

TO THE PUBLIC AND RESIDENTS OF VERNAL CITY:

Notice is hereby given that the **VERNAL CITY PLANNING COMMISSION** will hold a Regular Meeting on **Tuesday, February 11, 2025 at 5:30 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
2. Approval of Meeting Minutes for January 14, 2025

B. PUBLIC HEARING

1. Recommendation to consider amending the Vernal City Municipal Planning and Zoning Code – Section 16.48.030 - C-2 and CC-1 Planned Commercial Zones (Uses) and Section 16.50.020 CP-2 and CCP-1 Planned Commercial Zones (Uses) to include the following: Day Care, Short Term Rentals, Barber/Beauty Shop – Ordinance 2025-05 –Braeden Christofferson
2. Recommendation to consider a rezone request from Jones Leasing for property located 567 North Vernal Ave, Vernal, Utah (Parcel # 04:073:0055) - 2025-001-REZ – Ordinance #2025-06 – Braeden Christofferson

C. ACTION ITEMS

1. Recommendation to Consider approval for Carl Folley (Basin Appliance) - Conditional Use Permit for property located at 1378 West 500 South Vernal Utah (Parcel # 05:011:0209) 2025-003-CUP – Braeden Christofferson

D. ADJOURN

MINUTES of the Vernal City PLANNING COMMISSION

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

January 14, 2025

5:30 pm

Members Present: Stephen Lytle, Nick Porter, Samantha Chapoose, Troy Allred, Ryan Balch and Brittany Young

Members Excused:

Alternates Present: [Click here to enter text.](#)

Alternates Excused:

Staff Present: Braeden Christofferson, Assistant City Manager; Gabby Hawkes Blackburn, Vernal City Consultant; 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.

Gabby Hawkes Blackburn introduced Braden Christofferson who has joined Vernal City as the new Assistant City Manager and Planning Director. In this dual role, he brings extensive experience from his previous position in Lehi City. Over the past couple of weeks, he has already demonstrated his capabilities and enthusiasm, earning praise for his fantastic work. While Mr. Christofferson transitions into this position full-time as he and his family relocate to Vernal, Ms. Hawkes Blackburn will continue as a consultant and available to provide support as needed. Mr. Christofferson is excited to collaborate with the team and contribute to the community's growth and success.

APPROVAL OF MINUTES FROM, December 10, 2024: Stephen Lytle Chair asked if there were any changes to the minutes from, December 10, 2024. The minutes were approved with there being no corrections, *Samantha Chapoose moved to approve the minutes of, December 10, 2024 as presented. Ryan Balch seconded the motion. The motion passed with Stephen Lytle, Troy Allred, Nick Porter, Samantha Chapoose, Brittany Young and Ryan Balch voting in favor.*

RECOMMENDATION TO CONSIDER AMENDING THE VERNAL CITY MUNICIPAL PLANNING AND ZONING CODE, SECTION 16.20 – EXTENDED STAY HOTEL/MOTEL– ORDINANCE 2025-02

Gabby Hawkes Blackburn revisited and reviewed in detail the proposed ordinance for extended stay hotels. There were several key updates to the ordinance:

Vernal City Planning Commission Minutes

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Room amenities were modified to ensure compliance with International Building Code (IBC) standards, replacing the previous requirement for 270 square feet of living and sleeping space. Parking requirements, initially set at two spaces per extended stay unit, were adjusted to 1.5 spaces per unit after deliberation, reflecting a balance between apartment and hotel-style standards. Landscaping requirements were also updated, shifting from a blanket 10% requirement to adherence to the underlying zoning regulations, ensuring that properties include some landscaping rather than being fully paved. Additionally, the ordinance removed the previous cap of 180 days for maximum length of stay, allowing extended stay hotels greater operational flexibility.

Chair, Stephen Lytle, opened the public hearing for public comment.

Anna Billings, 234 South 3290 West, Vernal, Utah, general manager of the Ledge Stone Hotel, addressed the commission. She pointed out an inconsistency in Section D of the ordinance, which still included language about verifying compliance with a maximum length of stay, even though the cap had been removed. The commission acknowledged the oversight and agreed to update the language to maintain consistency. Ms. Billings also sought clarification on whether her property, which was compliant at the time of construction, would need to meet the new 1.5 parking spaces per unit requirement. The commission confirmed that her property would remain compliant under the conditions present when it was built.

Chair, Stephen Lytle, closed the public hearing.

An additional adjustment involved removing a signage requirement for individual units, which had been mistakenly retained from an earlier version of the ordinance. This correction was presented as a grammatical and administrative fix.

Ryan Balch moved to forward a positive recommendation to the City Council to amend the Vernal City Municipal Planning and Zoning Code, Section 16.20 – Extended Stay Hotel/Motel– Ordinance 2025-02 with the changes as discussed. Troy Allred seconded the motion. The motion passed with Stephen Lytle, Troy Allred, Nick Porter, Samantha Chapoose, Brittany Young and Ryan Balch voting in favor.

RECOMMENDATION TO CONSIDER APPROVAL OF MORTON SHORT TERM RENTAL CONDITIONAL USE PERMIT FOR PROPERTY LOCATED AT 41 EAST 100 NORTH, VERNAL, UTAH (PARCEL #05 019 0027) – 2024-026-CUP

Gabby Hawkes Blackburn introduced a request from Kevin Lance Morton to convert a previously operated flower shop into a short-term rental. The property, owned by the Morton's, would feature a two-bedroom, one-bath setup. As the land-use authority, the Planning Commission was tasked with determining the use classification and potential conditions for the proposal while ensuring compatibility with City Code and surrounding areas.

Currently, Vernal City's short-term rental ordinance applies only to residential zones, creating ambiguity for a proposal in a commercial zone. The most similar classification, a bed and

Vernal City Planning Commission Minutes

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breakfast, requires owner occupancy, which does not align with the Morton's plans for the property. The Planning Commission acknowledged the need for future updates to the Code to better address such situations.

Staff reviewed applicable Code requirements, including off-street parking, signage, trash storage, and landscaping, noting no significant compliance issues. Specific conditions for outdoor storage and noise levels were also discussed as potential mitigations. However, the commission noted that the small size of the parcel limited potential for outdoor storage or additional structures.

During the discussion, some commissioners expressed the view that the proposal was reasonable for a commercial zone and that short-term rentals could be beneficial in such areas. They also clarified that the applicants did not intend to reside in the property, distinguishing it further from the bed and breakfast model.

Ryan Balch moved to approve the Morton Short Term Rental Conditional Use permit for property located at 41 East 100 North, Vernal, Utah (parcel #05 019 0027) – 2024-026-CUP without additional conditions. Troy Allred seconded the motion. The motion passed with Stephen Lytle, Troy Allred, Nick Porter, Samantha Chapoose, Brittany Young and Ryan Balch voting in favor.

It was suggested that City staff revise the Code to provide clearer guidelines for short-term rentals in commercial zones, ensuring better alignment with future applications.

RECOMMENDATION TO CONSIDER APPROVAL OF PREECE FLAG LOT FOR PROPERTY LOCATED AT 740 WEST 1100 SOUTH, VERNAL, UTAH (PARCEL #05 065 0001) – 2024-024-SUB

Gabby Hawkes Blackburn presented a proposal from Mike Eskelson, the applicant, and Peggy J. Preece, the property owner, to subdivide a 2.19-acre lot into three parcels, including one designated as a flag lot. This decision would determine whether the property could be split as proposed, though it would not finalize the subdivision itself. The lot, which is part of a recorded subdivision, is significantly larger than neighboring parcels and exceeds the zoning requirements of 20,000 square feet and 65 feet of frontage per single-family dwelling. With 180 feet of frontage, the lot could be divided into two parcels under current zoning rules, but the creation of a third lot would require the use of a flag lot.

The Commission considered whether a flag lot was necessary for the substantial use of the property, as this type of development is less desirable and requires justification. The property's size and context made the proposal reasonable, particularly since the surrounding neighborhood already includes several flag lots. These lots were historically approved because of limited opportunities to extend public roads into the area, making the flag lot configuration a practical solution to allow for additional density.

Several requirements and considerations were discussed during the meeting. The flag lot would need a 24-foot-wide access strip with an all-weather surface. Utilities and safety requirements

included placing a fire hydrant within 250 feet of the proposed dwelling and ensuring the address of the flag lot would be visible from the public street. Setbacks and the home's orientation would also be established during the building permit process. While privacy, aesthetics, and potential future transportation corridors were considered, the Commission concluded that the proposal aligned with the character of the neighborhood and would not negatively impact the surrounding properties.

Commissioners agreed that denying the proposal would unfairly restrict the owner's ability to utilize the property fully, given its size and context. It was noted that developing a public road to access the back portion of the property would be impractical, further supporting the use of a flag lot.

Nick Porter moved to approve the Preece Flag Lot for property located at 740 West 1100 South, Vernal, Utah (parcel #05 065 0001) – 2024-024-SUB. Brittany Young seconded the motion. The motion passed with Stephen Lytle, Troy Allred, Nick Porter, Samantha Chapoose, Brittany Young and Ryan Balch voting in favor.

RECOMMENDATION TO CONSIDER APPROVAL OF COCHRAN CONDITIONAL USE PERMIT FOR PROPERTY LOCATED AT 92 WEST MAIN, VERNAL, UTAH (PARCEL #05 024 0050) – 2025-001-CUP

Gabby Hawkes Blackburn reviewed a conditional use permit application from Steve Cochran to convert a former manufacturing and warehouse building, previously used by Cedar Bear Naturals, into a mixed-use property with commercial space on the ground floor and residential units above. This proposal closely resembled an earlier application by the same applicant for a different property earlier in the year.

The proposed use aligns well with Vernal City's zoning and general plan, as the CC-1 zone permits multifamily housing as a conditional use. The inclusion of residential units downtown is viewed positively, as it can increase activity and vibrancy in the area. However, conditional use permits require the mitigation of potential nuisances to neighbors, and several factors were discussed to ensure compatibility with the surrounding area.

One of the primary concerns was the impact on public infrastructure, including water lines, which had previously been an issue for nearby properties due to inadequate capacity. However, recent public infrastructure upgrades appear to have resolved these concerns. The proposal's impact on health, safety, and welfare will be addressed through building permits and inspections, including reviews by the Health Department and compliance with fire codes. Parking and Master Site Plan requirements will also need to be met, regardless of the conditional use permit approval.

Another significant topic was the potential for future noise complaints from residents living in a commercial area with frequent downtown events. Commissioners discussed the importance of preventing conflicts by requiring notices on leases or deeds to inform tenants about the nature of the area. This would acknowledge that downtown events are an integral part of the neighborhood and not subject to change based on residential complaints.

Vernal City Planning Commission Minutes

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158 The Commission also noted that similar mixed-use developments already exist in the vicinity,
159 including apartments across the street and above nearby commercial buildings. These precedents
160 further supported the proposal's compatibility with the area's character and zoning intentions.

161 ***Ryan Balch moved to approve the Cochran Conditional Use permit for property located at 92***
162 ***West Main, Vernal, Utah (parcel #05 024 0050) – 2025-001- with a specific condition: tenants***
163 ***must be informed, through a notice on their lease or deed, that downtown noise and events are***
164 ***inherent to the area and cannot be grounds for complaints to the City. Troy Allred seconded***
165 ***the motion. The motion passed with Stephen Lytle, Troy Allred, Nick Porter, Samantha***
166 ***Chapoose, Brittany Young and Ryan Balch voting in favor.***

167 168 **2025 MEETING SCHEDULE**

169 Chair, Stephen Lytle, asked Commission members if they would like to maintain the current
170 meeting schedule or consider changes. The consensus was that the current schedule has been
171 effective and accommodating for the Commissioners. One member noted occasional lateness due
172 to a prior appointment but expressed that it had not caused significant disruptions and was
173 manageable.

174 The possibility of holding meetings earlier was briefly considered but dismissed, as earlier times
175 were deemed less convenient. Several members expressed their preference for the existing 5:30
176 PM schedule, noting that it works well overall.

177 ***Samantha Chapoose moved to approve the 2025 Planning Commission meeting schedule of***
178 ***5:30 p.m. the second Tuesday of every month. Ryan Balch seconded the motion. The motion***
179 ***passed with Stephen Lytle, Troy Allred, Nick Porter, Samantha Chapoose, Brittany Young and***
180 ***Ryan Balch voting in favor.***

181 182 **2025 PLANNING COMMISSION ELECTION OF CHAIR AND VICE-CHAIR**

183 Chair, Stephen Lytle, conducted a voting process to elect the Planning Commission Chair and
184 Vice Chair for the upcoming term. The procedure began with instructions on writing names for
185 the vote. The process was clarified, ensuring an organized approach to selecting the leadership
186 positions.

187 The Commission first voted for the Chair position. Once the votes were tallied, Steven Lytle was
188 re-elected Chair with a unanimous decision. The group then proceeded to vote for the Vice
189 Chair. While the votes were being counted, Gabby Hawkes Blackburn acknowledged the
190 professionalism and contributions of the Commission members, emphasizing their expertise and
191 effective governance.

192 The votes for Vice Chair were also unanimous, re-electing Nick Porter. The elections
193 demonstrated a structured and collaborative process for leadership selection within the Planning
194 Commission.

Vernal City Planning Commission Minutes

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195 **ADJOURN:** There being no further business, *Samantha Chapoose moved to adjourn. Troy*
196 *Allred seconded the motion. The motion passed with a unanimous vote, and the meeting was*
197 *adjourned.*
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Stephen Lytle , Planning Commission Chair

AWAITING FORMAL APPROVAL

Vernal City Planning Commission

Staff Report

Prepared by: Braeden Christofferson

Date: 02/11/2025

Public Hearing Items

1. Request for recommendation to consider amending Vernal City Municipal Planning and Zoning Code - § 16.48.030 - C-2 and CC-1 Planned Commercial Zones (Uses) and § 16.50.020 CP-2 and CCP-1 Planned Commercial zones (Uses) to include the following:
 - a. Day Care
 - b. Short Term Rentals
 - c. Barber/Beauty Shop

Type of PC Decision: Recommendation on legislative action

Review Trigger: It has come to our attention through the Planning Commission, City Staff and others that there is currently a gap in permitted use with the commercial use tables throughout the City Planning and Zoning code. We would like to bring our code into compliance with other communities in the state who have them listed as appropriate uses in their commercial zones.

Location: § 16.48 and § 16.50 (section 16.48 and section 16.50) of Vernal City Code Use Tables

Discussion: First discussion

Background:

A). Day Care

- a. Definition:
 - i. Day Care Center is a building or structure where seven (7) or more children regularly are cared for during the day for compensation (Vernal City Code § 16.04.005 Planning and Zoning definitions)
 - ii. Any facility other than an occupied dwelling operated by a person qualified by the state which provides day care protection or supervision and or preschool instruction Source (Salt Lake County Code 19.04.160)
 - iii. Day Care Center - Means an establishment providing care and maintenance to eight (8) or more children at any time of any age separated from their parents or guardians. (source: Heber City Code § 18.08.155)
- b. Day care is listed in various city codes throughout the region.
 - i. Heber City Definition:
 1. Family Day Care:
 - a. Permitted in all Zones besides I1 (source Heber City Code § 18.86.030)
 2. Day care center - Permitted in all Commercial Zones
 3. Commercial Day Care Center and or preschool - Conditional §18.28.030 - Permitted and conditional uses

- ii. Lehi City
 - 1. Child Day Care (commercial) - only labeled use of Day care facilities in their use table (table 05-030-b Table of uses - Non Residential Zones
 - a. Permitted in NC(neighborhood Commercial), C (commercial), CR (Commercial Regional), BP(Business Park), MU(Mixed Use),PF (Public Facilities)
- iii. Springdale
 - 1. Day Care and Nursery Schools 10-7a-2
 - a. Permitted in VC village Commercial and Central Commercial Zone.
- iv. Day cares have been approved within Commercial zones before (see Sunburst Childcare Center (650 N VERNAL AVE).
- v. There have been additional requests to place a day care in Commercial zones however they are not labeled in the use table as Permitted or Conditional.
 - 1. Eg. 1525 W Highway 40
- vi. We have been asked to look into adding a section for Day Care Centers into the use table for future use.
- vii. Day Care Operations will need to be licensed with the state to ensure that they are being operated by a person qualified by the state which provides day care protection or supervision and or preschool instruction.
 - 1. Valid Business license is also required for operation

B. Short Term Rental

- a. Definition: Chapter 16.23 has been created for the purpose of addressing Short Term Rentals (STR).
 - i. We propose incorporating short-term rentals into the code under similar conditions as those outlined for residential zones, but specifically adapted for commercial zones. No changes to the ordinance are currently being discussed.
 - ii. If the Planning Commission wishes to revisit and add specifics to Short Term Rentals in Commercial Zones, we can do so at a later date.

C. Barber/Beauty Shop

- a. Definition:
 - i. Vernal City:
 - 1. No definitions have been added to Vernal City Code for "Barber/Beauty Shop"
 - ii. Permitted use throughout the region
 - 1. Springdale
 - a. Barber and Beauty shops
 - i. Permitted in Central Commercial zones and Village Commercial zones
 - 2. Other Cities have lumped Barber and Beauty Shops under "Retail Services"

- b. Vernal City Code has listed Barber / Beauty Shops as permitted in the following zone

Uses	HC-1
Barber / Beauty Shop	C

Proposed ordinance amendment:

A. Day Care Center

a. §16.04 Definitions

“Day Care Center” is a building or structure where seven (7) or more children regularly are cared for during the day for compensation

b. Suggested Use Table Additions

i. VCMC §16.48.030 Uses (C-2 and CC-1 Planned Commercial)

Uses	C-2	CC-1
Day Care Center	C or P	C or P

ii. VCMC §16.50.020 Uses (CP-2 and CCP-1 Planned Commercial)

Uses	CP-2	CCP-1
Day Care Center	C or P	C or P

B. Short Term Rental

a. Addition to § 16.04 Definitions:

“Short-Term Rental (STR)” A dwelling unit or any portion thereof, including RV parks, single-family or multi-family dwellings, accessory dwelling units (ADUs), internal accessory dwelling units (IDUs), campgrounds, or similar accommodations, used for transient purposes for 30 or fewer consecutive days. STRs include any property listed on accommodation websites (e.g., Airbnb, Vrbo) and are subject to Vernal City business licensing, conditional use permits (if applicable), and payment of all required taxes, regardless of rental duration.

Suggested Use Table Additions

1. VCMC §16.48.030 Uses (C-2 and CC-1 Planned Commercial)

Uses	C-2	CC-1
Short Term Rental	C	C

2. VCMC §16.50.020 Uses (CP-2 and CCP-1 Planned Commercial)

Uses	CP-2	CCP-1
Barber/Beauty Shoppe	C or P	C or P

C. Barber/Beauty Shop

a. Addition to §16.04 Definitions

- i. "Barber/ Beauty Shop" is an establishment that provides personal grooming services, including hair cutting, styling, and related cosmetic treatments. May include the retail sale of related products as an accessory use.

b. Suggested use table addition

- i. VCMC §16.48.030 Uses (C-2 and CC-1 Planned Commercial)

Uses	C-2	CC-1
Barber/Beauty Shop	C or P	C or P

- ii. VCMC §16.50.020 Uses (CP-2 and CCP-1 Planned Commercial)

Uses	CP-2	CCP-1
Barber/Beauty Shope	C or P	C or P

Decision:

Legislative vote recommending approval or denial of zoning use changes if necessary more discussion can be had before recommending approval or denial to city council following public hearing.

2. Recommendation to consider approval for Jones Leasing Company - Rezone map amendment for property located 567 N Vernal Ave, Utah (Parcel # 04:073:0055) - 2025-001-REZ

Type of PC Decision: Legislative

Applicant: Jones Leasing Co

Address: 567 N Vernal Ave

Parcel Number: 040730055

Owner: Jones Leasing Company

Project Title: Jones Leasing Company Rezone - 2025-001-REZ

Zone: R4

New Zone C-2



1. Context and Background

Current Use and Surrounding Uses

Jones Painting Co is looking to expand their building into the parcel next to it, Parcel # 040730055 (address: 567 N Vernal Ave). The property is currently zoned as R-4 Residential and is vacant. The land will require a rezone to C-2 to move forward with the expansion. The land belongs to JONES LEASING CO and has been in their possession since 2023.

- **North:** Ashley Creek Physical Therapy and the Woodland Apartments, with a chain link and decorative fence separating the different properties.
- **South:** Land owned by Jones Leasing LLC.
- **Across Vernal Ave:** A home and additional offices/buildings owned by Jones Leasing LLC, with a carwash further south.
- **General Area:** Mixed with commercial properties and some residential uses.

Future Land Use Map Designations

The future land use map shows that the property is planned to be primarily Commercial (red), with High Density Residential (brown) to the south. (See picture provided.)



2. Analysis

Compatibility with Future Land Use

While the property is currently zoned as R-4 residential, the area is planned for commercial development, which aligns with what the owners of the property wish to rezone to.

The future land use map is a guiding document providing a vision for the city's development, but it is not set in stone. Flexibility allows for adjustments based on evolving community needs, market conditions, and specific circumstances of individual properties. That being said, future development indicates Vernal Avenue will be a commercial development zone intended to serve the community in the future.

Impact on Surrounding Area

Public comment from neighboring properties at both the Planning Commission and City Council public hearings on this item should be considered to determine the specific effects of commercial zoning on this property. In general, effects experienced in similar situations include:

- **Increased Noise and Activity**

Rezoning to commercial can lead to an increased amount of noise and activity, potentially disrupting those who reside in the Woodland Apartments. However, appropriate buffering and landscaping measures can mitigate these effects.

- **Impact on Residential Lot Across the Street**

The property owner's residential lot directly across the street could be impacted by increased noise, traffic, and light pollution from commercial activities. However, they are currently located next to another property of the same type to the south.

- **Traffic Volumes**

Commercial locations typically produce higher traffic than residential uses. Vernal Avenue is already a major road designed to accommodate commercial traffic.

- **Light Pollution and Property Values**

With the addition of a commercial use, there will be an increase in light pollution, noise, and other activity. If not managed properly, commercial development can negatively impact property values due to these factors.

3. Compliance with Zoning Ordinance

Zoning Ordinance Requirements

The C-2 commercial zone aims to provide suitable areas for various commercial activities, including convenience goods and a wide range of retail goods and personal services for the community. The owner of the property will utilize the parcel to expand their existing business, thereby serving customers more effectively.

Site Development Standards in Commercial Zones

- **No Minimum Lot Area or Width:** The 0.26-acre property is compliant.
- **Front Setback:** 30 feet in the C-2 zone.
- **Side Setback:** None, except 10 feet adjacent to residential zones.
- **Rear Setback:** None, except 10 feet where adjacent to residential zones.
- **Maximum Building Height:** None in the C-2 zone.
- **Landscaping:** Must conform to § 16.27. of Vernal City code
- **Fencing:** A six-foot privacy fence is required between commercial and residential properties to provide privacy and reduce potential conflicts. This fence will be required when commercial activities commence.

- **Signs:** Must comply with Chapter 16.28, which governs height, size, and location of permitted signs, ensuring signage is appropriate and does not detract from the area's visual quality.

4. Staff Recommendations

At this time, staff does not see any immediate or pressing concerns with the property owner's request to rezone to commercial, given:

- The location along a main street planned for commercial use in the future.
- Existing site development standards that protect neighboring uses and must be followed at the time the property progresses to development.

However, the Planning Commission does have the authority to make the legislative decision that this area is not ready for the rezone at this time if they deem it appropriate.

5. Next Steps

1. Planning Commission Review

- The Planning Commission will review this staff report, including the findings, considerations, and recommendations.
- A public hearing will be held to gather input from residents and stakeholders.

2. Planning Commission Recommendation

- Based on the staff report and any public input, the Planning Commission will make a formal recommendation to the City Council.
- This recommendation could be to approve, approve with conditions, or deny the rezoning request.

3. City Council Public Hearing

- The City Council will schedule and hold a public hearing on the rezoning request.
- Notice of the public hearing will be given to the community in accordance with local regulations.
- During the public hearing, the City Council will hear presentations from staff, the applicant, and public comments.

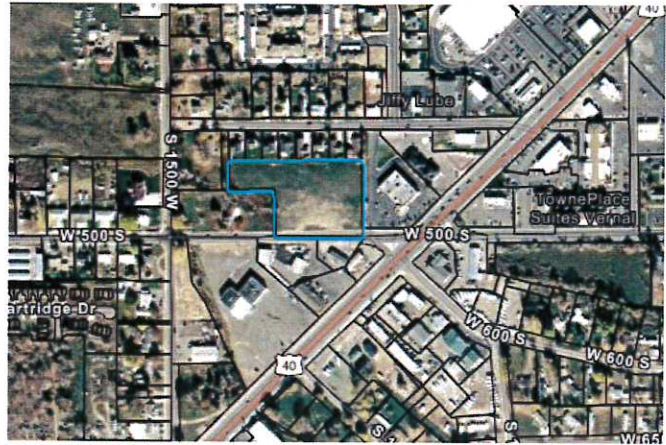
4. City Council Decision

- After the public hearing, the City Council will deliberate, taking into account the staff report, Planning Commission recommendation, public input, and any additional information presented.
- The City Council will vote to approve, approve with conditions, or deny the rezoning request.
- If approved, an ordinance will be prepared to officially amend the zoning map.

Action Items

1. Recommendation to Consider approval for Carl Folley (Basin Appliance) - Conditional Use Permit for property located at 1378 W 500 S Vernal Utah (Parcel # 05:011:0209) 2025-003-CUP:

Type of PC Decision: Administrative
Applicant: Craig Nebecker (Horrocks Engineering)
Address: 1378 W 500 S
Parcel Number: 050110209
Owner: Carl Foley
Project Title: Basin Appliance CUP
Zone: CP-2



Context and Background:

- The planned use of the lot will be to build a couple of commercial buildings for the purpose of selling and building cabinets. Towards the West end of the lot there is a proposed Building to be 95' x 195' with a floor space of 18,525 Sq. Ft. which is to be utilized as a Cabinet Shop. In conjunction with this building will be parking space with nineteen (19) stalls with one proposed ADA stall.
- A second phase of the project will build a larger building to the east to accommodate various other uses and parking stalls.
- The 2.86 acre lot which is located at the address of 1378 W 500 S, Currently the lot sits vacant and is zoned CP-2 (City Planned Commercial).
- CP-2 Use table stipulates a Conditional use for Carpenter and Cabinet Shops
- The lot is nestled in between CP-2 (City Planned Commercial) and RA-1 (Residential Agricultural) zones.
- The future land use map shows the area is zoned for future commercial use
- The new building will require a building permit and Master Site plan to go along with it.

Applicable Vernal City Code:

No definition for Carpenter or Cabinet Shop listed in Vernal City Code § 16.04

§ 16.50.020 Uses:

CP-2 Planned Commercial Zone

Uses	CP-2
Carpenter and Cabinet Shop	C

§ 16.50.030 Site Development Standards - CP-2 Zone:

- A. Minimum Lot Area None;
- B. Maximum Lot Area None;
- C. Minimum Yard Set Backs

- a. Front Thirty (30) feet for the main building or walls or fences over three (3) feet high
- b. Side: none, except ten (10) feet adjoining a residential zone
- c. Side facing street on corner lot: twenty (20) feet
- d. Rear: none, except ten (10) feet adjoining a residential lot
- D. Building Height:
 - a. Minimum: One (1) Story,
 - b. Maximum: none;
- E. Lot Coverage: the aggregate of all buildings shall not exceed fifty (50) percent of the entire lot area.
- F. Landscaping shall be in conformance with chapter 16.27 Herein

Vernal City Code Analysis:

Zoning

- The proposed business is conditional in the CP-2 (Planned Commercial) zone.

Impact on Health, Safety, and Welfare of the Community

- The planned building will be located adjacent to an RA-1 (Residential Agricultural) zone.
- Building design, landscaping, and setbacks must comply with city code to minimize disruption to neighboring residential properties.

Relevant Code Requirements:

§ 16.50.070 Sign Limitations

Off-premises or billboard advertising signs shall not be permitted in any planned commercial zone.

§ 16.50.050: Fencing Requirements

- Commercial developments adjacent to residential-zoned or residential-use properties must:
 - Install a six (6)-foot privacy fence between commercial and residential properties.
 - Ensure the fence is placed in a manner that does not create a safety hazard for vehicular or pedestrian traffic.

Section 16.50.060: Protection of Adjoining Residential Properties

- Requirements for commercial developments adjoining residential properties include:
 - Installation of a wooden or ornamental masonry opaque fence of at least six (6) feet in height.
 - For property lines adjoining the front yard of residential lots, the fence height must be four (4) feet.

- A minimum six (6)-foot-wide planting strip with landscaping, including trees and shrubs, must be maintained along at least 50% of the fence.

Impact of Cabinet Shop in Zone

- Infrastructure Requirements
 - Water, sewer, and stormwater retention requirements may need to be updated if the proposed development significantly impacts and increases demand.
 - Coordination with Public Works and relevant utility providers is advised to ensure capacity and compliance with existing regulations.
- Property Values
 - Nearby residents could experience both positive and negative effects on property values.
 - Mitigating measures—such as landscaping, fencing, and other aesthetic or functional buffers—can help maintain property values and reduce potential negative impacts.
- Noise Pollution
 - Additional noise may result from increased vehicles, deliveries, and commercial operations.
 - Proper site design, including landscaping and other buffers, can mitigate the noise impact on surrounding properties.
- Increased Traffic
 - The new business will increase traffic in the area, but its proximity to Highway 40 means traffic can quickly disperse onto major roads.
 - This dispersal should reduce congestion along local streets and mitigate impacts on nearby residents.
- General Plan Alignment
 - The General Plan indicates that the area is zoned appropriately for commercial uses and the proposed cabinet shop fits within the future use of the area.

Conclusion:

- Zoning & Code Compliance: The proposed cabinet shop is a conditional use in the CP-2 (Planned Commercial) zone and must adhere to the requirements outlined in Vernal City Code, including setback, fencing, and landscaping standards.
- Residential Adjacency: Because the project borders RA-1 (Residential Agricultural) properties, special care must be taken with buffering, fencing, and noise mitigation to ensure minimal disruption to neighbors.
- Infrastructure & Traffic: Water, sewer, stormwater retention, and road capacity appear sufficient, but may require updates or coordination with Public Works. Proximity to Highway 40 helps disperse increased traffic.
- General Plan Alignment: The area is planned for commercial use in the future, and the proposed cabinet shop generally aligns with the City's long-term objectives.

Considering these factors, staff believes the proposed development can be successfully integrated if the applicant meets all code requirements and provides appropriate buffering to protect neighboring residential uses.

Next Steps:

1. Planning Commission Review

- a. The Planning Commission will review this staff report, including the findings, considerations, and recommendations.

2. Planning Commission Recommendation

- a. Based on the staff report and any public input, the Planning Commission will make a formal recommendation to approve the Conditional Use Permit City Council.
- b. This recommendation would be to approve with conditions

3. Owner follows recommendations

- a. Implementation of recommendations by Planning Commission.