



VERNAL PLANNING COMMISSION STAFF REPORT

DATE: 13 September 2016

APPLICATION:	2016-006-CUP Ashley Regional Medical Center		
APPLICANT:	Ashley Regional Medical Center, Casey Carlton, AIA		
LOCATION:	200 North 231 West		
PARCEL NUMBER(S):	05:024:0020	ZONE:	R-3
		ACREAGE:	.2 Acres

ANALYSIS:

Ashley Regional Medical Center is requesting the approval of a conditional use permit for public parking. Vernal City Code requires a conditional use permit be obtained for public parking in an R-3 zone. This property is presently vacant. In accordance with Section 16.14 Vernal City Code staff finds that:

1. This request will contribute to the general well-being of the community;
2. This request will not be detrimental to the health, safety and well being of the members of the community;
3. This request does comply with the provisions of Vernal City Code. (interpretation of "set back" to be discussed)
4. This request complies with the principles of the Vernal City General Plan;
5. This request will not have a derogatory effect on the environment.

STAFF RECOMMENDATIONS:

This application is deemed to be in compliance with Vernal City Code (interpretation of "set back" to be discussed) and the requirements contained therein. Requirements for a conditional use (public parking) in an R-3 zone will be complied with. Please note that this conditional use permit DOES NOT supersede any requirement set forth in Vernal City Code or the Vernal City Standards and Specifications.

Ken Bassett
City Manager