

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, June 9, 2015 at 7:00 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 Minutes of April 14, 2015 Regular Meeting (**TAB 1**)

B. PUBLIC HEARINGS – 7:05 P.M.

1. Request for Recommendation of a Minor Subdivision for Jason & Jeanne Lewis for the Property Located at 1109 West 500 South, Vernal, Utah – Application No. 2015-011-SUB – Allen Parker – **CANCELED (TAB 2)**
2. Request for Recommendation of a Minor Subdivision for Craig Reese for the Property Located at 514 & 536 West Robbinwood Lane, Vernal, Utah – Application No. 2015-007-SUB – Allen Parker (**TAB 3**)

C. ACTION ITEMS

1. Request for Recommendation of a Final Plat for Gardner Split Mountain Village Subdivision for the Property Located at 256 East 600 South, Vernal, Utah – Application No. 2015-008-SUB – Allen Parker (**TAB 4**)

D. DISCUSSION ITEMS

1. Vernal City Municipal Planning & Zoning Code – Chapter 16.12 - Rebuilding Non-Conforming Structures – Allen Parker (**TAB 5**)
2. Vernal City Municipal Planning & Zoning Code – Chapters 16.36, 16.38, 16.40, 16.42, and 16.44 - Size and Finishes of Buildings in Residential Zones – Allen Parker (**TAB 6**)
3. Vernal City Municipal Planning & Zoning Code – Chapter 16.04 – Definition of Yards – Allen Parker (**TAB 7**)

E. ADJOURN

1 **MINUTES of the Vernal City PLANNING COMMISSION**

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

3 April 14, 2015

4 7:00 pm

5
6 **Members Present:** Rory Taylor, Kimball Glazier, Kathleen Gray, Mike Drechsel,
7 Samantha Scott, Ken Latham, Scott Gessell

8
9 **Alternates Present:** Adam Ray and Isaac Francisco

10
11 **Alternates Excused:** Kam Pope

12
13 **Staff Present:** Allen Parker, Assistant City Manager; Corey Coleman, Building
14 Official; and Gay Lee Jeffs, Administrative Clerk.

15
16 **WELCOME AND DESIGNATION OF CHAIR AND MEMBERS:** Chair Mike Drechsel
17 welcomed everyone present to the meeting.

18
19 **APPROVAL OF MINUTES FROM MARCH 10, 2015:** Chair Mike Drechsel asked if there
20 were any changes to the minutes from **March 10, 2015**. Rory Taylor suggested changing the
21 word graphical on line 77 to graphically. There were no other changes. *Rory Taylor moved to*
22 *approve the minutes of March 10, 2015 with the correction as noted. Kathleen Gray seconded*
23 *the motion. The motion passed with Rory Taylor, Kimball Glazier, Kathleen Gray, Mike*
24 *Drechsel, Samantha Scot, Ken Latham, and Scott Gessell voting in favor.*

25
26 **REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT FROM ALLEN**
27 **KNUTSON FOR A SIX FOOT FENCE LOCATED AT 315 EAST 500 SOUTH, VERNAL,**
28 **UTAH – APPLICATION # 2015-004-CUP – ALLEN PARKER:** Mike Drechsel asked
29 Allen Parker to explain the conditional use permit request. Mr. Parker explained that this is a
30 request from Allen Knutson for a conditional use permit for a six foot privacy fence on the east
31 side of the front yard of Mr. Knutson's property. Mr. Parker stated that this is an approvable
32 item and that a clear vision triangle would be enforced on the property. Mr. Drechsel opened the
33 public hearing for public comment. There being no comment, Mr. Drechsel closed the public
34 hearing. Kimball Glazier voiced concerns about safety for children and traffic with a six foot
35 fence in the front yard of the property. Mr. Glazier looked through the Code for conditional use
36 and does not feel that the request is approvable. Mr. Glazier stated he thinks it will be a major
37 safety hazard and read Municipal Code, Section 16.24.080 (A) fence height requirements. Mr.
38 Glazier stated the semi-colon distinguishes a separation in the first sentence. Mr. Parker
39 explained that the first part of the sentence is intended to be included in the same line with the
40 conditional use component to it. Mr. Drechsel stated that the first part of the sentence does not
41 appear to be the same line. Mr. Glazier asked if the City grants a conditional use permit for a six
42 foot fence, would the City need to do it for any other citizen that would like a six foot fence in
43 their front yard. A standard must be kept. Mr. Parker stated it needs to be addressed by Code.
44 Kathleen Gray stated that a six foot, front yard fence had recently been approved. Mr. Parker
45 reiterated that a twenty foot clear vision triangle will be maintained. This is not a waiver for a
46 clear vision triangle. Mr. Glazier stated that his interpretation of the Code is not approvable and
47 the City cannot keep approving a mistake. Ms. Gray stated that the apartments across the street

April 14, 2015

48 from Mr. Knutson's home are set back quite a distance and does not feel there would be a
49 problem with the fence height and backing out of the drive way. Mr. Drechsel stated that the
50 semi-colon clearly states that the conditional use permit does not apply to the first part of the
51 sentence. This may not be approvable. Mr. Drechsel asked if it is approvable, is the clear vision
52 triangle enough. Allen Knutson, 315 East 500 South, approached the Commission and stated
53 there was no need to back out of the drive way because it is a wrap-around drive way. He has
54 "no trespassing" signs posted and people still cut across the yard. Rory Taylor stated that the
55 application, if it meets the clear vision triangle and conditional use permit requirement, is
56 appropriate. Mr. Taylor wondered if the City needs to change the ordinance to be more clear as
57 to the intent of the Code. Mr. Drechsel stated that if trespassing is the problem, then a four foot
58 fence would accomplish the same thing. Samantha Scott wondered if a condition could be made
59 that the back piece of the fence would be six feet and the last piece in the front would be four
60 feet. Mr. Parker read Municipal Code, Section 16.24.170, clear view of intersecting streets. Mr.
61 Glazier stated he believed in personal property rights, but the reason there are laws is to protect
62 the City, and there are times when the greater good has to take precedence for the community.
63 Scott Gessell asked Mr. Knutson if a four foot fence with the remaining posts would give him
64 enough privacy. Mr. Knutson replied that it would stop people from cutting across his yard, but
65 they might jump the fence. Mr. Knutson stated it would work, but he would not be happy about
66 the four foot fence. Mr. Drechsel entertained a motion. *Kimball Glazier moved to not approve
67 the request for a conditional use permit from Allen Knutson for a six foot fence located at 315
68 East 500 South, Vernal, Utah – Application # 2015-004-CUP as the application does not meet
69 the conditional use requirements. Rory Taylor seconded the motion and added that Mr.
70 Knutson could build a four foot fence without approval. The motion did not pass with Rory
71 Taylor, Kimball Glazier and Mike Drechsel voting in favor and Kathleen Gray, Samantha
72 Scott, Ken Latham and Scott Gessell voting against.* Ms. Gray stated she liked Ms. Scott's
73 suggestion of the front part of the fence be four feet and the back part of the fence be six feet.
74 Mr. Drechsel stated he did not think Vernal City Code would allow this conditional use permit.
75 It was made clear to Mr. Knutson that if the conditional use permit request did not pass that he
76 would be able to build a four foot fence. *Kathleen Gray moved to approve the request for a
77 conditional use permit from Allen Knutson for a six foot fence located at 315 East 500 South,
78 Vernal, Utah – Application # 2015-004-CUP except for the last ten feet of fence out toward the
79 street would need to be four feet. Samantha Scott seconded the motion. The motion passed
80 with Kathleen Gray, Samantha Scott, Ken Latham and Scott Gessell voting in favor and Rory
81 Taylor, Kimball Glazier and Mike Drechsel voting against.*

82
83 **REQUEST FOR RECOMMENDATION TO CONSIDER AMENDING THE VERNAL**
84 **CITY MUNICIPAL PLANNING & ZONING CODE – CHAPTERS 16.40 (R-2**
85 **RESIDENTIAL ZONE), 16.42 (R-3 RESIDENTIAL ZONE), AND 16.44 (R-4**
86 **RESIDENTIAL ZONE) – MINIMUM AREA REQUIREMENTS AND MINIMUM**
87 **WIDTH REQUIREMENTS – ORDINANCE NO. 2015-06:** Allen Parker stated that there is
88 an area in the Code that is being clarified concerning twin homes. The wording now clarifies
89 and adds resolution to the Code. Mike Drechsel opened the public hearing for public comment.
90 There being no comment, Mr. Drechsel closed the public hearing. *Kimball Glazier moved to
91 forward a positive recommendation to the City Council to consider amending the Vernal City
92 Municipal Planning & Zoning Code – Chapters 16.40 (R-2 Residential Zone), 16.42 (R-3
93 Residential Zone), and 16.44 (R-4 Residential Zone) – minimum area requirements and
94 minimum width requirements – Ordinance No. 2015-06. Scott Gessell seconded the motion.
95 The motion passed with Rory Taylor, Kimball Glazier, Kathleen Gray, Mike Drechsel,*

96 *Samantha Scott, Ken Latham and Scott Gessell voting in favor.*
97

98 **REQUEST FOR RECOMMENDATION TO CONSIDER AMENDING THE VERNAL**
99 **CITY GENERAL PLAN & FUTURE LAND USE MAP – ORDINANCE NO. 2015-04 –**

100 **ALLEN PARKER:** Allen Parker stated there was one revision made after the packets were
101 distributed. There is an explanation attached to the legend that reads “Transition areas may be
102 considered for land use. Use is indicated in the directly adjacent areas.” It gives more clarity to
103 the transition areas. Also added to the legend is a segment that tells what the transition areas are
104 and gives some definition to it. The transition areas were widened out to twice the previous
105 width on the map that was brought in for consideration. Rory Taylor stated it looks good and he
106 likes the explanation. Mike Drechsel agrees with Mr. Taylor and thinks it accomplishes what
107 has been discussed in terms of clarifying the transition areas. Mr. Taylor stated the map seems
108 graphically easy to read and understand. *Kimball Glazier moved to forward a positive*
109 *recommendation to the City Council to consider amending the Vernal City General Plan &*
110 *Future Land Use Map – Ordinance No. 2015-04. Kathleen Gray seconded the motion. The*
111 *motion passed with Rory Taylor, Kimball Glazier, Kathleen Gray, Mike Drechsel, Samantha*
112 *Scott, Ken Latham and Scott Gessell voting in favor.*
113

114 **REQUEST FOR RECOMMENDATION TO CONSIDER AMENDING THE VERNAL**
115 **CITY MUNICIPAL PLANNING & ZONING CODE – CHAPTER 16.06 –**
116 **ADMINISTRATION AND PROCEDURES AND ADDING CHAPTER 16.60 – MASTER**
117 **SITE PLAN – ORDINANCE NO. 2015 – 09 –ALLEN PARKER AND A REQUEST FOR**
118 **RECOMMENDATION TO CONSIDER AMENDING THE VERNAL CITY**
119 **MUNICIPAL PLANNING & ZONING CODE – CHAPTER 16.14 – CONDITIONAL**

120 **USES – ORDINANCE NO. 2015-08 – ALLEN PARKER:** Allen Parker stated these two
121 items were previously approved by Planning & Commission and were forwarded to the City
122 Council with a positive recommendation. It has been a long time since they were forwarded. The
123 reason being the hearing officer position had not been confirmed at the time and the correct
124 language was not put into the ordinances until the decision was made on a Board of Adjustment
125 or a hearing officer. The City Council approved a hearing officer. Mike Drechsel stated these
126 items do not need an approval from the Commission, because they were approved previously,
127 but the Commission can re-affirm the previous recommendation. Kimball Glazier asked if
128 there would be someone for an oversight situation. Mr. Parker explained that Glade Allred with
129 the Street Department, Mike Davis with the Water Department, and another engineer will look at
130 master site plans for peer review looking for possible things that might have been missed. Mr.
131 Drechsel added that the hearing officer would be another oversight person if needed. Mr.
132 Glazier explained that he would like to make sure Vernal City government is transparent. It was
133 agreed that no action needed to be taken on the two items.
134

135 **ADJOURN:** There being no further business, *Kimball Glazier moved to adjourn. Rory Taylor*
136 *seconded the motion. The motion passed with a unanimous vote, and the meeting was*
137 *adjourned.*
138

139
140

Mike Drechsel, Planning Commission Chair



MEMORANDUM

DATE: June 5, 2015
TO: Vernal Planning Commission
FROM: Allen Parker
RE: Jason and Jeanne Lewis Minor Subdivision

The public hearing for the above named subdivision has been cancelled. The applicant wasn't prepared to proceed with the hearing on the 9th of June and the hearing will be rescheduled for a later date.



VERNAL PLANNING COMMISSION STAFF REPORT

DATE: 5 June 2015

ITEM: **B2**

I. APPLICATION: 2015-007-SUB (Sonja and Larry Norton Minor Subdivision)

APPLICANT: Craig Reese
REQUEST: Subdivision (minor) **FOR RECOMMENDATION**
LOCATION: 514 and 536 West Robinwood Lane
ZONING: RA-1
ACREAGE: .94 Acres

II. ANALYSIS:

The applicant is requesting approval of a minor subdivision of two (2) parcel into three (3) parcels, yielding one parcel at one acre, and two parcels at .23 acres. Each of the new parcels meet dimensional and area standards set forth in Vernal City Code. Staff has conducted a full review and found that the submittal is in substantial compliance with Vernal City requirements. An engineering review has been conducted of the application by Timberline Engineering and Land Surveying and the submittal is in substantial compliance with applicable engineering standards.

III. STAFF RECOMMENDATIONS:

This application is in substantial compliance with Vernal City Code and the requirements contained therein. Staff finds that this is an approvable application with the following conditions:

1. Any and all corrections required by staff and/or engineering are made.

A handwritten signature in blue ink, appearing to read "Allen Parker".

Allen Parker
Assistant City Manager/Planning Director

CITY SURVEYOR'S CERTIFICATE OF APPROVAL

I HEREBY APPROVE THIS PLAT,
THIS DAY OF 20
LICENSE NO. STATE

(PLACE SEAL OVER SIGNATURE)

CITY ENGINEER'S CERTIFICATE OF APPROVAL

I HEREBY APPROVE THIS PLAT,
THIS DAY OF 20
LICENSE NO. STATE

(PLACE SEAL OVER SIGNATURE)

TREASURER'S CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT AT THE TIME OF SIGNING, THE PLATTED PROPERTY IS CLEAR OF ALL TAXES.
THIS DAY OF 20

TREASURER

CITY WATER & SEWER'S CERTIFICATE OF ACCEPTANCE & APPROVAL

I HEREBY ACCEPT AND APPROVE THIS PLAT,
THIS DAY OF 20

CITY COUNCIL'S CERTIFICATE OF ACCEPTANCE & APPROVAL

I HEREBY ACCEPT AND APPROVE THIS PLAT,
THIS DAY OF 20

(PLACE SEAL)

ATTEST:

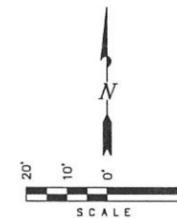
CITY PLANNING COMMISSION'S CERTIFICATE OF APPROVAL

I HEREBY APPROVE THIS PLAT,
THIS DAY OF 20

ATTEST:

SONJA & LARRY NORTON

MINOR SUBDIVISION & PROPERTY SURVEY
Located in the NE 1/4 SE 1/4 of
Section 27, T4S, R21E, S.L.B.&M.
Vernal City, Uintah County, Utah



HEALTH DEPARTMENT'S CERTIFICATE OF APPROVAL

I HEREBY APPROVE THIS PLAT,
THIS DAY OF 20

OWNER'S CERTIFICATION & P.U.E. CONVEYANCE & DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE FORGOING DESCRIBED TRACTS OF LAND, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTIES SHOWN AND DESCRIBED HEREON, AND THAT WE HAVE LEGAL AUTHORITY TO AMEND THE DESCRIBED PROPERTIES AS SHOWN HEREON. WE DO HEREBY TESTIFY THAT A SURVEY WAS DONE TO THE SAME AND DO HEREBY AGREE WITH THE SURVEY AND CAUSE THE SAME TO BE AMENDED AS SHOWN AND DESCRIBED ON THIS PLAT. WE FURTHER CERTIFY THAT WE ARE NOT AWARE OF ANY BOUNDARY LINE DISPUTES OR DISCREPANCIES WHICH AFFECT THE DESCRIBED PROPERTIES WHICH HAS NOT BEEN SHOWN AND DESCRIBED ON THIS PLAT.

FURTHERMORE, WE DO HEREBY CONVEY ANY AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER AND UNDER THE 10.00' PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS PLAT AS "P.U.E.", THE SAME TO BE USED FOR INSTALLATION, MAINTENANCE AND OPERATION OF SERVICE LINES AND FACILITIES.

THIS DAY OF 20

PROPERTY OWNER PROPERTY OWNER

NOTARY PUBLIC'S ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF

ON THIS DAY OF IN 20, BEFORE ME

A NOTARY PUBLIC, PERSONALLY APPEARED

PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) (IS/ARE) SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED (HE/SHE/HEY) EXECUTED THE SAME. WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

SEAL

SURVEYOR'S NARRATIVE

TRI-STATE LAND SURVEYING WAS ASKED BY CRAIG REESE WITH CASTLE DEVELOPMENT INC., WHO IS CURRENTLY IN CONTRACT TO PURCHASE THE SHOWN PROPERTY, TO PERFORM A PROPERTY SURVEY FOR PARCEL 1 AND CREATE PARCELS 2 & 3 BY SUBDIVIDING AS SHOWN ON THIS PLAT. THE PURPOSE OF THE SURVEY IS TO LOCATE THE PROPERTY CORNERS AND PROVIDE A LEGAL DESCRIPTIONS.

THIS SURVEY WAS CONDUCTED USING GPS EQUIPMENT ON THE VRS CONTROL NETWORK. AS CONTROL FOR THE SURVEY, WE USED THE EAST 1/4 CORNER AND THE SOUTHEAST CORNER OF SECTION 27, T4S, R21E, S.L.B.&M. ALSO WE USED PREVIOUS SURVEY PLATS AND THE ROBBINWOOD ACRES SUBDIVISION PLAT AS FILED FOR RECORD AT THE UTAH COUNTY RECORDER'S OFFICE. BASIS OF BEARINGS FOR THE SURVEY IS THE EAST LINE OF THE SE 1/4 OF SAID SECTION WHICH WAS ASSUMED TO BEAR N01°44'47"W.

ORIGINAL DESCRIPTIONS

PARCEL 1 (SERIAL # 05:065:0050, ENTRY # 2014008248) BEGINNING AT A POINT 330.0 FEET SOUTH 1°44'47" EAST AND 133.00 FEET SOUTH 87°57'16" WEST FROM THE EAST QUARTER CORNER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 21 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 1°44'47" EAST 199.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ROBBINWOOD LANE; THENCE SOUTH 87°57'16" WEST 109.50 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF ROBBINWOOD LANE; THENCE NORTH 1°44'47" WEST 199.00 FEET; THENCE NORTH 87°57'16" EAST 109.50 FEET TO THE POINT OF BEGINNING.

PARCELS 2 & 3 COMBINED (SERIAL # 05:065:0051, ENTRY # 2014008248) BEGINNING AT A POINT 330.0 FEET SOUTH 1°44'47" EAST AND 33.00 FEET SOUTH 87°57'16" WEST FROM THE EAST QUARTER CORNER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 21 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 1°44'47" EAST 199.00 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF 500 WEST STREET TO THE NORTH RIGHT OF WAY LINE OF ROBBINWOOD LANE; THENCE SOUTH 87°57'16" WEST 100.00 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF ROBBINWOOD LANE; THENCE NORTH 1°44'47" WEST 199.00 FEET; THENCE NORTH 87°57'16" EAST 100.00 FEET TO THE POINT OF BEGINNING.

NEW SUBDIVIDED PARCEL DESCRIPTIONS

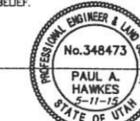
PARCEL 2 BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 500 WEST STREET IN THE NE 1/4 SE 1/4 OF SECTION 27, T4S, R21E, S.L.B.&M., WHICH BEARS S01°44'47"E 330.00' AND S87°57'16"W 33.00' FROM THE EAST QUARTER CORNER OF SAID SECTION, SAID EAST QUARTER CORNER BEING A COUNTY ALUMINUM CAP; THENCE S01°44'47"E ALONG THE SAID WEST RIGHT-OF-WAY LINE OF 500 WEST STREET 99.50'; THENCE S87°57'16"W PARALLEL WITH THE NORTH LINE OF THE SAID SE 1/4 100.00'; THENCE N01°44'47"W PARALLEL WITH THE EAST LINE OF THE SAID SE 1/4 99.50'; THENCE N87°57'16"E PARALLEL WITH THE SAID NORTH LINE OF THE SE 1/4 100.00' TO THE POINT OF BEGINNING. BASIS OF BEARINGS IS THE EAST LINE OF THE SE 1/4 OF SAID SECTION WHICH WAS ASSUMED TO BEAR N01°44'47"W. CONTAINS 0.228 ACRES MORE OR LESS.

PARCEL 3 BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 500 WEST STREET IN THE NE 1/4 SE 1/4 OF SECTION 27, T4S, R21E, S.L.B.&M., WHICH BEARS S01°44'47"E 429.50' AND S87°57'16"W 33.00' FROM THE EAST QUARTER CORNER OF SAID SECTION, SAID EAST QUARTER CORNER BEING A COUNTY ALUMINUM CAP; THENCE S01°44'47"E ALONG THE SAID WEST RIGHT-OF-WAY LINE OF 500 WEST STREET 99.50' TO THE NORTH RIGHT-OF-WAY LINE OF ROBBINWOOD LANE; THENCE S87°57'16"W ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF ROBBINWOOD LANE 100.00'; THENCE N01°44'47"W PARALLEL WITH THE EAST LINE OF THE SAID SE 1/4 99.50'; THENCE N87°57'16"E PARALLEL WITH THE NORTH LINE OF THE SAID SE 1/4 100.00' TO THE POINT OF BEGINNING. BASIS OF BEARINGS IS THE EAST LINE OF THE SE 1/4 OF SAID SECTION WHICH WAS ASSUMED TO BEAR N01°44'47"W. CONTAINS 0.228 ACRES MORE OR LESS.

CERTIFICATE OF SURVEYING

THIS IS TO CERTIFY THAT THE ABOVE PLAT WAS PREPARED FROM FIELD NOTES OF ACTUAL SURVEYS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PAUL HAWKES PLS No. 348473 STATE OF UTAH



SURVEYED BY: GO & KGS

DRAWN BY: PAUL

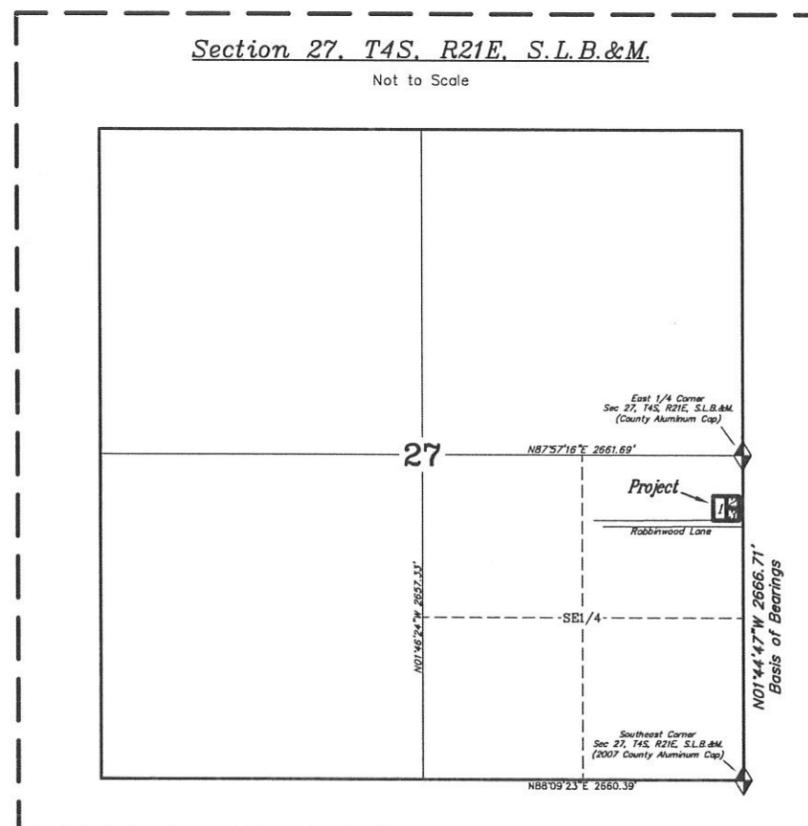
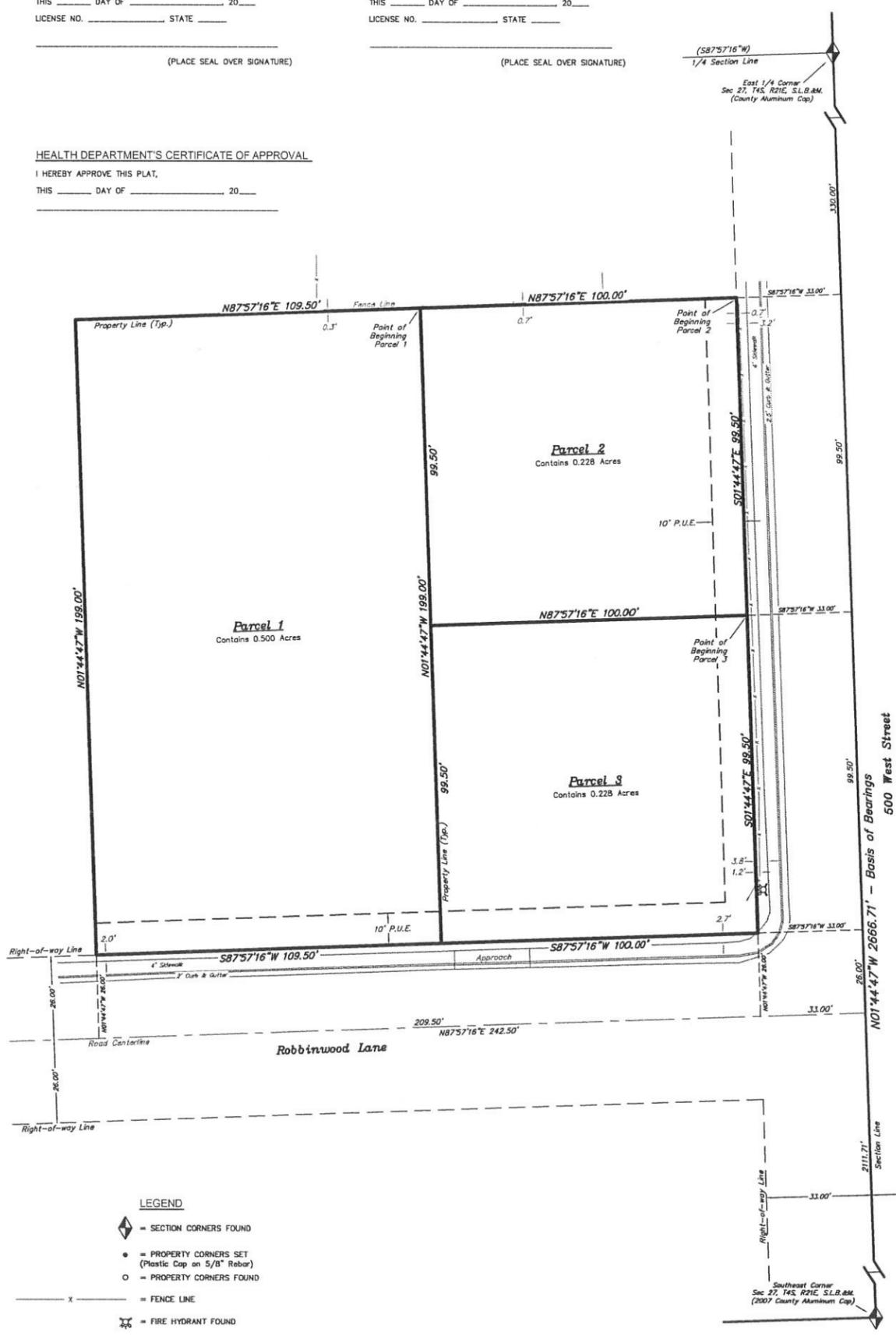
DATE: 5-1-15

SCALE: 1" = 20'

DWG # 15-0070

Tri State Land Surveying, Inc. P: (435) 781-2501 F: (435) 781-2518

180 NORTH VERNAL AVE. VERNAL, UTAH 84078



PLAT: V:\LIBRARY\Surveying\Utah\Projects\2015\15-0070\15-0070.DWG



VERNAL PLANNING COMMISSION STAFF REPORT

DATE: 5 June 2015

ITEM: C1

I. APPLICATION: 2015-008-SUB (Split Mountain Phase 3)

APPLICANT: Gardner Development (Todd Sorenson)
REQUEST: Subdivision (Final Plat) **FOR RECOMMENDATION**
LOCATION: 450 East 600 South
ZONING: R-4
ACREAGE: 3.2 Acres

II. ANALYSIS:

The applicant is requesting approval of a final plat for a subdivision dividing one parcel into 26 building pads with accompanying common space, as well as creating a new section of public roadway (600 South). This is the third phase of a previously approved preliminary plat. This final plat is in accordance with the design of that preliminary plat and the requirements of Vernal City Code. Staff has conducted a full review and found that the submittal is in substantial compliance with Vernal City requirements and only minor corrections were noted. An engineering and surveying review has been conducted of the application and the submittal is in substantial compliance with applicable engineering and surveying standards with only minor corrections noted. It should be noted that an application for final plat was made and approved in October of 2014 for this phase of the Split Mountain development (application number 2014-034-SUB). The applicant had ninety (90) days to record that plat from the date of approval and that time period lapsed. This new submittal is almost identical with the main difference being an adjustment to the setbacks to reflect a recently passed amendment to Vernal City Code.

III. STAFF RECOMMENDATIONS:

This application is in substantial compliance with Vernal City Code and the requirements contained therein. Staff finds that this is an approvable application with the following conditions:

1. Any and all corrections required by staff and/or engineering are made.

A handwritten signature in blue ink, appearing to read "Allen Parker", is written over a light blue circular stamp.

Allen Parker
Assistant City Manager/Planning Director

SPLIT MOUNTAIN VILLAGE PHASE 3 A PLANNED RESIDENTIAL UNIT DEVELOPMENT FINAL PLAT

LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26,
TOWNSHIP 4 SOUTH, RANGE 21 EAST, SALT LAKE BASE & MERIDIAN
VERNAL CITY, UTAH COUNTY, UTAH

FOUND BRASS CAP AT THE NORTH QUARTER
CORNER OF SECTION 26 T4S, R21E, SLB&M
PER UTAH COUNTY SURVEY # 2724

FOUND BRASS CAP AT THE NORTHEAST
CORNER OF SECTION 26 T4S, R21E, SLB&M
PER UTAH COUNTY SURVEY # 2724

23 23
26 26

23 24
26 25

S89°56'50"W (R) 2624.96' (R)
BASIS OF BEARING

PRIVATE DRIVEWAY DESCRIPTION:

A PARCEL OF LAND SITUATE IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 21 EAST, SALT LAKE BASE MERIDIAN, UTAH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 26; THENCE S00°00'01"W ALONG THE EASTERLY SECTION LINE OF THE NORTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 495.00 FEET;

THENCE S89°56'50"W, A DISTANCE OF 764.17 FEET TO THE POINT OF BEGINNING;

THENCE N00°03'10"W, A DISTANCE OF 6.51 FEET;

THENCE N15°00'00"W, A DISTANCE OF 7.75 FEET;

THENCE N00°03'10"W, A DISTANCE OF 204.50 FEET;

THENCE S89°56'50"W, A DISTANCE OF 24.00 FEET;

THENCE S00°03'10"E, A DISTANCE OF 67.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 15.00 FEET;

THENCE, RIGHT ALONG SAID CURVE AN ARC DISTANCE OF 23.56 FEET THROUGH A CENTRAL ANGLE OF 90°00'00";

THENCE S89°56'50"W, A DISTANCE OF 232.98 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 15.00 FEET;

THENCE, RIGHT ALONG SAID CURVE AN ARC DISTANCE OF 23.69 FEET THROUGH A CENTRAL ANGLE OF 90°28'26";

THENCE N00°03'10"W, A DISTANCE OF 73.87 FEET;

THENCE S89°56'50"W, A DISTANCE OF 24.00 FEET;

THENCE S00°03'10"E, A DISTANCE OF 225.50 FEET;

THENCE N89°56'50"E, A DISTANCE OF 24.00 FEET;

THENCE N00°03'10"W, A DISTANCE OF 82.46 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 11.00 FEET;

THENCE, RIGHT ALONG SAID CURVE AN ARC DISTANCE OF 17.32 FEET THROUGH A CENTRAL ANGLE OF 90°10'57";

THENCE N89°56'50"E, A DISTANCE OF 240.94 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 11.00 FEET;

THENCE, RIGHT ALONG SAID CURVE AN ARC DISTANCE OF 17.28 FEET THROUGH A CENTRAL ANGLE OF 90°00'00";

THENCE S00°03'10"E, A DISTANCE OF 69.03 FEET;

THENCE S15°00'00"W, A DISTANCE OF 7.70 FEET;

THENCE S00°03'10"E, A DISTANCE OF 5.99 FEET;

THENCE N89°56'50"E, A DISTANCE OF 28.00 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, WHICH BEARS S89°56'50"W, A DISTANCE OF 2624.96 FEET.

ABOVE DESCRIBED PARCEL CONTAINS 0.540 ACRES, MORE OR LESS.

600 SOUTH STREET DESCRIPTION:

A PARCEL OF LAND SITUATE IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 21 EAST, SALT LAKE BASE MERIDIAN, UTAH COUNTY, UTAH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 26; THENCE S00°00'01"W ALONG THE EASTERLY SECTION LINE OF THE NORTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 495.00 FEET;

THENCE S89°56'50"W, A DISTANCE OF 708.90 FEET TO THE POINT OF BEGINNING;

THENCE S05°36'09"E, A DISTANCE OF 60.28 FEET;

THENCE S89°56'50"W, A DISTANCE OF 335.48 FEET;

THENCE S89°56'50"W, A DISTANCE OF 335.48 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 6.50 FEET;

THENCE, LEFT ALONG SAID CURVE AN ARC DISTANCE OF 10.20 FEET THROUGH A CENTRAL ANGLE OF 89°57'01";

THENCE S89°55'55"W, A DISTANCE OF 60.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 6.50 FEET;

THENCE, RIGHT ALONG SAID CURVE AN ARC DISTANCE OF 10.22 FEET THROUGH A CENTRAL ANGLE OF 90°02'59";

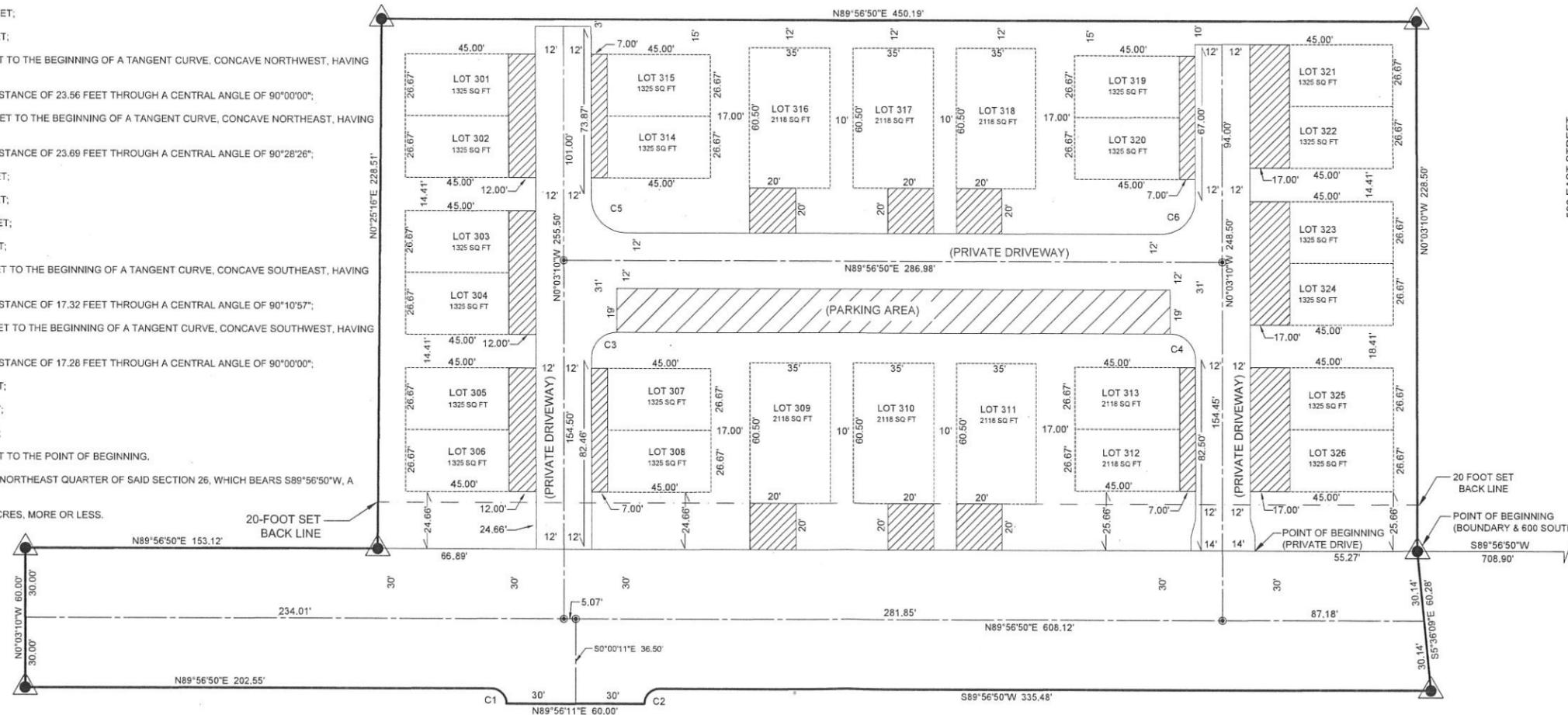
THENCE S89°56'50"W, A DISTANCE OF 202.55 FEET;

THENCE N00°03'10"W, A DISTANCE OF 60.00 FEET;

THENCE N89°56'50"E, A DISTANCE OF 605.20 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, WHICH BEARS S89°56'50"W, A DISTANCE OF 2624.96 FEET.

ABOVE DESCRIBED PARCEL CONTAINS 0.847 ACRES, MORE OR LESS.



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	90°02'59"	6.50'	10.22'	45°01'40"
C2	89°57'01"	6.50'	10.20'	44°58'01"
C3	90°10'57"	11.00'	17.32'	45°02'14"
C4	90°00'00"	11.00'	17.28'	45°03'10"
C5	90°28'26"	15.00'	23.69'	44°49'04"
C6	90°00'00"	15.00'	23.56'	44°56'50"

NOTE: IN ORDER TO PRESERVE CONTINUITY, THE BASIS OF BEARING SHOWN IS WHAT HAS BEEN RECORDED ON PLAT #2724 AS WELL AS SPLIT MOUNTAIN VILLAGE PHASES I & II. MEASURED BEARING AND DISTANCE BETWEEN MONUMENT 102 AND 103 OF COUNTY PLAT #4029 IS S87°44'32"W 2624.61 FEET.

Rodney N. Rowley, Registered Land Surveyor,
Certificate No. 5561198, (Utah)

SPLIT MOUNTAIN VILLAGE PHASE 3 A PLANNED RESIDENTIAL UNIT DEVELOPMENT FINAL PLAT

REV	DATE	BY	DESCRIPTION
REVISIONS			

SCALE
HORIZONTAL
1"=30'
VERTICAL
1"=30'

WARNING
IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

HORROCKS
ENGINEERS

157 South 300 East
PO Box 562
Roosevelt, UT 84066
(435) 722-0968

GARDNER SPLIT MOUNTAIN VILLAGE, LLC
90 SOUTH 400 WEST, SUITE 330
SALT LAKE CITY, UTAH 84101
(801) 465-1280

DESIGNED	DATE	PROJECT NO.
BJC	12/02/2014	RT-655-1304
DRAWN	DATE	SHEET NO.
BTC	12/02/2014	2 OF 3
CHECKED	DATE	
RNR	12/02/2014	

Section 16.12.010 Noncomplying buildings--Maintenance, repairs and upkeep.

- A. A noncomplying building or structure may be maintained.
- B. Repairs and structural alterations may be made to a noncomplying building.
- C. A noncomplying building or structure which is involuntarily destroyed in whole or in part due to fire or other calamity may be restored and the occupancy or use of such building, structure or part thereof which existed at the time of such partial destruction may be continued or resumed; provided, that such restoration is started within a period of one (1) year and is diligently prosecuted to completion.
- D. A noncomplying structure which is in noncompliance solely due to setback violations and that sits on a lot that does not meet width and or area requirements under current Vernal City code may be removed and rebuild within one (1) year of removal provided that:
 - 1. There is no increase in occupied space within the new structure as compared to the original structure.
 - 2. The footprint of the original structure is maintained with the new structure.

Section 16.12.020 Noncomplying buildings--Additions, enlargements and moving.

- A. A building or structure noncomplying as to use regulations shall not be added to or enlarged, in any manner, unless such building or structure, including such additions and enlargements, is made to conform to all the regulations of the zone in which it is located.
- B. A building or structure noncomplying as to height, area or yard regulations shall not be added to or enlarged in any manner unless such addition and enlargement conforms to all the regulations of the zone in which it is located.
- C. A building or structure lacking sufficient automobile parking space as required by this title may be altered or enlarged, provided additional parking space is supplied to meet the requirements of this title for such alteration or enlargement.
- D. No noncomplying building or structure shall be moved in whole or in part to any other location on the lot unless every portion of such building or structure is made to comply to all the regulations of the zone in which it is located.

Current City ordinances allow for a very wide variety of structure types in residential zones. Concern has been expressed by the City Council concerning the following:

- height of buildings (currently limited to 35 feet for main structures such as homes and 20 feet for accessory structures such as garages or shops)
- exterior finishes such as steel, siding, brick and stucco
- the ratio of dwelling space to garage in a main structure
- the setback of tall structures from other lots

By way of example, our current ordinance allows for a large 35 foot tall steel structure, primarily shop space with a small apartment incorporated into the structure, to be built as a primary residence. My intention is to discuss with the Commission different ways that we can address the above concerns in order to protect the integrity of residential neighborhoods.

Section 16.04.025 Architectural Projection.

A portion of a building or structure projecting beyond what is directly above the foundation of a building. Architectural projections do not include signs or steps.

~~Any projection which is not intended for occupancy and which extends beyond the face of an exterior wall or a building but shall not include signs.~~

Section 16.04.255 Frontage.

~~All the property fronting on one (1) side of the street between the intersection or intercepting streets or between a street and a right-of-way, waterway, end of dead-end street or political subdivision boundary, measured along the street line. An intercepting street shall determine only boundary of the frontage of the side of the street which it intercepts.~~

A property line along either a public or private right-of-way.

(the width of a lot or parcel abutting a public or private right-of-way measured at the setback line. Sandy City)

(A property line along either: a) a roadway, or b) a permanent access easement to a public street that was of record prior to May 20, 1968, and has been established by a clear chain of title in subsequent recorded deeds. Ada County)

Section 16.04.345 Lot.

A parcel of land occupied or to be occupied by a main building or group of buildings (main and/or accessory) together with such yards, open spaces, lot width and lot area as are required by this title, and having frontage upon a street. ~~Except for group dwellings and a guesthouse, not more than one (1) dwelling structure shall occupy any one (1) lot.~~

Section 16.04.750 Yard.

An open unoccupied space, other than a court, unobstructed from the ground to the sky, except where specifically provided by this title, on the lot on which a building is situated.

Section 16.04.755 Yard, front.

An open space on the same lot with a building, between the front line of the building (exclusive of steps or architectural projections) and the front exterior lot line adjoining and extending across the full width of the lot. The "depth" of the front yard is the minimum distance between the front exterior lot line and front line of the building. The front and rear yard areas shall be on directly opposite sides of the building.

Section 16.04.760 Yard, rear.

An open, unoccupied space on the same lot with a building, between the rear line of the building (exclusive of steps or architectural projections) and the rear lot line directly opposite of the front lot line and extending the full width of the lot.

Section 16.04.765 Yard, side.

An open, unoccupied space on the same lot with a building, ~~between the side line of the building (exclusive of steps or architectural projections) and the side lot line and extending from the front yard to the rear yard~~ that is not considered part of the front or rear yard.