seconded the motion. The motion passed with*
24 *Brandon Parker, Stephen Lytle, Corey Foley, Kimball Glazier and Brian Eades voting in favor.*

25
26 **RECOMMENDATION TO CONSIDER CHANGES TO THE CODE FOR AGRICULTURAL**
27 **BUILDINGS. PROPOSED AMENDMENTS TO CHAPTER 16 SECTIONS: 16.04.055 –**
28 **BUILDING, AGRICULTURAL - DEFINITION, 16.20.170 BUILDING, AGRICULTURAL –**
29 **REGULATIONS, 16.34.020 PERMITTED USES – A-1 AGRICULTURAL ZONE, 16.38.035**
30 **USES, RA-1 RESIDENTIAL / AGRICULTURAL ZONE – ORDINANCE NO. 2022-17**

31 Allen Parker explained that this recommendation is to clean up the ordinance. There are bits and
32 pieces of requirements concerning agricultural buildings scattered throughout the Code and
33 incorrectly referred to by different sections of the Code. This change will clean up the Definition,
34 pull out the regulatory component from the Definition and put them in a different section of the
35 Code. This is also done in the Use Table for the RA-1 zone. It does not really change the
36 requirements, but it consolidates the definitions and requirements. That leaves the Use Tables to
37 specify what a permitted use is and what it is not. It also leaves the Definition to simply define
38 the term. The change makes clear the setbacks for the zone. Kimball Glazier asked about the
39 purpose of the one hundred (100) foot setback in Section B. Mr. Parker explained that the City is
40 trying to reflect the current requirements. The idea is to keep the barns and corrals separate from
41 where people live.

42
43 Chair, Brandon Parker opened the public hearing to receive public comment. There being no
44 public comment, Chair, Brandon Parker closed the public hearing.

45

46 *Kimball Glazier moved to forward a positive recommendation to the City Council to consider*
47 *changes to the code for Agricultural Buildings. Proposed Amendments to Chapter 16*
48 *Sections: 16.04.055 – Building, Agricultural – Definition, 16.20.170 Building, Agricultural –*
49 *Regulations, 16.34.020 Permitted Uses – A-1 Agricultural Zone, 16.38.035 Uses, RA-1*
50 *Residential / Agricultural Zone – Ordinance No. 2022-17. Stephen Lytle seconded the motion.*
51 *The motion passed with Brandon Parker, Stephen Lytle, Corey Foley, Kimball Glazier and*
52 *Brian Eades voting in favor.*

53

54 **RECOMMENDATION TO CONSIDER AMENDING THE VERNAL CITY MUNICIPAL**
55 **PLANNING AND ZONING CODE TO CONSIDER CHANGES TO THE CODE DESIGNATE**
56 **AN ECONOMIC OPPORTUNITY ADVISORY BOARD - CHAPTER 16.08 – PLANNING**
57 **COMMISSION – ORDINANCE NO. 2022-18**

58 Allen Parker stated that the Governor’s Office of Economic Opportunity, which use to be known
59 as the Governor’s Office of Economic Development, had a lot of their laws rewritten governing
60 how they do things and how Cities and Counties interact with them. The State Code states that
61 Counties are required to create an Economic Opportunity Advisory Board. It also states who is
62 required to be on the board. An Economic Opportunity Advisory Board (EOAB) must be
63 established to apply for any State grants. This new State Code opens up this County matching
64 grant to Cities, but when it did that it also required the City to have an Economic Opportunity
65 Advisory Board (EOAB). It recommends that the Planning Commission be designated as the
66 Economic Opportunity Advisory Board (EOAB). This will be added to the Planning
67 Commission duties. The meetings do not need to be convened separately, but issues of economic
68 opportunity and economic development can be brought to the Planning Commission for advice
69 and recommendation under this policy and those recommendations will go to the City Council.
70 The State Code and Policy do not spell out what the duties are for the Economic Opportunity
71 Advisory Board (EOAB).

72

73 Chair, Brandon Parker opened the public hearing to receive public comment. There being no
74 public comment, Chair, Brandon Parker closed the public hearing.

75

76 *Brian Eades moved to forward a positive recommendation to the City Council to consider*
77 *amending the Vernal City Municipal Planning and Zoning Code to consider changes to the*
78 *Code designate an Economic Opportunity Advisory Board – Chapter 16.08 – Planning*
79 *Commission – Ordinance No. 2022-18. Corey Foley seconded the motion. The motion passed*
80 *with Brandon Parker, Stephen Lytle, Corey Foley, Kimball Glazier and Brian Eades voting in*
81 *favor.*

82

83 **RECOMMENDATION TO CONSIDER A SUBDIVISION AMENDMENT REQUEST**
84 **FROM TERRY AND DEE DEE JOHNSON OF THE DEE DEE M JOHNSON TRUST,**
85 **WARRIOR’S WAREHOUSE MINOR SUBDIVISION, FOR PROPERTY LOCATED AT**
86 **1055 WEST 500 SOUTH, VERNAL, UTAH – 2022-016-SUB**

87 Allen Parker stated that the request is to amend a minor subdivision that created two (2) lots. One
88 lot is where Warrior’s Warehouse is currently located 500 South and the other one is the vacant
89 lot to the East. The proposed amendment is to divide the vacant lot into two (2) one (1) acre lots.
90 It meets all of the dimensional requirements of the Code. The final plat has been reviewed and
91 approved by Timberline Engineering and Land Surveying. There is a proposed project for the lot
92 but that information will not be released until a later date. Kimball Glazier asked if the water

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93 meter situation on the lots had been addressed. Mr. Parker explained that it had not been
94 addressed on the Warrior's Warehouse lot. There is a water pressure issue on the Warrior's
95 Warehouse lot, but they have a pump inside of the building now. Mr. Glazier asked about the
96 location of the water meters on the other lots. Mr. Parker answered that the meter is in the right-
97 of-way because that is where the tap is to the main line. The meter and the line are within the
98 utility easement. Corey Foley asked if the existing building has enough footage for parking. Mr.
99 Parker answered that they do and that the amendment will not affect the lot in any way. This
100 request is for a modification to the adjoining lot. Mr. Foley asked if there was a limitation for
101 how many people could be in the building. Mr. Parker explained that limitations will be based on
102 occupancy codes and the parking demand is based on the business meeting the City's minimum
103 standards rather than the anticipated need.

104
105 *Kimball Glazier moved to forward a positive recommendation to the City Council to consider a*
106 *subdivision amendment request from Terry and Dee Dee Johnson of the Dee Dee M Johnson*
107 *Trust, Warrior's Warehouse Minor Subdivision, for property located at 1055 West 500 South,*
108 *Vernal, Utah – 2022-016- SUB. Stephen Lytle seconded the motion. The motion passed with*
109 *Brandon Parker, Stephen Lytle, Corey Foley, Kimball Glazier and Brian Eades voting in*
110 *favor.*

111
112 **ADJOURN:** There being no further business, *Kimball Glazier moved to adjourn. Corey Foley*
113 *seconded the motion. The motion passed with a unanimous vote, and the meeting was*
114 *adjourned.*

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Brandon Parker, Planning Commission Chair