

# MINUTES of the Vernal City PLANNING COMMISSION

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

February 8, 2022

7:00 pm

**Members Present:** Brandon Parker, Stephen Lytle, Troy Allred, Jim Linschoten

**Members Excused:** Corey Foley

**Alternates Present:**

**Alternates Excused:**

**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 January 11, 2022:** Chair Brandon Parker asked if there were any changes to the minutes from January 11, 2022. There being no corrections, *Jim Linschoten moved to approve the minutes of January 11, 2022 as presented. Stephen Lytle seconded the motion. The motion passed with Brandon Parker, Stephen Lytle, Troy Allred and Jim Linschoten voting in favor.*

## **RECOMMENDATION TO CONSIDER AMENDING THE VERNAL CITY MUNICIPAL PLANNING AND ZONING CODE TO CONSIDER CHANGES TO HOUSEHOLD PETS IN SECTION 16.04 – DEFINITIONS, SECTION 16.45 – MIXED USE ZONE, SECTION 16.48 – C-2 AND CC-1 PLANNED COMMERCIAL ZONES, ORDINANCE NO. 2022-02**

Allen Parker stated that this amendment would be made under special provisions for the MX, C-2 and CC-1 zones, except for single family dwellings within those zones that would be grandfathered in those zones, if someone has a household pet it must be kept inside the residence. There have been complaints about household pets being left outside businesses barking and intimidating people in those zones. 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. *Troy Allred moved to forward a positive recommendation to the City Council to consider amending the Vernal City Municipal Planning and Zoning Code to consider changes to household pets in Section 16.04-Definitions, Section 16.45-Mixed Use zone, Section 16.48-C-2 and CC-1 Planned Commercial zones, Ordinance No. 2022-02. Stephen Lytle seconded the motion. The motion passed with Jim Linschoten, Stephen Lytle, Troy Allred and Brandon Parker voting in favor.*

## **RECOMMENDATION TO CONSIDER AMENDING THE VERNAL CITY**

**MUNICIPAL PLANNING AND ZONING CODE SECTION 16.42 – R-3 RESIDENTIAL ZONE AND SECTION 16.44 – R-4 RESIDENTIAL ZONE**

Allen Parker explained the intent of the changes to the Code to slightly adjust the densities within both zones and scale them a little bit better so that an R-3 zone is truly a medium high density zone and not carrying over too much of the Code from the R-1 zone and flows better into the R-4 zone. Mr. Parker read the changes as presented in the handout. The changes will result in a little higher density in both zones for the more dense developments. It will change the way the City does planning and the way developers address their buildings. The Commission liked the proposed changes. Mr. Parker stated that he will plan on a public hearing at the next meeting.

**RECOMMENDATION TO CONSIDER AMENDING THE VERNAL CITY MUNICIPAL PLANNING AND ZONING CODE SECTION 16.46 – MANUFACTURED HOME ZONE (MH) AND SECTION 16.04 – DEFINITIONS**

Allen Parker read the suggested changes to Section 16.04-Definitions from the handout. There are currently no minimum size restrictions for a home in any of the Residential zones except for the R-1 zone, but there are lot sizes that would conflict in the way that would be built. Mr. Parker stated that the MH zone would be a good space to define how the City would like to approach tiny homes within Vernal City and write provisions to allow tiny homes within the MH zone. Mr. Parker explained that he added tiny house dwellings as a permitted use within the MH zone and then scaled the lots differently in order to make more accommodating to tiny homes. Mr. Parker clarified that the changes are talking specifically about subdivisions in the MH zone not about a trailer park that has multiple tiny homes, but a subdivision of land and one lot per tiny home like a traditional subdivision lot. Mr. Parker read the changes as presented in the handout. If the lot is scaled back, it could change some aspects of the densities that take place in the MH zone. Jim Linschoten asked if an accessory dwelling could be added to a residential property that already had a tiny home or would that make two (2) tiny homes on the same lot. Mr. Parker explained that would be two (2) tiny homes. Mr. Parker continued to read the changes as presented in the handout. There was some discussion concerning height requirements and whether or not they would be eliminated and on storage containers. There is no height limit in commercial zones at this time. Storage containers would have to be engineered because their use would be altered.

**UPDATE ON DOWNTOWN RENOVATION PLAN**

Allen Parker reviewed the Vernal City downtown renovation plan with the Commission. Vernal City website has the full plan if anyone would like more information

**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.*

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Brandon Parker, Planning Commission Chair