TO THE PUBLIC AND RESIDENTS OF VERNAL CITY:

Notice is hereby given that the **VERNAL CITY PLANNING COMMISSION** will hold a special meeting on **Tuesday, September 15, 2020 at 7:00 p.m.** in the Vernal City Council Chambers at 374 East Main Street, Vernal, Utah.

AGENDA

A. STANDING BUSINESS

1. Welcome and Designation of Chair and Members
2. Approval of Minutes Meeting for July 14, 2020

B. PUBLIC HEARING – 7:05 P.M.

1. Request for Recommendation to consider a minor subdivision request from Roscoe Weston Motels, Inc. for the property located at 1684 West Highway 40, Vernal, Utah. The request is for a lot split from one parcel (9.46 acres) to two parcels (3.91 acres & 5.55 acres).

2. Request for Recommendation to consider a rezone request from Jacob Phillips for the properties located at 410 North 800 West and 713 West 500 North, Vernal, Utah from R-2 (Residential Zones) to a C-2 (Commercial Zone) – Ordinance No. 2020-09

3. Request for Recommendation to consider a rezone request from Steve Cochran (Miles Property Holding LLC), Benjamin Porter, David Davis, Durk Hall & Elaine Hassinger for properties located at 238 West 200 South, 152 South 200 West, 168 South 200 West, and 186 South 200 West, Vernal, Utah to rezone from R-3 (Residential Zones) to a R-4 (Residential Zone). – Ordinance No. 2020-10

C. ADJOURN

In compliance with the Americans with Disabilities Act, individuals needing special accommodation during this meeting should notify Allen Parker at 374 East Main, Vernal, Utah, 84078, telephone (435) 789-2271, at least five days prior to the meeting. All public comments will be limited to two (2) minutes.

MINUTES of the Vernal City PLANNING COMMISSION

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

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7:00 pm

Members Present: Samantha Scott, Jim Linschoten, Eric Hunting, Darcy McMickell, Nick Porter

Members Excused: Troy Allred

Alternates Present: Corey Foley

Alternates Excused: Click here to enter text.

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

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

APPROVAL OF MINUTES FROM June 30, 2020: Chair Samantha Scott asked if there were any changes to the minutes from June 30, 2020. There being no corrections, ***Nick Porter moved to approve the minutes of June 30, 2020 as presented. Jim Linschoten seconded the motion. The motion passed with Samantha Scott, Jim Linschoten, Eric Hunting, Darcy McMickell, Nick Porter and Corey Foley voting in favor.***

Allen Parker stated that an updated version of the General Plan has been forwarded to the Commission on Google Docs. The cross sections of the Transportation section of the General Plan are still delayed, but are being worked on. Mr. Parker explained that the Commission can watch the General Plan evolve on the Google Docs link.

REQUEST FOR RECOMMENDATION TO CONSIDER A REZONE REQUEST FROM UINTAH BASIN MEDICAL CENTER AND MAYBERRY SHANE W AND ERIN J TRUSTEES FOR THE PROPERTIES LOCATED AT 369 NORTH 500 WEST, 345 NORTH 500 WEST, 379 NORTH 500 WEST AND 661 WEST 500 NORTH, VERNAL, UTAH FROM R-1, R-2 AND R-3 (RESIDENTIAL ZONES) TO A CP-2 (COMMERCIAL ZONE) – ORDINANCE NO. 2020-07. - ALLEN PARKER

Allen Parker explained that the rezone request has been made by Uintah Basin Healthcare represented by Kenny Stansfield. The request is to rezone a number of parcels for the community as part of a larger project from their existing zones, R-1, R-2 and R-3 to the CP-2 zone. The addresses of the parcels are 661 West 500 North, 379 North 500 West, 345 North 500 West and 369 North 500 West. The 369 North 500 West parcel is a partial split zoning request and is zoned R-3. The request is to zone just the West portion of 369 North 500 West. The current CP-2 zone already contains Uintah Basin Clinic and other medical facilities on the property. The 661 West 500 North parcel is zoned R-2 it is a vacant parcel and adjoins the CP-2 parcel. The 379 North 500 West parcel is zoned R-1, the 345 North 500 West parcel is zoned R-

3 and are proposed to change the zone to CP-2. They are surrounded by R-3 zones on the East. An RA-1 zone, which is a County zone and outside of the City limits, on the North. To the West of the proposed rezone is an R-2 zone and to the South is an R-1 zone. All of the proposed rezone land is currently vacant land. The surrounding land uses are all Residential, either Twin Homes or Single Family Residential. There is a Mortuary on the West and a Church on the East. There is some vacant land in the R-3 zone that is to the East in the South corner. The General Plan supports the requested zone change. The requirements of a CP-2 zone are that it be associated with the development plan. The rezone would be tied to the development of the property as proposed. Uintah Basin Healthcare could come in and change the plan at some other time in the future. Eric Hunting asked if the mortuary is in an R-2 zone. Mr. Parker confirmed that the mortuary is zoned R-2 with a Conditional Use permit.

Chair Samantha Scott opened the public hearing to receive comment from the public. Brett Reynolds, 917 North 2000 West, Vernal, Utah, stated that he was representing Utah Department of Transportation. Mr. Reynolds said that the Utah Department of Transportation would be doing a project along 500 North in the Spring around April 2021. The Utah Department of Transportation is hoping that the developer will complete any curb and gutter work along the road prior to the Utah Department of Transportation project begins so that when the paving preservation work begins there will be a seamless transition. Mr. Reynolds encouraged the developer to re-do their schedule so that the curb and gutter work is completed before the Utah Department of Transportation begins their road project. Mr. Reynolds explained that he was now representing Legacy Meadows as the president of the Home Owners Association. Mr. Reynolds stated that last year the Home Owners Association was approached and asked about taking out the Russian Olive trees that bordered the property. The Home Owners Association agreed for two reasons. The first reason being that most of the Russian Olive trees were on the developers side of the fence and the second reason being that there was an understanding that the developer would talk to the Home Owners Association about what kind of fence would be erected. The Home Owners Association's biggest concern is that there used to be a fence between the properties and now the fence is gone. The Home Owners Association would like a fence constructed there immediately, like tomorrow to have some sort of temporary fence put up between the two properties because there are kids in the area. There is also a lot of pass through traffic with people walking through the area now. The Home Owners Association would also like to have a good privacy fence put up between the two properties. Mr. Reynolds asked the developer to help with the safety of the area. Mr. Reynolds said that the developer should put up a temporary fence now and that the Home Owners Association would like to be involved and give input in what sort of fence will be constructed between the two properties. Mr. Reynolds asked if there was a reason why one of the properties is being re-zoned now when there are no plans for it at this time. Mr. Parker explained that it is part of the overall long range development plan for the property. Instead of trying to re-zone it in incremental blocks, this is the most appropriate way. Corey Foley explained that Mr. Reynolds was asking why it's a blanket rezone. The developer does not have anything on their drawings, but it is Legacy Meadows North neighboring fence line. Mr. Parker agreed that there is nothing proposed in this particular development plan. Mr. Parker explained that the City's Code will require the developer to keep the weeds down and maintain the site until they decide to develop the parcel. Re-zoning now will enable the developer to propose a site plan based on the design requirements for the CP-2 zone in the future should that be something they want to do. It is a block rezone for all of the

properties the developer owns so that they can manage them appropriately as they develop. Mr. Reynolds expressed his appreciation that the parking lot is next to the Legacy Meadows area. Samantha Scott asked if there is a fence on the property bordering the crematorium. Mr. Reynolds answered that he thought all of the fences have been taken down around that area. Mr. Reynolds expressed concern about having a fence up when the construction begins for the safety of the neighborhood. Mr. Reynolds stated that the developer should have been obligated to put up a fence after they removed the existing fence. Mr. Reynolds said that he was will to meet with the developer any time. Mr. Parker stated that during construction, the developer is required to have a debris fence, they are not required to have a chain link site obscuring protection fence that might be seen at some particular commercial developments. The City will require the developer to erect an Orange jersey barrier fence that captures debris that is blowing off the site during the construction phase on a commercial project. After the site is developed, as part of that development, it is required to have a site obscuring fence between the residential zones and the developed property. Mr. Parker revealed that he has a secondary role in the community that he plays with Ashley Regional Medical Center and because of that and to avoid any conflict of interest, he has not looked at the site plan and cannot say if it shows a fence on there, but the City's Code requires that a fence be built there. Kenny Stansfield with Uintah Basin Medical Center, stated that there will be a privacy fence and wants to make sure it looks nice and that they have privacy. Mr. Stansfield expressed that they would like to be good neighbors with Legacy Meadows. Mr. Stansfield explained that he did not know that the temporary fence was a problem. Mr. Stansfield stated that they had sent a representative, Jerry Larsen, to talk to them. Mr. Stansfield indicated that he was open to talking to the Home Owners Association. Mr. Stansfield explained that the plans show a 6 feet chain link fence with white slats. It will match the existing fence on the property. It will be a sturdier fence with more longevity. Mr. Reynolds asked when the fence would be constructed. Mr. Stansfield answered that it will not be able to be done tomorrow, but he will present a plan to Mr. Reynolds after he has talked to others at Uintah Basin Medical Center. Mr. Reynolds invited Mr. Stansfield to the Home Owners Association meeting which will be held Thursday, July 16, 2020. Mr. Stansfield stated that Jerry Larsen might be able to attend the meeting. Mr. Hunting asked Mr. Stansfield if he was aware of the Utah Department of Transportation's project and their request to have curb and gutter completed before the project begins. Mr. Stansfield stated that he heard rumors about the project from Jones and DeMille yesterday. Mr. Stansfield agreed that it would be good not to tear up the road and will try to arrange the schedule to accommodate both projects. Mr. Reynolds asked Mr. Stansfield if it would be possible to extend the curb and gutter past the area that is not going to be developed and that the City has a plan to put in curb and gutter up to the area. Mr. Parker agreed that there is a proposal. Sunrise Engineering is handling the City's project and suggested that Mr. Reynolds and Mr. Stansfield coordinate their projects. Mr. Reynolds stated that he works with CIVCO Engineering on the Utah Department of Transportation pavement preservation project which will also include some curb and gutter and pedestrian access ramp. Mr. Reynolds explained that the other Utah Department of Transportation project, if needed, CIVCO Engineering will do some paving and get the curb and gutter tied into the City. Mr. Reynolds indicated that it is critical to get it all completed at one time. Mr. Foley asked if there are any plans for a stop light in the area and if so where would it be located. Mr. Parker confirmed that there has been some discussion about a stop light with Utah Department of Transportation. Mr. Stansfield also confirmed that he has had conversations about a stop light with Utah Department of Transportation at the intersection. There have been multiple accidents

at that intersection. One of the casualties was their sign that was run over. Utah Department of Transportation told Mr. Reynolds that there would have to be more traffic and a study for a stop light to go into that location; to build the building and then they could talk more about it. Mr. Foley asked Mr. Parker what the City's thoughts are about a stop light. Mr. Parker stated that he could give his opinion on it from a traffic perspective. Any time you can de-conflict a traffic signal with a curve so that there are extended sight lines into the traffic light, it is a good idea in that area especially when more traffic flow will be generated because of the new construction to be able to facilitate safer traffic movements. Mr. Parker informed that Utah Department of Transportation bases a signal light on a traffic count study, so it might be better to do the study after the project is completed. Jim Linschoten asked when Utah Department of Transportation did their last study of the area. Mr. Parker said he did not know if there has ever been a study of that area. Ms. Scott closed the public hearing.

Mr. Hunting asked if any of the neighbors have had any complaints. Mr. Parker confirmed that Bret Reynolds had called with concerns about the fence and about storm water retention, but that he had not been approached by anyone else over the site.

Nick Porter moved to forward a positive recommendation to consider a rezone request from Uintah Basin Medical Center and Mayberry Shane W and Erin J Trustees for the properties located at 369 North 500 West, 345 North 500 West, 379 North 500 West and 661 West 500 North, Vernal, Utah from R-1, R-2 and R-3 (residential zones) to a CP-2 (commercial zone) – Ordinance No. 2020-07. Jim Linschoten seconded the motion. The motion passed with Samantha Scott, Nick Porter, Darcy McMickell, Jim Linschoten, Corey Foley and Eric Hunting voting in favor.

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

_____

Samantha Scott, Planning Commission Chair

Approved Minutes

VERNAL PLANNING COMMISSION
STAFF REPORT

ITEM: B1 DATE: 11 September 2020

MINOR SUBDIVISION		RECOMMENDATION	
APPLICATION:	2020-008-SUB (Weston Motels)		
APPLICANT:	Roscoe Weston Motels, Inc. (Brandon Anderson)		
LOCATION:	1684 West Highway 40		
PARCEL NUMBER(S):	05:069:0008	ZONE:	CP-2
		ACREAGE:	9.46 Acres

NARRATIVE AND ANALYSIS:

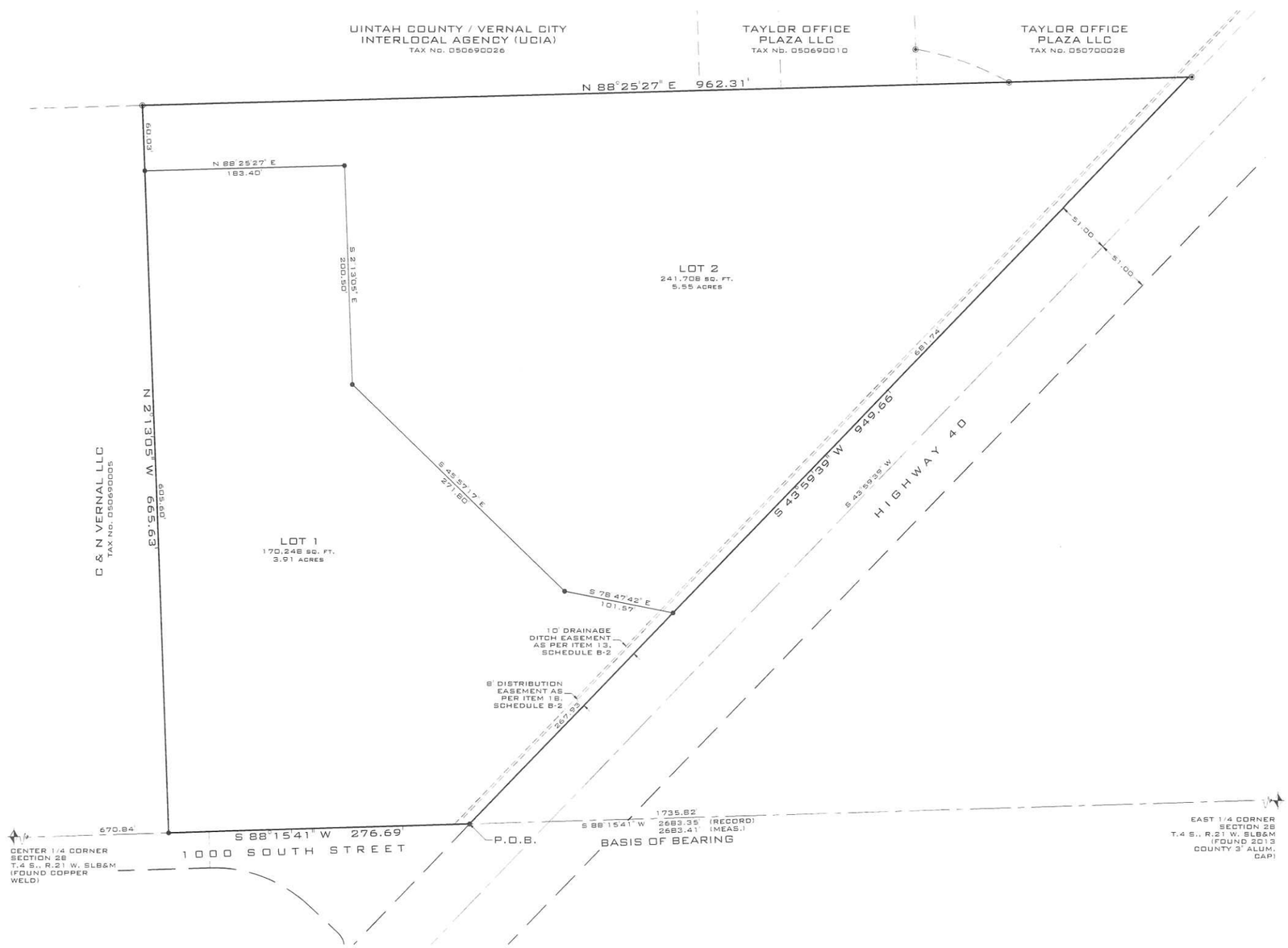
The applicant is requesting approval of a minor subdivision of one parcel into two lots. The areas of the new proposed lots will be Lot 1 at 3.91 acres and Lot 2 at 5.55 acres. Each of the new lots meet dimensional and area standards set forth in Vernal City Code and will not create a nonconforming condition with any of the existing structures. Staff has conducted a full review and found that, with some minor corrections, the submittal is in substantial compliance with Vernal City requirements. A review of the application has been conducted by Timberline Land Surveying and some minor discrepancies were noted. Corrections have been made and the subdivision is in substantial compliance with applicable surveying and engineering standards as well as Vernal City Code.

STAFF DETERMINATION:

This application is in substantial compliance with Vernal City Code and the requirements contained therein. Staff finds that this is an approvable application with the following conditions:

1. Any and all corrections required by staff and/or engineering are made and submitted in the form of corrected drawings.

Allen Parker
Assistant City Manager



SURVEYOR'S CERTIFICATE:

I, Brandon E. Anderson, Professional Land Surveyor Number 4938716, hold a License in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act and have completed a survey of the property described hereon in accordance with Section 17-23-17 and hereby certify all measurements and descriptions are correct. Monuments will be set as represented on this plat. I further certify that by authority of the hereon owners, I have made a survey of the tract of land shown on this plat and have subdivided the same tract into lots, to be hereinafter known as:

WESTON MOTELS - MINOR SUBDIVISION

That the same has been correctly surveyed and points established on the ground in accordance with the hereon legal description.

PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO.
4938716
BRANDON E.
ANDERSON
STATE OF UTAH

Date:

Brandon E. Anderson — Certificate No. 4938716

LEGAL DESCRIPTION:

Beginning at a point being the intersection of the northwesterly Right-of-Way Line for Highway 40 and the center section line, said point being South 88°15'41" West 1,735.82 feet along said center section line from the East Quarter Corner of Section 28, Township 4 South, Range 21 West, Salt Lake Base & Meridian, and running:

Thence South 88°15'41" West 276.69 feet along said center section line to the Southwest Corner of Southeast Quarter of the Southwest Quarter of the of the Northeast Quarter of said Section 28;
Thence North 02°13'05" West 665.63 feet to the Northwest Corner of Southeast Quarter of the Southwest Quarter of the of the Northeast Quarter of said Section 28;
Thence North 88°25'27" East 962.31 feet along the 1/64th line to said northwesterly Right-of-Way Line for Highway 40;
Thence South 43°59'39" West 949.66 feet along said northwesterly Right-of-Way Line for Highway 40 to the Point of Beginning.

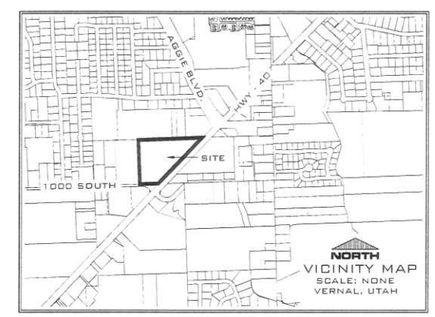
Containing 411,956 square feet or 9.46 acres.

LEGEND:

- ● SET CORNER - 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES
- ◉ FOUND REBAR & CAP (TIMBERLINE)
- ○ NOTHING SET OR FOUND
- FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED

N

0 50 100
SCALE: 1"=50'



VICINITY MAP
SCALE: NONE
VERNAL, UTAH

THE FINAL PLAT OF

WESTON MOTELS

- A MINOR SUBDIVISION -

LOCATED IN N.E. QUARTER OF SECTION 28
T.4S., R.21W., S.L.B.&M.
VERNAL CITY | UINTAH COUNTY | UTAH

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive, Suite A-2,
St. George, Utah 84790
Ph (435) 673-8586 www.RACIVIL.COM

MINOR-SUBD FILE NUMBER:	7/10/2020 DATE:	B.E.A. DRAWN:
11746-20-001 JOB NUMBER:	1" = 50' SCALE:	B.E.A. CHECKED:

Planning Commision Approval

I hereby verify that this office examined this final subdivision plat and hereby recommends approval on this ____ day of _____, 20 ____.

Chairman
Vernal City

City Engineer Approval

I hereby verify that this office examined this final subdivision plat and hereby recommends approval on this ____ day of _____, 20 ____.

City Engineer
Vernal City

City Water & Sewer Approval

I hereby verify that this office examined this final subdivision plat and hereby recommends approval on this ____ day of _____, 20 ____.

City Attorney
Vernal City

City Surveyor Approval

I hereby verify that this office examined this final subdivision plat and hereby recommends approval on this ____ day of _____, 20 ____.

City Surveyor
Vernal City

City Council Approval

We the mayor and city council of Vernal City, Utah have reviewed the above Minor Subdivision final plat and by authorization of said City Council recorded in the minutes of its meeting of the _____ day of _____, A.D. 20__, hereby accept the said subdivision with all commitments and all obligations pertaining thereto.

Mayor, Vernal City — Attest: City Recorder

Public Health Department Approval

I hereby verify that this office examined this final subdivision plat and hereby recommends approval on this ____ day of _____, 20 ____.

Health Official
Vernal City

Treasurer Approval

I, Uintah County Treasurer, certify on this ____ day of _____ A.D. 20__ that all taxes, special assessments, and fees due and owing on this subdivision Final Plat have been paid in full.

Uintah County Treasurer

Recorded Number

Uintah County Recorder

VERNAL PLANNING COMMISSION
STAFF REPORT

ITEM: B2 DATE: 11 September 2020

ZONING MAP AMENDMENT		RECOMMENDATION	
APPLICATION:	2020-009-REZ (Jake Phillips)		
APPLICANT:	Jake Phillips		
LOCATION:	410 N. 800W., 713 W. 500 N.		
PARCEL NUMBER(S):	05:001:0204, 05:001:0203	ZONE:	R-2
		ACREAGE:	2.5 Acres

NARRATIVE AND ANALYSIS:

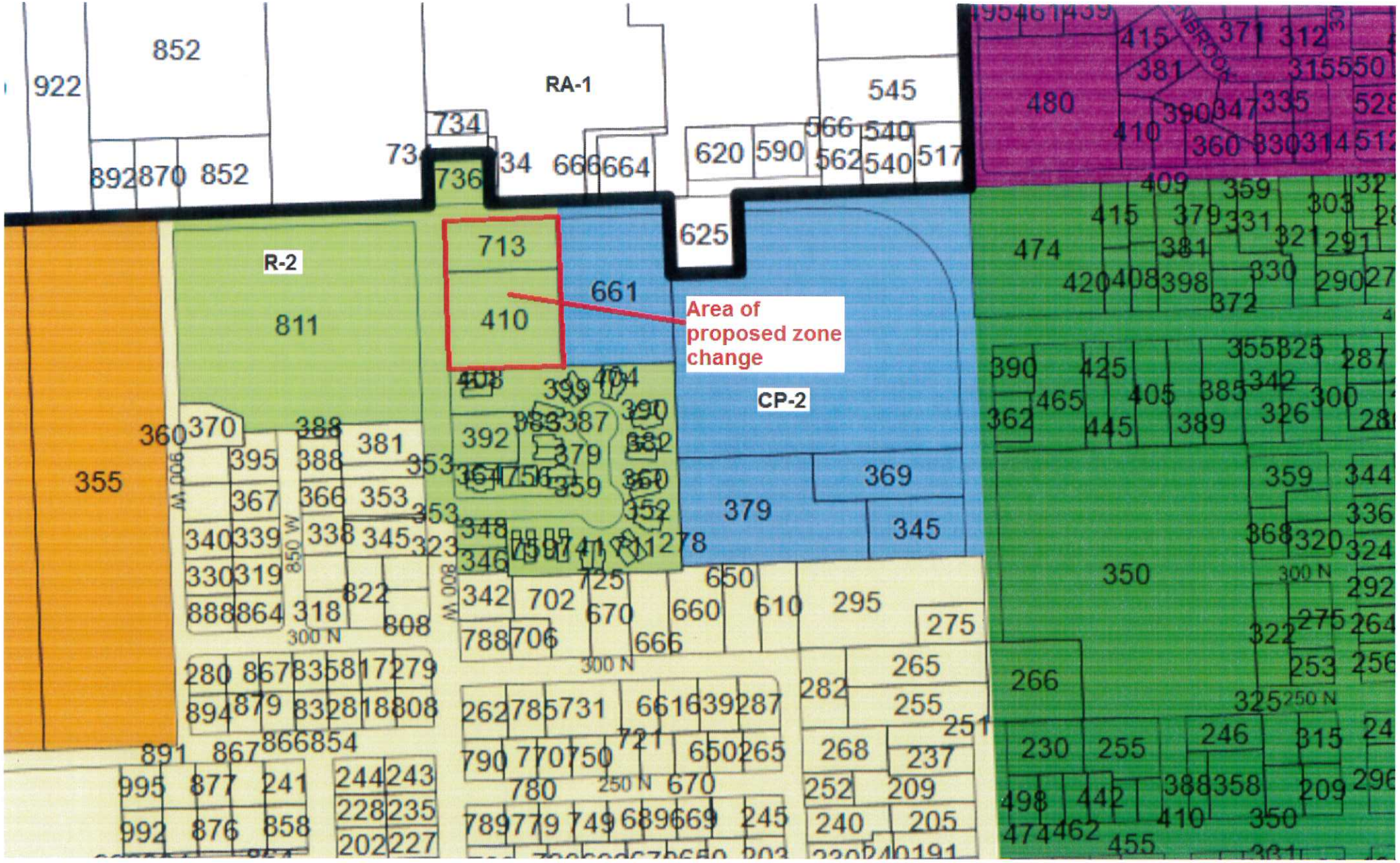
Jake Phillips is requesting that the zoning map be amended, changing a 2.5 acre area on the official zoning map from its current designation of **R-2** to **C-2**. This area is comprised two separate parcels having the addresses and parcel numbers identified above. The area of the request is currently both vacant land and a mortuary. The adjoining area to the south and the west is currently zoned R-2. The adjoining area to the east was recently re-zoned to CP-2. The area to the north is, in part, zoned R-2 and also in part, RA1 (Uintah County zone). Surrounding land uses include single and two family residential, vacant land, a public park and single family residential. The Vernal City General Plan indicates the future land use for the area of the request as "commercial", a classification that **is** compatible with the request. This request is for the rezone of areas that are bordered on at least one side by commercial zones and, therefore, is not considered "spot zoning". Staff does not recommend a development agreement accompany this rezone request, although the City Council may require one.

STAFF RECOMMENDATIONS:

The application has been made in accordance with the requirements Vernal City Code. The legal requirements related to changing the zone as requested in the application have been met as well, and this is an approvable request.

Allen Parker
Assistant City Manager

W 500 N
500 N St
121
Area of proposed zone change
300 W St
300 W St
© 2020 Google
Google Earth
Imagery Date: 6/21/2015 40°27'47.20" N 109°32'43.22" W elev 5398 ft eye alt 7008 ft


RA-1
R-2
CP-2
Area of proposed zone change
713
410
661
625
811
355
379
369
345
350
266
480
474
300 N
250 N
850 W

VERNAL PLANNING COMMISSION
STAFF REPORT

ITEM: B3 DATE: 11 September 2020

ZONING MAP AMENDMENT		RECOMMENDATION	
APPLICATION:	2020-010-REZ (Miles Minor Sub)		
APPLICANT:	Steve Cochran, primary applicant		
LOCATION:	186 S. 200 W., 168 S. 200 W., 152 S. 200 W., 238 W. 200 S., 245 W. 100 S. (part), 128 S. 200 W. (part)		
PARCEL NUMBER(S):	050250030; 050250029; 050250028; 050250027;050250025 (part); 050250023 (part)	ZONE:	R-3
		ACREAGE:	1 Acres

NARRATIVE AND ANALYSIS:

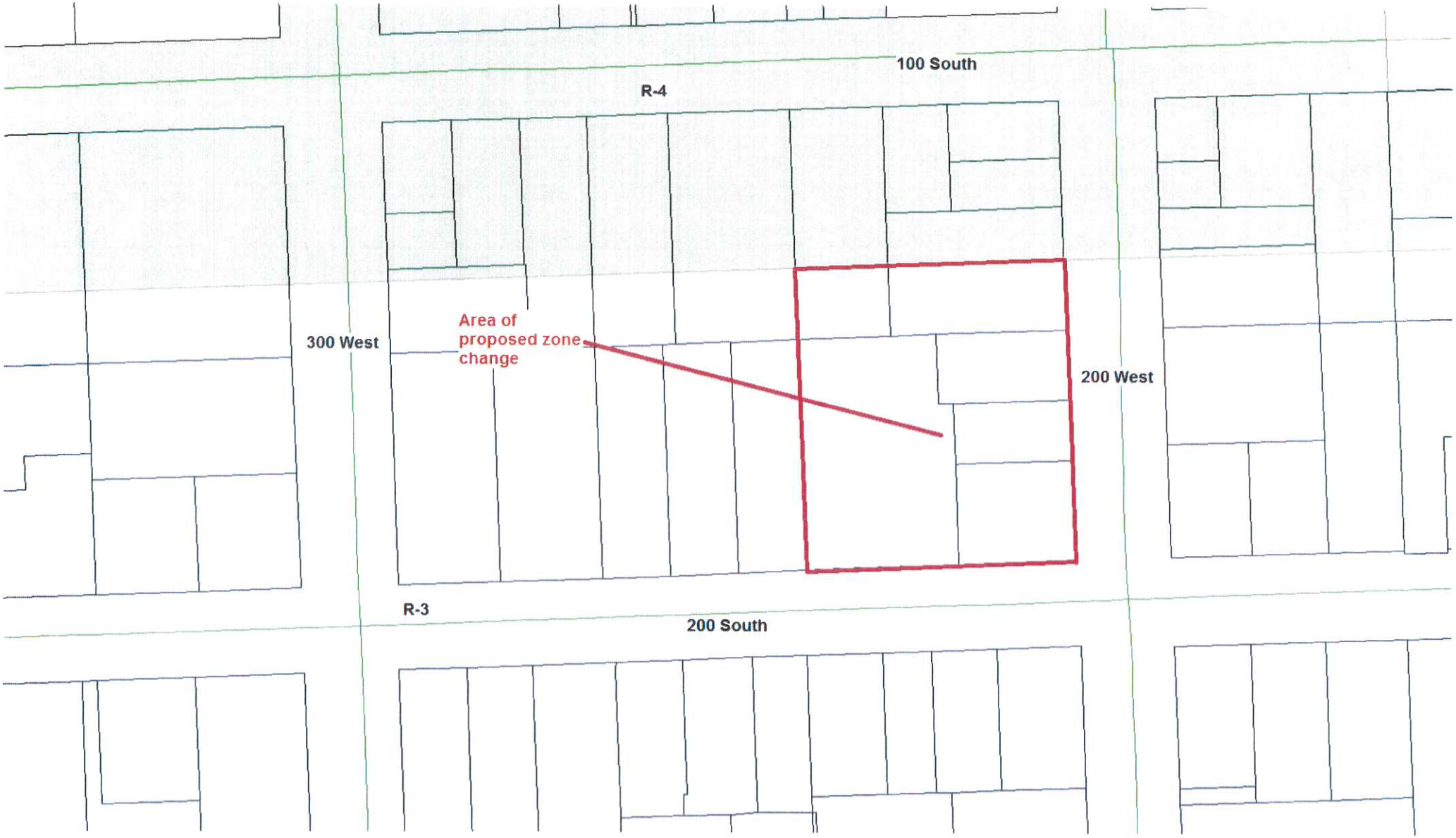
Steve Cochran, representing himself and the other property owners within the area of the request, is requesting that the zoning map be amended, changing a 1 acre area on the official zoning map from its current designation of **R-3** to **R-4**. This area is comprised of parts of six separate parcels having the addresses and parcel numbers identified above. The area of the request is currently single family residential. The adjoining areas on all sides except the north are currently zoned R-3. The adjoining area to the north is zoned R-4. Surrounding land uses include single and two family residential. The Vernal City General Plan indicates the future land use for the area of the request as "medium density residential", a classification that **is not** compatible with the request. However, the Future Land Use Map indicates that this area is a "mixed use area", therefore making the request appropriate within the requirements of the General Plan. This request is for the rezone of areas that are bordered on at least one side by an R-4 zone and, therefore, is not considered "spot zoning". Staff does not recommend a development agreement accompany this rezone request, although the City Council may require one.

STAFF RECOMMENDATIONS:

The application has been made in accordance with the requirements Vernal City Code. The legal requirements related to changing the zone as requested in the application have been met as well, and this is an approvable request.

Allen Parker
Assistant City Manager

Area of proposed zone change


100 South
R-4
300 West
Area of
proposed zone
change
200 West
R-3
200 South