

MINUTES of the Vernal City PLANNING COMMISSION

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

October 11, 2022

7:00 pm

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

Members Excused: Troy Allred

Alternates Present:

Alternates Excused: Randel Mills

Staff Present: Allen Parker, Assistant City Manager; 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 September 13, 2022: Chair Brandon Parker asked if there were any changes to the minutes from September 13, 2022. There being one correction of adding “Brian Eades” to “Members Present”, Brian Eades *moved to approve the minutes of September 13, 2022 as presented. Stephen Lytle seconded the motion. The motion passed with Brandon Parker, Stephen Lytle, Corey Foley, Kimball Glazier and Brian Eades voting in favor.*

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

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

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

public comment, Chair, Brandon Parker closed the public hearing.

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

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

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

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

Brian Eades 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 the Code designate an Economic Opportunity Advisory Board – Chapter 16.08 – Planning Commission – Ordinance No. 2022-18. Corey Foley seconded the motion. The motion passed with Brandon Parker, Stephen Lytle, Corey Foley, Kimball Glazier and Brian Eades voting in favor.

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

Allen Parker stated that the request is to amend a minor subdivision that created two (2) lots. One lot is where Warrior’s Warehouse is currently located 500 South and the other one is the vacant

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lot to the East. The proposed amendment is to divide the vacant lot into two (2) one (1) acre lots. It meets all of the dimensional requirements of the Code. The final plat has been reviewed and approved by Timberline Engineering and Land Surveying. There is a proposed project for the lot but that information will not be released until a later date. Kimball Glazier asked if the water meter situation on the lots had been addressed. Mr. Parker explained that it had not been addressed on the Warrior's Warehouse lot. There is a water pressure issue on the Warrior's Warehouse lot, but they have a pump inside of the building now. Mr. Glazier asked about the location of the water meters on the other lots. Mr. Parker answered that the meter is in the right-of-way because that is where the tap is to the main line. The meter and the line are within the utility easement. Corey Foley asked if the existing building has enough footage for parking. Mr. Parker answered that they do and that the amendment will not affect the lot in any way. This request is for a modification to the adjoining lot. Mr. Foley asked if there was a limitation for how many people could be in the building. Mr. Parker explained that limitations will be based on occupancy codes and the parking demand is based on the business meeting the City's minimum standards rather than the anticipated need.

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

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

Brandon Parker, Planning Commission Chair