

MINUTES of the Vernal City PLANNING COMMISSION

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

April 18, 2024

4:30 pm

Members Present: Stephen Lytle, Brandon Parker, Ryan Pugh, Samantha Chappoose, Troy Allred

Members Excused: Nick Porter, Ryan Balch

Alternates Present:

Alternates Excused: Brittany Young, Rebecca Wilkey

Staff Present: Matthew Tate, Building Official, Gay Lee Jeffs, Administrative Secretary.

WELCOME AND DESIGNATION OF CHAIR AND MEMBERS: Chair Stephen Lytle welcomed everyone present to the meeting.

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

Chair Stephen Lytle introduced the recommendation regarding a petition for a subdivision amendment concerning a property situated at 572 North and 584 North 50 East, Vernal, Utah, identified by Parcels 04:076:0292 & 04:076:0293. This is the same situation as the last meeting held April 9, 2024, where it was noted that the structure on the property is improperly oriented, with the lot boundary failing to divide the buildings along the shared wall, but instead separating them into front and rear portions.

The primary objective of this amendment request is to rectify the property lines so that the townhomes are partitioned along the shared wall, thereby ensuring that each parcel pertains exclusively to an individual unit.

Chair, Stephen Lytle, opened the public hearing for public comment. There being no comment from the public, Chair, Stephen Lytle, closed the public hearing.

Brandon Parker reminded the Commission that this request is the same situation as the last meeting held April 9, 2024, where it was noted that the structure on the property is improperly oriented, with the lot boundary failing to divide the buildings along the shared wall, but instead separating them into front and rear portions.

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The primary objective of this amendment request is to rectify the property lines so that the townhomes are partitioned along the shared wall, thereby ensuring that each parcel pertains exclusively to an individual unit and that no one had any concerns at that time.

Brandon Parker moved to forward a positive recommendation to the City Council to amend the property located at 572 North and 584 North 50 East, Vernal, Utah – 2024-004-SUB. Ryan Pugh seconded the motion. The motion passed with Stephen Lytle, Brandon Parker, Troy Allred, Samantha Chapoose and Ryan Pugh voting in favor.

ADJOURN: There being no further business, *Ryan Pugh moved to adjourn. Samantha Chapoose seconded the motion. The motion passed with a unanimous vote, and the meeting was adjourned.*

Stephen Lytle , Planning Commission Chair