

MINUTES of the Vernal City PLANNING COMMISSION

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

June 14, 2022

7:00 pm

Members Present: Brandon Parker, Stephen Lytle, Troy Allred and Brian Eades

Members Excused: Corey Foley and Kimball Glazier

Alternates Present:

Alternates Excused: Randel Mills

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 May 10, 2022: Chair Brandon Parker asked if there were any changes to the minutes from May 10, 2022. There being no corrections, *Brian Eades moved to approve the minutes of May 10, 2022 as presented. Stephen Lytle seconded the motion. The motion passed with Brandon Parker, Stephen Lytle, Troy Allred and Brian Eades voting in favor.*

Allen Parker gave an update on few items that the City has been working on. The downtown project is progressing. The City Council will be discussing the acceptance of a bid for the construction of the Zion's bank project at their next meeting. Construction could begin on that project within a few weeks provided that the surveys and the property ownership gets transferred. There has been interest from developers for projects within the City, but nothing solid yet other than a small retail strip application that should be coming in soon. There is no update on the status of the railroad at this time. Brandon Parker asked if the City would be doing anything with the building behind his new office. Mr. Parker stated that for the time being the building will stay and be rented out. It could be removed if the need arises. Brian Eades asked if there were any planning educational events over the summer. Mr. Parker stated that there are ongoing requirements and that open meeting training still needs to be conducted. It could happen during the summer. There is a vacancy on the Planning Commission.

RECOMMENDATION TO CONSIDER AMENDING THE VERNAL CITY MUNICIPAL PLANNING AND ZONING CODE TO CONSIDER MINOR SUBDIVISION REQUEST FROM DAVID AND ANNETTE HAAKINSON, NLW INC, FOR PROPERTY LOCATED AT 1089 EAST HWY 40, VERNAL, UTAH TO DIVIDE PROPERTY – 2022-010-SUB

Allen Parker explained that this is a request by Annette Haakinson to subdivide a piece of

property that she had originally had surveyed with the intention of dividing, but it did not happen, so they are revisiting this request to divide the property. It will yield two (2) lots, one lot will be 1.24 acres, that is the one with the building, and the other lot will be .70 acres and that will be the remnant land to the East of the property. They would like to sell the building without giving up the piece of land. This meets all requirements of the City Code. It is located in an Industrial zone. It has been reviewed by Timberline Engineering. They have a couple recommended basically text oriented changes to make it a little more compliant for a subdivision. The changes are being made. This is an approvable application the way it presented to the Commission.

Brandon Parker opened the public hearing to receive comment from the public. There being no public comment, Brandon Parker closed the public hearing.

Troy Allred moved to forward a positive recommendation to the City Council to amend the Vernal City Municipal Planning and Zoning Code to consider a minor subdivision request from David and Annette Haakinson, NLW Inc., for property located at 1089 East Highway 40, Vernal, Utah to divide property – 2022-010-SUB. Stephen Lytle seconded the motion. The motion passed with Brandon Parker, Troy Allred, Brian Eades and Stephen Lytle voting in favor.

RECOMMENDATION TO CONSIDER AMENDING THE VERNAL CITY MUNICIPAL PLANNING AND ZONING CODE TO CONSIDER REZONE REQUEST FROM GREG AND MARY WALKER FOR PROPERTY LOCATED AT 395 SOUTH VERNAL AVENUE, VERNAL, UTAH TO REZONE FROM CP-2 COMMERCIAL ZONE TO R-3 RESIDENTIAL ZONE. –2022-008-REZ – ORDINANCE NO. 2022-008

Allen Parker stated that this is a request to rezone a portion of Greg and Mary Walker’s property from its current CP-2 commercial zone to an R-3 residential zone. The property is vacant and is adjoining the commercial use on the West and the North with residential use on the East and the South. This request is considered a down zone because it is going from a more intense commercial use to a use that has less intense activities. The property lies within what is considered a mixed use area of the City plan which allows for multiple types of zoning. The over-all layer that gives guidance to the City Council shows it is a commercial area but with it being a mixed use area the City is allowed to take into consideration the other zones as to how they would play into the community. It is in character with the requirements of the General Plan. Brian Eades asked about the City’s process for noticing and if the City goes door to door with notices that there is a proposed change. Allen Parker answered that the City mails a notice to all residents that are within three hundred (300) feet of the property.

Brandon Parker opened the public hearing to receive comment from the public. Barbara Risbon, 352 South Vernal Avenue, remarked that the property address is across the street from her home, but the property with the proposed zone change is actually off of 400 South, so there is some confusion as to the address of the property. Mr. Parker explained that it is not a parcel that is being rezoned it is an area of land that is being rezoned, a portion of the lot not the full lot. Ms. Risbon said that the address for Valley Home Medical, which is on the corner next to the

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property, is also 395 South Vernal Avenue and the property requesting a rezone is actually off of 400 South. Mr. Parker informed that it is all the same parcel, so the City has to give the address of that parcel. The parcel that Valley Home Medical is on extends further to the back. Ms. Risbon asked if it will be for a single family dwelling. Mr. Parker answered that the rezone will allow for up to a four (4) family dwelling just like the zone surrounding it. Ms. Risbon mentioned that she was unaware that the property across from her home was commercial. Mr. Parker stated that the property in that area has not changed in the fifteen (15) years he has been in Vernal. Ms. Risbon asked if there could be a multiple family dwelling on the property. Mr. Parker stated that was correct and that it would be more appropriate for the applicant to explain his intentions. Brad Walker, 50 South 1500 West #101. Mr. Walker explained that he had purchased the shop north of the property and then ended up purchasing the property so he could build a residence and live there next to his shop so that he can transfer all of his business there. With the current zoning residential is not allowed. That is why he has requested a rezone. A decision has not been made yet as to whether to build a single family dwelling or a multifamily dwelling. It would make more sense to have some rental income but his main intent is to get closer to his shop. Ms. Risbon would like to know if there is a plan in place for a multiple or single family dwelling. Mr. Walker stated that there was no plan in place at this time. Winn Mansfield asked for clarification on the corner lot of 395 South Vernal Avenue. He wanted to make sure that the zone would not change for that lot. He owns the lot and did not want to have it changed accidentally because they have the same address. Mr. Parker explained that the County has both of those lots addressed the same for some reason, but the corner lot zone will not change. There being no further comment from the public, Brandon Parker closed the public hearing.

Brian Eades moved to forward a positive recommendation to the City Council to amend the Vernal City Municipal Planning and Zoning Code to consider a rezone request from Greg and Mary Walker for property located at 395 South Vernal Avenue, Vernal, Utah to rezone from CP-2 Commercial zone to R-3 Residential zone – Ordinance No. 2022-09 – 2022-008-REZ. Troy Allred seconded the motion. The motion passed with Brandon Parker, Troy Allred, Brian Eades and Stephen Lytle voting in favor.

ADJOURN: There being no further business, *Troy Allred 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