

MINUTES of the Vernal City PLANNING COMMISSION

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

February 11, 2025

5:30 pm

Members Present: Stephen Lytle, Nick Porter, Samantha Chapoose, Ryan Balch & Brittany Young

Members Excused: Troy Allred

Alternates Present:

Alternates Excused:

Staff Present: Braeden Christofferson, Assistant City Manager; Matthew Tate, Building Official, Tracie Smith, Administrative Clerk.

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

APPROVAL OF MINUTES FROM, January 14, 2025: Stephen Lytle Chair asked if there were any changes to the minutes from, January 14, 2025. The minutes were approved with there being no corrections, *Ryan Balch moved to approve the minutes of, January 14, 2025 as presented. Nick Porter seconded the motion. The motion passed with Stephen Lytle, Nick Porter, Samantha Chapoose, Ryan Balch and Brittany Young voting in favor.*

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 introduced a proposed amendment to Vernal City's municipal planning and zoning code, regarding permitted uses in Planned Commercial zones. The City staff had been evaluating the use tables for various businesses and identified that daycare facilities, short-term rentals, and barber/beauty shops were not explicitly listed as permitted or conditional uses within commercial zones. After researching zoning codes from other cities, staff recommended that these uses be formally included in Vernal City's Code to provide clarity for business owners and residents.

It was noted that daycare facilities currently require State licensure and oversight, which ensures compliance with safety and operational regulations. A question was raised as to whether a Conditional Use permit was necessary at the local level, as State regulations already impose stringent requirements. Mr. Christofferson clarified that short-term rentals were not previously

Vernal City Planning Commission Minutes

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defined in the Code, and while the City had used bed and breakfast regulations as a temporary classification, this amendment would officially establish short-term rentals as a recognized use. Barber and beauty shops, while already present in commercial areas, were operating under the general classification of retail services, and this amendment would formally list them as a permitted use.

There was discussion about whether these businesses should be permitted outright or require conditional use permits. It was suggested that child care facilities might warrant a Conditional Use permit to allow for case-by-case review, particularly concerning location suitability. However, it was pointed out that State oversight already ensures compliance, making local Conditional Use permits unnecessary. It was generally agreed that businesses should be able to see explicitly in the zoning code whether their operations are permitted.

Chair, Stephen Lytle opened the public hearing. There being no public comments. Chair Stephen Lytle closed the public hearing.

Nick Porter moved to forward a positive recommendation to the City Council, 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. Ryan Balch seconded the motion. The motion passed with Stephen Lytle, Nick Porter, Samantha Chapoose, Ryan Balch and Brittany Young voting in favor.

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 presented a request from Jones Painting to rezone a parcel adjacent to their current building from residential (R-4) to commercial (C-2) to facilitate expansion. The map presented showed the existing zoning in the area, with the subject property currently zoned residential while being surrounded by a mix of agricultural, residential, and commercial zones. The Vernal City's general plan designates this area for commercial use, aligning with the proposed rezoning.

The property is currently an isolated residential lot in an area transitioning toward commercial development. Rezoning would create continuity between existing commercial properties and provide a buffer between residential and agricultural zones. The Commission noted that notifications had been sent to nearby residents to inform them of the proposed change.

Consideration was given to potential impacts on neighboring residential properties, including fencing requirements, light pollution, and increased traffic. Since the property is adjacent to an apartment complex in a commercial district, concerns about increased noise or lighting were deemed minimal. It was also noted that the city's Master Site Plan standards include requirements to mitigate light pollution and maintain compatibility with surrounding areas.

Vernal City Planning Commission Minutes

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Chair, Stephen Lytle opened the public hearing. A representative for Jones Painting and Glass, Rex Hall of Timberline Engineering, 209 North 300 West, Vernal, UT 84078, provided further clarification on the project. The company plans to extend its current building and relocate its showroom from the upper level of the existing structure to the new addition. The facade will be designed to match the current building, and the company intends to communicate with the owner of the adjacent apartment complex to address any concerns.

Jerry Allred with Jones Paint and Glass, 1250 West 100 North, Provo, UT 84601, noted that the lot had been used for business purposes in the past, and that they had removed the home on the property. Mr. Allred stated that Ashley Creek Physical Therapy supported the rezoning effort to commercial use in the area. The Commission agreed that the request was reasonable and aligned with the City's zoning objectives.

Chair, Stephen Lytle, closed the public hearing.

Nick Porter moved to forward a positive recommendation to the City Council 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. Brittany Young seconded the motion. The motion passed with Stephen Lytle, Nick Porter, Samantha Chapoose, Ryan Balch and Brittany Young voting in favor.

RECOMMENDATION TO CONSIDER APPROVAL FOR CARL FOLEY (BASIN APPLIANCE) - CONDITIONAL USE PERMIT FOR PROPERTY LOCATED AT 1378 WEST 500 SOUTH VERNAL UTAH (PARCEL # 05:011:0209) 2025-003-CUP

Braeden Christofferson, presented a Conditional Use request for Carl Foley representing Basin Appliance, located at 1378 West 500 South, for the development of a commercial building intended for cabinet sales and construction. This type of business falls within the approved uses of the Commercial Planned (CP) zone but requires a Conditional Use permit due to specific operational factors, such as sawdust production and potential impacts on nearby residential properties. The Conditional Use process ensures that any potential nuisances are mitigated appropriately.

Key considerations included the impact on City infrastructure, such as water, sewer, and stormwater retention, which may require coordination with public works. While there could be effects on nearby property values, these could be both positive and negative. Increased traffic was acknowledged, but given the property's proximity to Highway 40, no significant negative impact was anticipated. The project aligns with the Vernal City's General Plan, which designates the area for commercial use.

Brittany Young questioned whether the property was located on Ute Tribal land. After reviewing the ownership history, it was confirmed that the land is privately owned by Carl Foley. Mr. Foley stated that the property has been in his family for years and the previous ownership traced back to Russ Vernon and the Ross family before that. There was no indication that the land had ever

Vernal City Planning Commission Minutes

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been under tribal ownership.

The Commission emphasized the importance of ensuring that nearby residential properties are adequately protected from any potential nuisances. The Conditional Use permit process would address these concerns through fencing and landscaping requirements to create a buffer. Vernal City's Master Site Plan already mandates a six-foot privacy fence between commercial and residential properties, ensuring that privacy concerns would be addressed as part of the project's approval.

After reviewing the proposed development plans, the commission found them well-detailed and compliant with zoning and development regulations. Since all conditions were already addressed in the City Code, no additional conditions were deemed necessary.

Nick Porter moved to approve a Conditional Use permit for property located at 1378 West 500 South, Vernal, Utah (parcel # 05:011:0209) 2025-003-CUP for Carl Foley with Basin Appliance. Samantha Chapoose seconded the motion. The motion passed with Stephen Lytle, Nick Porter, Samantha Chapoose, Ryan Balch and Brittany Young voting in favor.

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

Stephen Lytle , Planning Commission Chair