

MINUTES of the Vernal City PLANNING COMMISSION

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

August 14, 2018

7:00 pm

Members Present: Jim Linschoten, Samantha Scott, Eric Hunting, Darcy McMickell

Members Excused: Adam Ray, Joni Crane

Alternates Present: Ben McMickell

Alternates Excused: Kimball Glazier

Staff Present: Allen Parker, Assistant City Manager; and Gay Lee Jeffs, Administrative Clerk.

WELCOME AND DESIGNATION OF CHAIR AND MEMBERS: Acting Chair Jim Linschoten welcomed everyone present to the meeting.

APPROVAL OF MINUTES FROM July 17, 2018: Acting Chair Jim Linschoten asked if there were any changes to the minutes from July 17, 2018. There being no corrections, *Eric Hunting moved to approve the minutes of July 17, 2018 as presented. Ben McMickell seconded the motion. The motion passed with Samantha Scott, Eric Hunting, Darcy McMickell, Ben McMickell, Jim Linschoten voting in favor.*

REQUEST FOR RECOMMENDATION TO CONSIDER A MINOR SUBDIVISION REQUEST FROM MICHAEL ESKELSON FOR THE PROPERTY LOCATED AT 1475 EAST 500 SOUTH – ALLEN PARKER (TAB 2): Allen Parker reviewed the request packet with the Planning Commission. The packet includes a staff report, an overhead view and a plat. The plat included in the packet is the original submittal. The corrected version was not included in the packet, but the corrections have been made. This request was made by Michael Eskelson representing AA Investments LLC requesting a subdivision of a property located at 1475 East 500 South. This is in the Industrial zone of Vernal City. The property sits on 1.41 acres. The request is to split a single lot into two lots. The area of the first lot which will be the South lot will be .89 acres and the second lot will be .53 acres. The property has an existing structure on each one of the proposed subdivided lots. Staff has found that the division will not create a negative impact or non-conforming situation when it comes to parking, setbacks or any other detail that is in the City Code. Timberline Land Surveying and Engineering did a peer review and found that it was in conformance with the requirements of State and local laws and standards and practices when it comes to the design and submittal of the plat. Mr. Parker noted that there were a couple of minor changes that have been made to the plat. The first change is labeling. Instead of having lot A and lot B it will now be lot 1 and lot 2. The next change is reconfiguring the descriptions of the parcels that are noted on the left side of the plat. These changes will be more in conformance with the standards that the County would like to see when the plat is recorded. There were no errors on the original submittal; just some clean up to be more in line with the County's expectations. Addressing of each one of the parcels also needs to be applied

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to the plat. These minor changes are being made to the final plat. Mr. Parker questioned if the applicant's intent is to name the subdivision AA Investments LLC or to use a different name. Mr. Parker stated that he did not know if the County would accept the name of a company as the name of a subdivision. The applicant stated that the name of the subdivision will be AAI Subdivision. Mr. Parker stated that he had not received the revised plat yet, but should be receiving it within the next few days. Ben Mc Mickell asked if there were curb and gutter or sidewalks in this area. Mr. Parker replied that there is not, that it is already developed land and is not needed. The division of the land does not trigger the requirement for this infrastructure. Mr. Parker stated that the existing accesses will be used. Samantha Scott asked the owners what they intend to do with the property. Arny Actions with AA Investments stated that he intends to rent out the buildings. Mr. McMickell stated that he is concerned that there is no finalized plat. Mr. Parker stated that the request needs to be approved by both the Planning Commission and the City Council and then the Mylar plat will be printed and signed. Mr. Parker stated that the applicant is asking the Commission to approve the corrected version of the plat as has been explained by Mr. Parker. Darcy McMickell asked if there were any easements needed for the utilities. Mr. Actions stated that there is separate sewer, power, water and gas to each building. Acting Chair Jim Linschoten opened the public hearing to hear comment from the public. There were no comments from the public. Mr. Linschoten closed the public hearing. Mr. McMickell asked Mr. Parker to explain the difference between the two plats. What changes need to be made? Mr. Parker explained that instead of having lot A and lot B it will now be lot 1 and lot 2 which will include the new and official address. It will have a new name which will be AAI Subdivision instead of AA Investments LLC Subdivision and on the side that says Survey Narrative, it will be in a different way that means exactly the same thing but instead of being drawn from the original warranty deed, it will be reflective of the boundary of the plat. That is not a requirement under State Law, but the reviewing surveyor has asked that it be corrected in a way that is more compatible with their expectations *Darcy McMickell moved to forward a positive recommendation to the City Council to approve the AAI Subdivision located at 1475 East 500 South with the changes. Samantha Scott seconded the motion. The motion passed with Samantha Scott, Eric Hunting, Darcy McMickell, Ben McMickell and Jim Linschoten voting in favor.*

SEPTEMBER 2018 MEETING SCHEDULE: Allen Parker stated that he has a scheduling conflict for the September Planning Commission meeting date and the week after as well. Mr. Parker recommended canceling the September Planning Commission meeting and stated that if needed, a special session can be called. *Samantha Scott moved to cancel the September Planning Commission meeting unless there is something pressing that requires a meeting. Ben McMickell seconded the motion.*

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

Jim Linschoten, Planning Commission Acting Chair