

TO THE PUBLIC AND RESIDENTS OF VERNAL CITY:

Notice is hereby given that the **VERNAL CITY PLANNING COMMISSION** will hold a **Special Meeting on Thursday, April 18, 2024 at 4:30 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

B. PUBLIC HEARING – 4:30 PM

1. Recommendation to consider a request for a subdivision amendment from Porcupine Properties, LLC for property located at 572 North and 584 North 50 East, Vernal, Utah (parcels 04:076:0293 & 04:076:0292) – 2024-004-SUB – Gabby Hawkes Blackburn

C. ADJOURN

Vernal City Planning Commission Staff Report

Prepared by: Planning Director - Gabby Hawkes Blackburn

Date: 04/16/2024

Public Hearing Items

1. Request for Subdivision Amendment
Type of PC Decision: Administrative
Applicant: Mike Horanson
Owner: Mike Horanson
Applicant Address: 3575 N 100 E STE. 100
Project Title: Subdivision Amendment Amending Lots 111 C and 111 D of the amended murray subdivision.
Project Address: 572 N & 584 N 50E Vernal Utah 84078
Project Parcel Number: 04:076:0292 & 04:076:0293
Zone: R2



Application:

DigitSign Verified - 5197164640-424-897 468926414
 827 VC 10-20-11V (voided w/ 2023 signature verification) *IN NEED: Record per zoning approved by City and recorded w/ county*

VERNAL CITY Standard Application Form
 Land Use Record new deeds

374 East Main, Vernal, Utah 84078 Phone (435) 789-2271
 www.vernalcity.org FAX (435) 789-2256

Fill out completely INCLUDING ALL SIGNATURES. Indicate the appropriate supplemental forms if:

TYPE OF REQUEST	
<input type="checkbox"/> Subdivision (concept)	<input type="checkbox"/> Ordinance Amendment
<input type="checkbox"/> Subdivision (concept plan)	<input type="checkbox"/> Alteration
<input type="checkbox"/> Subdivision (preliminary plan)	<input type="checkbox"/> Zoning Map Amendment
<input type="checkbox"/> Subdivision (final plan)	<input checked="" type="checkbox"/> Lot Line Adjustment / Property Boundary Adjustment
<input checked="" type="checkbox"/> Subdivision (amendment)	<input type="checkbox"/> Appeal to Board of Adjustment
<input type="checkbox"/> Home Occupation	<input type="checkbox"/> Variance
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Master Site Plan

SITE INFORMATION 572 N. / 584 N. 50 E.
 Address: 572 & 584 N. 100 E. VERNAL, UT 84078
 County Parcel Number(s): 040160291, 040160292
 Acreage: 11.18 Current Zoning: New Zone (zone only):
 Notes:

APPLICANT
 Name: Porcupine Properties LLC
 Address: 3575 N. 100 E. Ste. 100 Daytime Phone: 801-319-3822
 Provo, UT 84604 Evening Phone:
 FAX: mike@meridmail.com
 I certify that this information, including any attachments, is correct to the best of my knowledge. I further understand that approval of my application does not supersede the requirements of Vernal City Code.
 Signature: Mike Horanson Date: 03/12/2024

OWNER (for multiple owners, use Multiple Owner supplementary form 2023)
 Name: Porcupine Properties
 Address: 3575 N. 100 E. Ste 100 Daytime Phone: 801-319-3822
 Evening Phone:
 FAX: mike@meridmail.com
 I consent to this application and to allow Vernal City staff to enter the property for related site inspections.
 Signature: Mike Horanson Date: 03/12/2024

FOR OFFICE USE ONLY
 Application Number: 2024-004-SUB Date: March 28, 2024
 Required Fee: 200.00 Paid: Case Reference:
 Vernal City Form 302 (25 March 2019)

Supplemental Multiple Owners:

DigitSign Verified - 3367851e-603-4022-864 368641e220

VERNAL CITY Supplemental Form
 Multiple Owners

374 East Main, Vernal, Utah 84078 Phone (435) 789-2271
 www.vernalcity.org FAX (435) 789-2256

OWNER
 Name: Porcupine Properties - Serial # 040160293
 Address: 3575 N. 100 E. Ste 100 Provo UT 84604
 Email: mike@meridmail.com
 I consent to this application and to allow Vernal City staff to enter the property for related site inspections.
 Signature: Mike Horanson Date: 03/12/2024

OWNER
 Name: Lovell Olsen - Serial # 040160292
 Address: 1673 Vernal Ave Vernal UT 84078
 Email:
 I consent to this application and to allow Vernal City staff to enter the property for related site inspections.
 Signature: Lovell Olsen Date: 03/12/2024

OWNER
 Name:
 Address: Phone:
 Email:
 I consent to this application and to allow Vernal City staff to enter the property for related site inspections.
 Signature: Date:

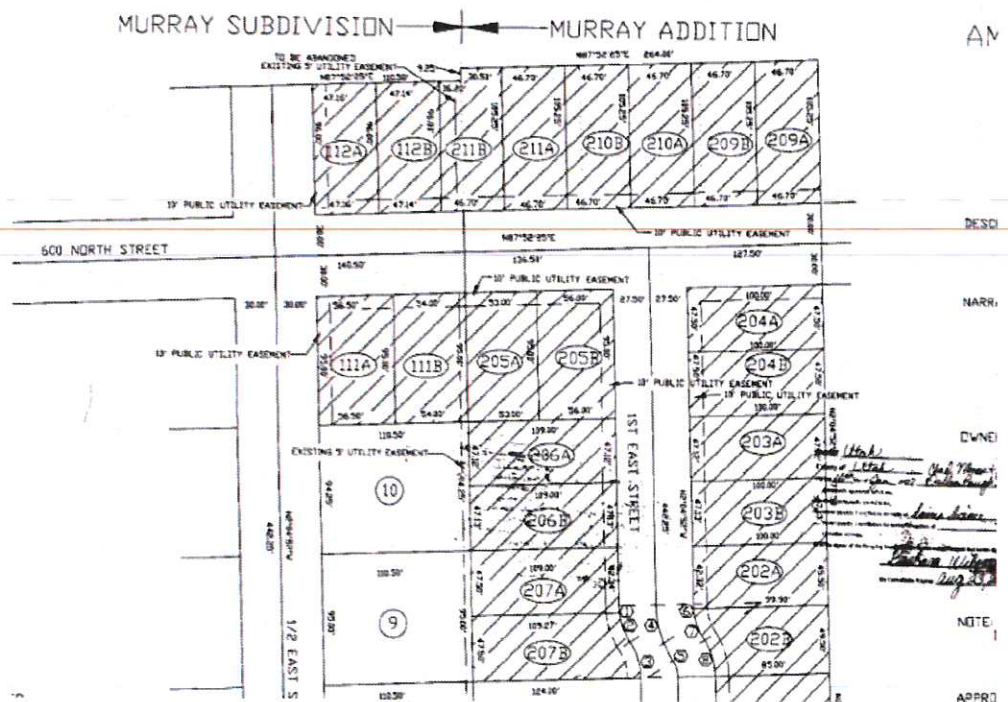
OWNER
 Name:
 Address: Phone:
 Email:
 I consent to this application and to allow Vernal City staff to enter the property for related site inspections.
 Signature: Date:

FOR OFFICE USE ONLY
 Application Number: Vernal City Form 302b (1 May 2023)

Background: A twin home in 2007 was built facing the wrong way on the lots causing the property line to not split the two units down the middle of the shared wall but instead split the front and back half of the building. The applicant would like to amend the subdivision to have the lot lines run down the middle of the shared wall splitting the left unit from the right.



Original Plat:

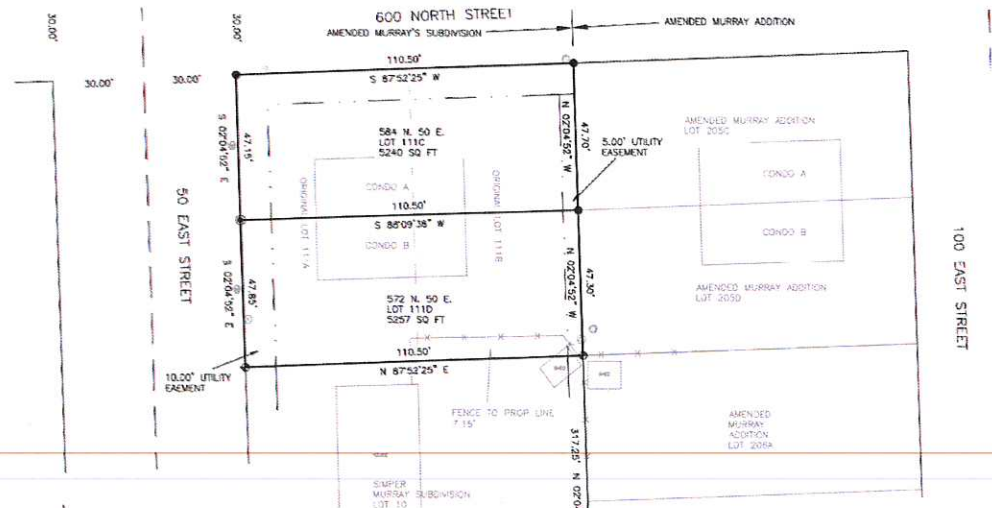


Process: PC Approval is the first step. Once PC approves this application the applicant will get all required signatures on the plat with the final signature being Planning Director Approval (Gabby Hawkes Blackburn) who will not sign if any of the items are missing. The plat will then be taken to City Council for final approval. After City Council Approval the applicant will have 90 days to record the signed plat, which will make the change to the lot lines.

Clarification: Initially a real estate agent contacted staff regarding 2 twin homes (4 lots total) with the same issues. The application that staff received later only included two of parcel numbers for the east building. That plat was approved at the regularly scheduled Planning Commission meeting.

THIS SPECIAL MEETING IS TO HEAR THE SECOND PAIR OF LOTS.

PROPOSED PLAT:



16.58.110 Vernal City Code Analysis:

Gree = COMPLIES | Orange= CONDITIONALLY COMPLIES | Red= DOES NOT COMPLY | Blue= STAFF COMMENTS

- No change shall be made in the approved plats unless approval thereof has been obtained by the Planning Commission after a public hearing is held with at least ten (10) days notice on the Utah Public Notice Website and posted on the City's website
Pending PC meeting decision: Meeting has been noticed correctly for parcel numbers 04:076:0292 & 04:076:0293
- The adjustment does not result in violation of applicable zoning requirements.
 - R2 twin home applicable zoning requirements requirements
 - 16.40.040 - Lot Size: Dwelling utilizing zero side yard: four thousand five hundred (4,500) square feet. Such dwelling must be in a structure having two (2) or more dwelling units, with each dwelling being located entirely and solely on one (1) individual lot.
Complies: Amended lots will be 5183 sqft & 5172 sqft
 - 16.40.050 - Frontage: Dwelling utilizing zero side yard: forty-five (45) feet. Such dwelling must be in a structure having two (2) or more dwelling units, with each dwelling being located entirely and solely on one (1) individual lot.
Complies: Amended lots will each be located entirely on their own individual lot and have 47.4' & 47.6' of frontage.

- 16.40.070 The maximum area of any lot that may be covered by structures is fort-five (45) percent.
Complies: Approximately 18% building coverage

- 16.36.060 - Setbacks All buildings and structures shall be set back at least thirty (30) feet from the front lot line
Complies with standards all structures in the area were built under at the time of construction: Setbacks of existing structure approximately 25'
 Subdivision amendment will not be altering the lot line not in compliance with today's ordinances so this setback is considered a Legal Non-Conforming use.

- 16.36.080 - For corner lots, all dwellings and other main buildings shall be set back from the rear property line a distance of at least thirty (30) feet, except that for dwellings having an attached garage or carport, the setback shall not be less than twenty (20) feet. Accessory buildings on corner lots shall be set back from the rear property line a distance of not less than eight (8) feet.
Complies: Vernal City code allows attached units but does not specify what their setback is for the . Taking this consideration that attached garages have a setback of 20' we can assume attached dwelling units could be the same. Side setback of the existing structure is approximately 30' & 26' which complies with today's ordinances.

- When Vernal City proposes to vacate, alter, or amend a subdivision plat, or any road or lot contained in a subdivision plat, the City Council shall consider the issue at a public hearing after giving the notice, as required by Section 17-27a-207 et seq., Utah Code Annotated, 1953, as amended
Scheduled for May 1st, 2024 City Council Meeting: Meeting has been noticed correctly for parcel numbers 04:076:0292 & 04:076:0293

16.58.100, 16.58,110- A Complete Plat containing the following items (Staff will check before signing:

- A tax clearance from the Uintah County Treasurer, indicating that all taxes, interest and penalties owing for the property have been paid and taxes, interest and penalties have been paid for the current tax year, if applicable as shown by the County Treasurer signature.
Finished

- All adjoining property owners consent to the lot line adjustment and sign the plat.
All Owners signed application and plat

- Notation of any self-imposed restrictions, or other restrictions as required by the Planning Commission or City Council in accordance with this chapter.

Pending PC meeting decision

- A subdivision name, approved by the County Recorder, and the general location of the subdivision, in bold letters at the top of the sheet. The Township, Range, and Quarter Section shall be shown on the top of the plat. Where a subdivision complies with a different subdivision option provisions, the final plat shall indicate underneath the subdivision name words describing the subdivision option that the subdivision was approved under.

Title on Plat

- North arrow, date, boundaries, dimensions, house numbers, surveyor stamp signed and dated.

Shown on plat

- Signature blocks prepared for the dated signatures of the Vernal City Planning Director, County Treasurer, County Surveyor, Tri- County Health Department, Vernal City Public Works Director.

Shown on plat and amended by staff: Tri-county health department, City Surveyor Vernal City Public Works Director, Uintah County Treasurer, Chairman Vernal City Planning Director.

Notes:

- Subdivision amendments are subject to State, Recording and Surveying Rules and regulations in addition to Vernal City Ordinances.
- Staff recommends approval of this subdivision amendment.