

# MINUTES of the Vernal City PLANNING COMMISSION

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

March 15, 2022

7:00 pm

**Members Present:** Brandon Parker, Stephen Lytle, Troy Allred, Corey Foley, Brian Eades

**Members Excused:** [Click here to enter text.](#)

**Alternates Present:**

**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 Brandon Parker welcomed everyone present to the meeting.

**APPROVAL OF MINUTES FROM February 8, 2022:** Chair, Brandon Parker asked if there were any changes to the minutes from February 8, 2022. There being no corrections, *Troy Allred moved to approve the minutes of February 8, 2022 as presented. Stephen Lytle seconded the motion. The motion passed with Brandon Parker, Stephen Lytle, Troy Allred, Corey Foley and Brian Eades voting in favor.*

Allen Parker introduced Dr. Brian Eades as the newest member of the Planning Commission and said that he comes to the Commission with a wealth of experience. Mr. Parker announced that Kimball Glazier will be approved as a Planning Commission member at the next City Council meeting. Mr. Parker reported that Mr. Glazier has been on the Commission before and will be a welcome addition. Mr. Parker explained that there will be one (1) more member vacancy and three (3) alternate vacancies left and that there has been interest since an article came out in the newspaper. Corey Foley mentioned that he knew a few people that were interested as well.

## **REQUEST FOR RECOMMENDATION TO CONSIDER A PRELIMINARY PLAT SUBDIVISION REQUEST FROM MELVIN RAY, FOR THE PROPERTY LOCATED AT 214 SOUTH 1500 WEST, VERNAL, UTAH – 2022-002-SUB**

Allen Parker stated that the applicant is requesting approval of a preliminary plat of a proposed subdivision, dividing a single lot into a condominium plat containing twelve (12) structures and twenty-four (24) dwelling units. The project is proposed to be developed in two (2) phases, with phase one (1) containing three (3) structures and six (6) dwelling units, along with storm water containment for both phases. There will be one access to the subdivision with a circular road providing a turnaround for vehicular traffic. The design of the subdivision meets dimensional, area and density standards set forth in Vernal City Code. Staff has conducted a full review and

found that the submittal required some adjustments to be brought into compliance with Vernal City requirements. A review of the application has been conducted by Timberline Engineering and Land Surveying and some minor discrepancies were noted. Those corrections are being made to bring the drawings into substantial compliance with applicable surveying and engineering standards as well as Vernal City Code. Members of the Commission commented that it is good for the community. Mr. Parker informed that it is the first of several subdivisions proposed by different developers for the City. Chair, Brandon Parker opened the public hearing to receive comment from the public. There being no comment from the public, Chair, Brandon Parker closed the public hearing. Mr. Parker pointed out the subdivision is zoned R-4 which is a high density residential zone and that the project does not come anywhere near what the maximum density allows. Because it is in the R-4 zone the setbacks are reduced. *Corey Foley moved to forward a positive recommendation to the City Council to consider preliminary plat subdivision request from Melvin Ray, for the property located at 214 South 1500 West, Vernal, Utah-2022-002-SUB. Stephen Lytle seconded the motion. The motion passed with Brandon Parker, Stephen Lytle, Troy Allred, Corey Foley and Brian Eades voting in favor.*

**RECOMMENDATION TO CONSIDER AMENDING THE VERNAL CITY MUNICIPAL PLANNING AND ZONING CODE SECTION 16.42 – R-3 RESIDENTIAL ZONE – ORDINANCE NO. 2022-04**

Allen Parker informed the Commission and Public that the public hearing for this amendment has been incorrectly advertised. It will need to be properly advertised and the Commission will need to conduct a public hearing in accordance with the requirements of State law. Mr. Parker introduced the amendment for the benefit of the public in attendance. Mr. Parker stated that the amendment represents a reduction in some of the requirements in both the R-3 and the R-4 zones. It reduces some of the area requirements for a lot in the R-3 and the R-4 zones. Mr. Parker read some of the proposed changes to those zones. Mr. Parker stated that they seem like minor changes but they do, and in fact scaling the differences between the zones, have incremental changes in the densities and the way they are handled. Chair, Brandon Parker opened the public hearing to receive comment from the public. Michael Naumu 590 West Main Street, Vernal, Utah, asked where the new zoning parcels are located. Mr. Parker explained that they are already existing medium and high density zones. Corey Foley commented that they are scattered throughout the City limits. Mr. Parker showed the zoning map on the monitor and showed where the R-3 and R-4 zones are located in the City. Chair, Brandon Parker closed the public hearing.

**RECOMMENDATION TO CONSIDER AMENDING THE VERNAL CITY MUNICIPAL PLANNING AND ZONING CODE SECTION 16.46 – MANUFACTURED HOME ZONE (MH) AND SECTION 16.04 – DEFINITIONS – ORDINANCE NO. 2022-03**

Allen Parker informed the Commission and Public that the public hearing for this amendment has also been incorrectly advertised. It will need to be properly advertised and the Commission will need to conduct a public hearing in accordance with the requirements of State law. Mr. Parker introduced the amendment for the benefit of the public in attendance. Mr. Parker explained that tiny homes are popular around the nation right now. The way the City Code is written, an R-3 or R-4 zone would be very accommodating to a tiny home subdivision or tiny home development. It would basically be developed in a high density fashion, but with a smaller

**Vernal City Planning Commission Minutes  
March 15, 2022**

footprint of a tiny home. The City Code needs a definition for tiny homes. Mr. Parker read the proposed definition of a tiny home. The requested amendment adds tiny homes as a definition and as a use in both the MH zone and it addresses it as a use within a travel trailer park. Four hundred (400) square feet is roughly half the size of a single wide trailer and that would be the maximum size for a tiny home. Mr. Parker stated that it will also change the amount of square footage that is required for a lot in Manufactured Home subdivision. Mr. Parker read the proposed changes for this amendment. Mr. Parker explained that the MH zone is a zone and there is a separate section that regulates a trailer park for travel trailers and manufactured homes. Chair, Brandon Parker opened the public hearing to receive comment from the public. Darren Brown, Tri-County Health Department. Mr. Brown stated that Tri-County Health Department approves recreational vehicle parks. There is a State Code for recreational vehicle parks and one (1) of his concerns is that recreational vehicle park State rule specifically prohibits tiny homes in a recreational vehicle park. Mr. Brown stated that there is something in the rule that specifically says a recreational vehicle has a Vehicle Identification Number (VIN) and travels. Mr. Parker asked Mr. Brown to please send that section of code to him. Mr. Brown stated that there is an organization that would issue a Vehicle Identification Number (VIN). It is from the Department of Transportation that says this is a road vehicle and as long as it has that then it is considered a travel trailer. If it is a home, then it has to go in a mobile home park or somewhere else that is not a recreational vehicle park and when the Health Department sizes waste water systems, they are sized very different from a tiny home to a travel trailer. Mr. Parker stated that when he looks at the State Code, then he will modify the ordinance and address it at the next meeting. Mr. Parker stated that he thought the text of the ordinance covers most of Mr. Brown's concerns. Mr. Parker stated that he would make sure the City is in harmony with State law. Chair, Brandon Parker closed the public hearing.

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

---

Brandon Parker, Planning Commission Chair