

## **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, April 9, 2019 at 5:00 p.m.** in the Vernal City Planning Conference Room (2<sup>nd</sup> floor) at 374 East Main Street, Vernal, Utah.

# **AGENDA**

### **A. STANDING BUSINESS**

1. Welcome and Designation of Chair and Members
2. Approval of Minutes of March 12, 2019

### **B. PUBLIC HEARING – 5:15 P.M.**

1. Request for Recommendation to Consider a Rezone Request from Via Real Estate for the Property Located at 772 South 1500 West and 784 South 1500 West, Vernal, Utah from a R-3 (Residential Zone) to a CP-2 (Planned Commercial Zone) – 2019-002-REZ - Allen Parker
2. Request for Recommendation to Consider a Minor Subdivision request from Chad Thompson for the Property Located at 166 East 200 South, Vernal, Utah – 2019-001-SUB - Allen Parker
3. Request for Recommendation to Consider a Subdivision Amendment from Chris Peterson for the Property Located at 793 South 2100 West, Vernal, Utah – 2019-003-SUB - Allen Parker

### **C. ACTION ITEMS**

1. Gene Anfinson Subdivision Concept Plan located at 652 South 500 West, Vernal, Utah – 2019-004-SUB - Allen Parker
2. Cindy Dilsaver Professional Office Conditional Use Request located at 237 South 300 West, Vernal, Utah – 2019-005-CUP - Allen Parker
3. Church of Jesus Christ of Latter Day Saints Temple Parking Lot Conditional Use Request located approximately 350 West 200 South, Vernal, Utah – 2017-005-CUP - Allen Parker

### **D. DISCUSSION ITEMS**

1. General Plan Section 7 – Transportation – Work Session - Allen Parker

### **E. ADJOURN**

In compliance with the Americans with Disabilities Act, individuals needing special accommodation during this meeting should notify Allen Parker at 374 East Main, Vernal, Utah, 84078, telephone (435) 789-2271, at least five days prior to the meeting. All public comments will be limited to two (2) minutes.

# MINUTES of the Vernal City PLANNING COMMISSION

Vernal City Planning Conference Room - 374 East Main Street, Vernal, Utah

March 12, 2019

5:00 pm

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

**Members Excused:** Adam Ray, Troy Allred

**Alternates Present:** Ben McMickell, Corey Foley

**Alternates Excused:** Kimball Glazier

**Staff Present:** Allen Parker, Assistant City Manager; Matt Tate, Building Official; and Gay Lee Jeffs, Administrative Clerk.

**WELCOME AND DESIGNATION OF CHAIR AND MEMBERS:** Chair Joni Crane welcomed everyone present to the meeting.

**APPROVAL OF MINUTES FROM FEBRUARY 12, 2019:** Chair Joni Crane asked if there were any changes to the minutes from February 12, 2019. There being no corrections, *Samantha Scott moved to approve the minutes of February 12, 2019 as presented. Jim Linschoten seconded the motion. The motion passed with Joni Crane, Jim Linschoten, Samantha Scott, Ben McMickell voting in favor. Darcy McMickell and Corey Foley abstained from voting as they were not in attendance at the February 12, 2019 meeting.*

**REQUEST FOR RECOMMENDATION TO CONSIDER AMENDING THE VERNAL CITY MUNICIPAL PLANNING AND ZONING CODE – SECTION 16.48.030 – C-2 & CC-1 PLANNED COMMERCIAL ZONES (USES), AND SECTION 16.50.020 CP-2 & CCP-1 PLANNED COMMERCIAL ZONES (USE REGULATIONS) — ORDINANCE NO. 2019-04 – ALLEN PARKER:** Allen Parker stated that the amendment is to add group homes as permitted uses in these commercial zones. This is for those that need living assistance whether it is permanent or transitional and need to live in a group setting. Federal Law specifies that group homes have to be permitted in any area that any other residences are permitted. It is considered to be discriminatory to look at people who are in situations where they need to live in a group home and force them out of areas where others have a right to live. The City allows apartment buildings in all the commercial zones as conditional uses. There is a commercial property owner who would like to convert their building into residential units for people with memory problems. Currently the City Code does not allow group homes within the commercial zones.

Corey Foley voiced his concern about increased traffic for group homes and asked if there is something in the ordinance to mitigate the traffic impact. Mr. Parker agreed that there could be an added impact on neighbors. Mr. Parker stated that if the City does not require a traffic study for apartments then the City cannot require a traffic study for a group home otherwise it would

**Vernal City Planning Commission Minutes**  
**March 12, 2019**

be considered a discriminatory act. Law suits have been filed in other jurisdictions where the process was more cumbersome than just getting a standard resolution bill. Mr. Parker stated that he was only talking about adding group homes as a use to the commercial zones. Joni Crane clarified that all other development and planning requirements would be addressed in the Code at a future date. Mr. Parker stated that the City's current Code allows apartments in commercial zones as a conditional use and that the Commission could allow group homes in commercial zones as a conditional use as well. There was discussion about traffic in current group home areas that are not an issue. Discussion about group homes, which would include half-way homes, will probably not be popular with the residents.

Joni Crane, chair, opened the public hearing to receive public comment. There were no public comments. Ms. Crane closed the public hearing.

There was more discussion about the building aspect of group homes. Matt Tate, building official, stated that group homes are covered in the existing ICC building codes and that a group home owner would probably use an existing building that would not take a lot to bring it up to Code. Ms. Crane suggested changing the Code to reflect apartments in commercial zones as a permitted use at a future date. It was decided that it is preferable to make group homes a permitted use instead of a conditional use. *Darcy McMickell motioned to forward a positive recommendation to the City Council without any changes. Eric Hunting seconded the motion. The motion passed with Joni Crane, Jim Linschoten, Eric Hunting, Samantha Scott, Darcy McMickell, Ben McMickell and Corey Foley voting in favor.*

**GENERAL PLAN SECTION 7 – TRANSPORTATION – WORK SESSION – ALLEN PARKER:** Allen Parker introduced the General Plan Section 7 – Transportation as a work session. Work sessions are a more relaxed, but controlled atmosphere. A work session is meant to have good discussion on the topic. Mr. Parker handed out Federal definitions and characteristics for Principal Arterials, Minor Arterials, Major Collectors and Minor Collector streets. These definition and characteristics are standard and applied throughout the nation. Mr. Parker stated that his intention for the work session was to have the Commission discuss where they would like to have the arterial and collector streets or where they would like to make changes to the existing streets. Mr. Parker would also like to have the Commission discuss where they would like to create grid systems within the City.

The Commission discussed the streets that they would like to stay the same or change. Principle Arterial streets would be US-40, 2500 South from US-40 to 1500 East, and Vernal Avenue. Minor Arterial streets would be Main Street, 500 North, 1500 North and making a connecting street on 1500 West to 500 West, 500 South and making a connecting street 3500 West to 2500 West, and Aggie Boulevard. Collector streets would be 500 East, and 1500 South.

Darcy McMickell pointed out that there might be physical barriers and might not allow a road to be built to connect roads.

Mr. Parker indicated that he would have a map ready for the next Commission meeting that included the changes.

A grid system was discussed for changes or additions in certain areas. Being able to move easily

**Vernal City Planning Commission Minutes**  
**March 12, 2019**

93 from one road to another would help with public safety concerns or issues. Mr. Parker explained  
94 that not every area would be able to be developed in a grid pattern because of the shape of the  
95 property.  
96

97 Mr. Parker explained that the planning process is important. The City would give guidance to a  
98 developer and would be able to impose the Code on new development. Mr. Parker also stated  
99 that the changes could help with grants for the City.  
100

101 Ms. Crane stated that redevelopment and revitalization does not happen overnight and that it  
102 could take years for improvements to be implemented. Improvements could happen a little at a  
103 time. Ms. Crane suggested that the Commission members drive around the City and look for  
104 areas that might make sense with a change. Ms. Crane explained that Section 7 – Transportation  
105 in the General Plan is a plan not a map. It is for future development.  
106

107 Mr. Parker explained the Cross Section charts to the Commission. The Cross Section will be  
108 discussed in length at the next Planning Commission meeting as well as the Complete Street  
109 concept. Mr. Parker stated that the City will develop at least one road as a Complete Street  
110 concept. The Code would need to be in place to make the necessary changes to the road. The  
111 City will begin implementing the Complete Street concept as funds allow. Mr. Parker indicated  
112 that an extra work session might be needed in April.  
113

114 **ADJOURN:** There being no further business, *Samantha Scott moved to adjourn. Jim*  
115 *Linschoten seconded the motion. The motion passed with a unanimous vote, and the meeting*  
116 *was adjourned.*  
117  
118  
119  
120  
121

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Joni Crane, Planning Commission Chair





## VERNAL PLANNING COMMISSION STAFF REPORT

ITEM: B1

DATE: 5 April 2019

ZONING MAP AMENDMENT		RECOMMENDATION	
APPLICATION:	2019-02-REZ (Via Real Estate)		
APPLICANT:	Via Real Estate (Derrick Merchant)		
LOCATION:	772 South 1500 West, 784 South 1500 West		
PARCEL	05:070:0002, 05:070:0004	ZONE:	R-3
NUMBER(S):		ACREAGE:	0.51 Acres

### NARRATIVE AND ANALYSIS:

Derrick Merchant, representing Via Real Estate, is requesting that the zoning map be amended, changing a .51 acre area on the official zoning map from its current designation of **R-3** to **CP-2**. This area is comprised of two separate parcels having the addresses and parcel numbers identified above. The area of the request is currently in use as single family dwellings. The adjoining parcels to the south are currently zoned R-3. The adjoining parcels to the west and north are zoned CP-2. The parcels on the east are outside of Vernal City limits and land use is under the jurisdiction of Uintah County. The north parcel along the east boundary is zoned C1 (a commercial zone) and the south parcel is zoned RA1 (a residential and agricultural zone). Surrounding land uses include single family residential, processing of junk automobiles and the sale of used automobiles. Additionally, there is a church located approximately 300 feet to the north east. The Vernal City General Plan indicates the future land use for the area of the request as "commercial", a classification that **is** compatible with the request. This request is for the rezone of two parcels bordered on three sides by commercial zones and, therefore, is not considered "spot zoning".

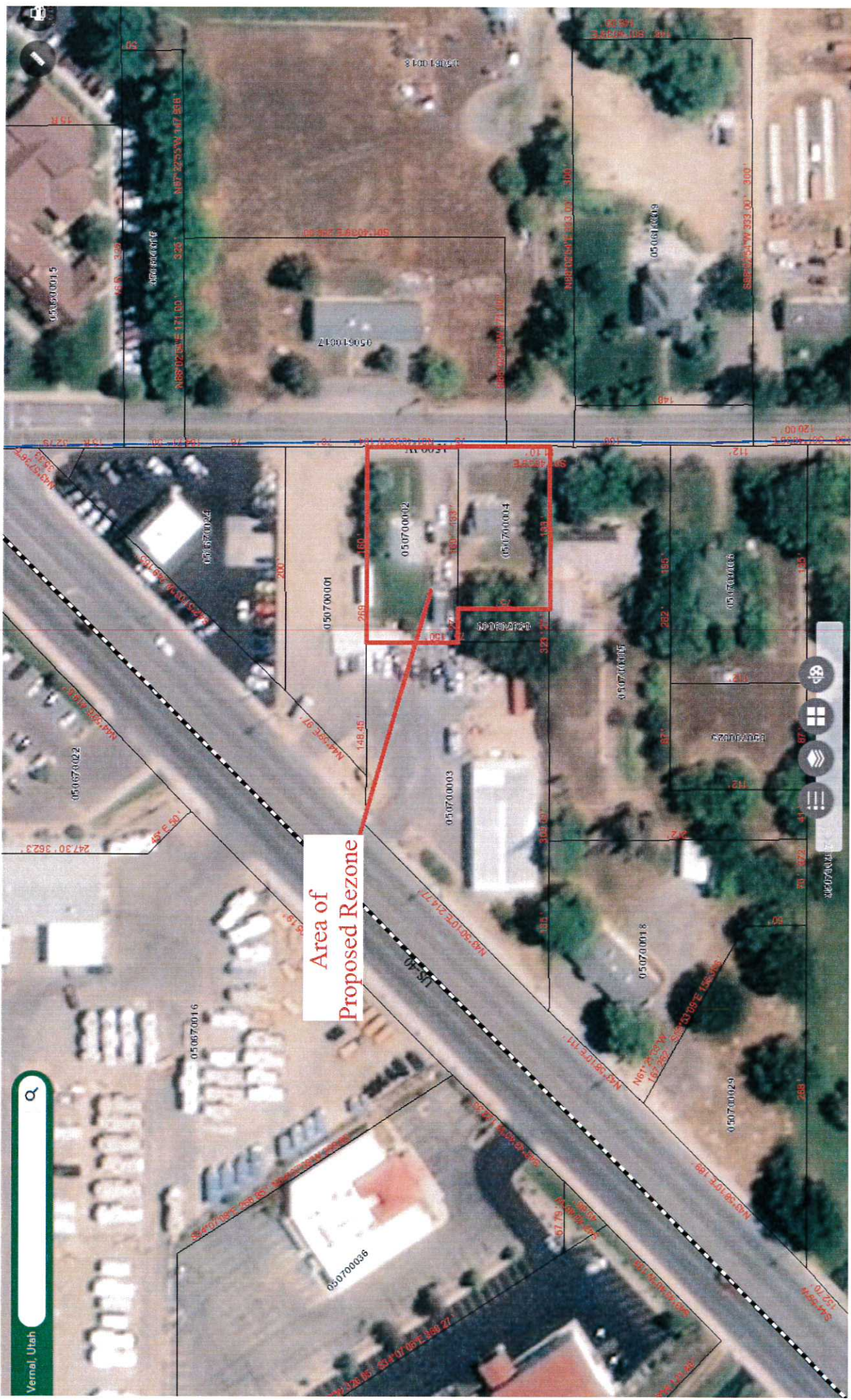
### STAFF RECOMMENDATIONS:

The application has been made in accordance with the requirements Vernal City Code. The legal requirements related to changing the zone as requested in the application have been met as well, and this is an approvable request.

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

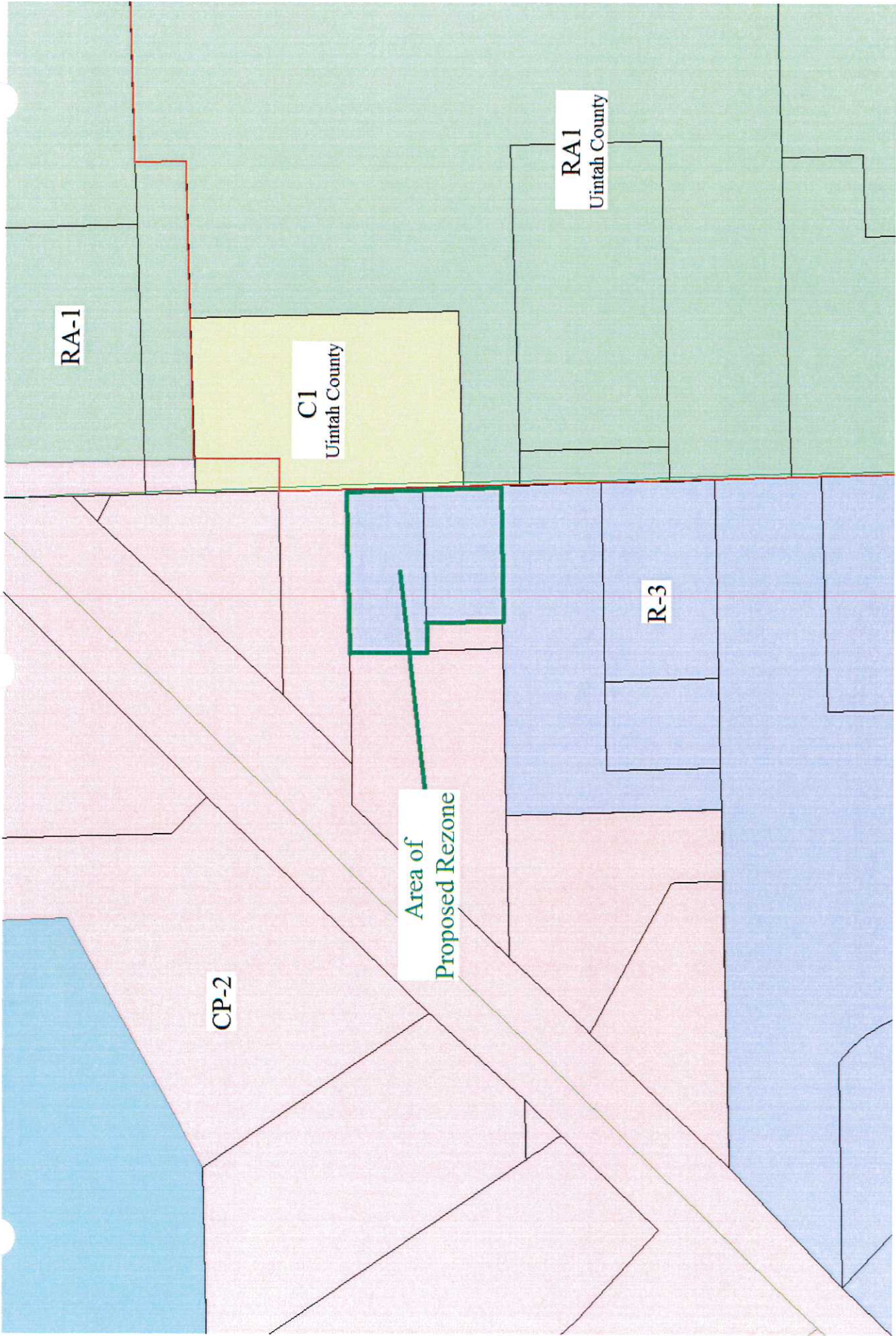
Allen Parker  
Assistant City Manager





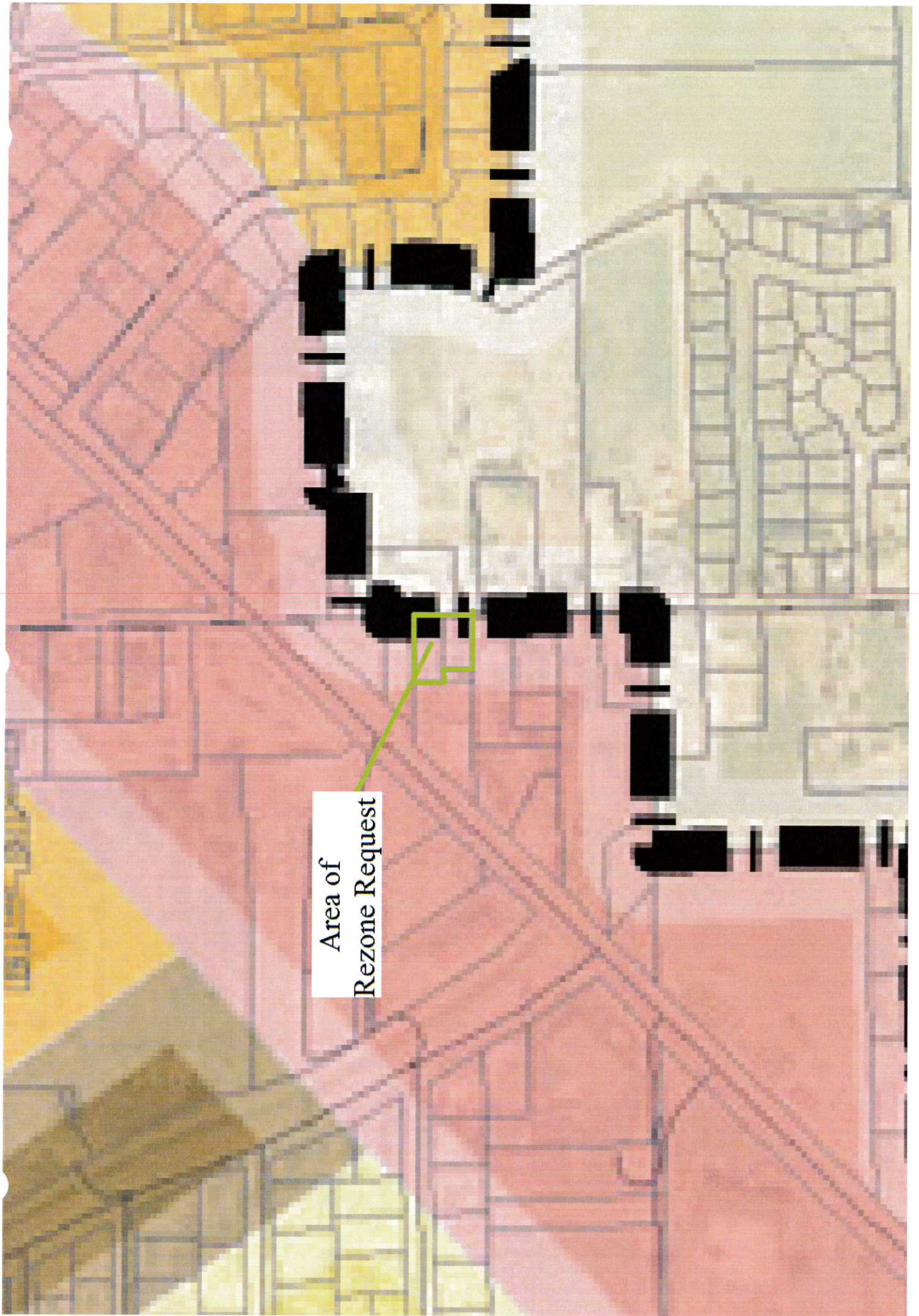
Area of  
Proposed Rezoning







Area of  
Rezone Request







## VERNAL PLANNING COMMISSION STAFF REPORT

ITEM: B2

DATE: 5 April 2019

MINOR SUBDIVISION		RECOMMENDATION	
APPLICATION:	2019-001-SUB (Chad Thompson)		
APPLICANT:	Chad Thompson		
LOCATION:	166 East 200 South		
PARCEL	05:031:0070	ZONE:	R-3
NUMBER(S):		ACREAGE:	0.81Acres

### NARRATIVE AND ANALYSIS:

The applicant is requesting approval of a minor subdivision of one parcel into two lots. The areas of the new proposed lots will be Lot 1 at .49 acres and Lot 2 at .32 acres. Each of the new lots meet dimensional and area standards set forth in Vernal City Code and will not create a nonconforming condition with any of the existing structures. Lot 2 is a flag lot and approval of this subdivision constitutes approval of this flag lot by the Planning Commission per Vernal City Code. Staff has conducted a full review and found that the submittal is in substantial compliance with Vernal City requirements. A review of the application has been conducted by Timberline Land Surveying and Engineering and some minor discrepancies were noted. Corrections have now been made and the submittal is in substantial compliance with applicable surveying and engineering standards as well as Vernal City Code.

### STAFF DETERMINATION:

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.

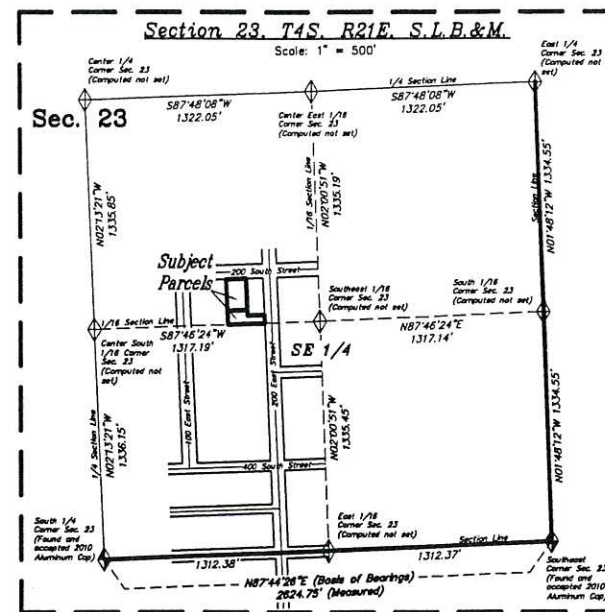
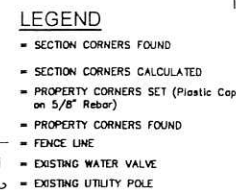
A handwritten signature in blue ink, appearing to read "Allen Parker".

Allen Parker  
Assistant City Manager

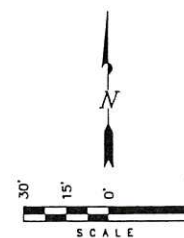
(ORIGINAL PARCEL # 05-031-0070)  
 BEGINNING 100 FEET WEST OF THE NORTHEAST CORNER OF LOT 1, FRACTIONAL BLOCK 2,  
 ORIGINAL VERNAL CITY SURVEY, T4S AND RUNNING THENCE SOUTH 14.05 FEET;  
 THENCE EAST 100 FEET; THENCE SOUTH 140.5 FEET; THENCE EAST 10 FEET; THENCE SOUTH  
 48.45 FEET; THENCE WEST 13.00 FEET; THENCE NORTH 282.95 FEET, MORE OR LESS TO THE  
 SOUTH LINE OF SECOND STREET, VERNAL CITY, THENCE EAST 114.5 FEET TO THE PLACE  
 OF BEGINNING AND BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST  
 QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 21 EAST, SALT LAKE MERIDIAN.

BEGINNING AT A POINT ON THE SOUTH LINE OF SECOND STREET, VERNAL CITY, WHICH BEARS 58°40'08" 100.00' FROM THE NORTHEAST CORNER OF LOT 1, FRACTIONAL BLOCK 2, ORIGINAL VERNAL CITY SURVEY, PLAT #87408'E, SECTION 23, T4S, R21E, S18.8&N; THENCE S02°13'21"E 74.00'; THENCE N87°40'08"E 1.00'; THENCE S02°13'21"E 108.91'; THENCE N87°42'46"N 115.50'; THENCE N02°13'21"W 182.97, MORE OR LESS TO THE SOUTH LINE OF SECOND STREET, VERNAL CITY, THENCE N87°40'08"E 114.50' TO THE POINT OF BEGINNING. BASIS: SURVEY OF THE EAST LINE OF THE 1/4 SECTION 23, T4S, R21E, S18.8&N, SECTION 23, WHICH IS TAKEN FROM THE OFFICIAL MAP OF VERNAL CITY TO BEAR N04°48'12"W, CONTAINS 0.483 ACRES MORE OR LESS.

BEGINNING AT A POINT ON THE WEST LINE OF 200 EAST STREET, VERNAL CITY; WHICH BEARS S021°31'21"N 214.50' FROM THE NORTHEAST CORNER LOT 1, FRACTIONAL, BLOCK 2, ORIGINAL VERNAL CITY SURVEY, PLAT "A", SECTION 23, T4S, R21E, S.L.B.&M.; THENCE S021°32'1"E 48.36' TO A POINT ON THE SOUTH LINE OF THE NW 1/4 S 1/4 OF SECTION 23; THENCE S87°48'24"W 48.00' ALONG THE SAID SOUTH LINE 214.50'; THENCE N02°32'11"W 60.00'; THENCE N87°48'42"E 115.50'; THENCE S021°32'1"E 31.59'; THENCE N87°48'42"E 60.00' TO THE BEGINNING. BEING BEARING FOR THE SURVEY IS THE EAST LINE OF THE S 1/4 OF S 1/4 OF SECTION 23, T4S, R21E, S.L.B.&M. THE SAID VERNAL CITY BEARING IS THE BEARING OF THE SAID LINE OF THE S 1/4 OF S 1/4 OF SECTION 23, T4S, R21E, S.L.B.&M. OF VERNAL CITY TO BEAR N01°48'12"W, CONTAINS .032 ACRES MORE OR LESS.



MINOR SUBDIVISION  
Located in the NW 1/4 SE 1/4 of  
Section 23, T4S, R21E, S.L.B.&M.  
Uintah County, Utah



I, THE UNDERSIGNED OWNER OF THE FOREGOING DESCRIBED TRACTS OF LAND, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTIES SHOWN AND DESCRIBED HEREON, AND THAT I HAVE LEGAL AUTHORITY TO AMEND THE DESCRIBED PROPERTIES. I HEREBY REQUEST YOU TO TESTIFY THAT I HAVE DONE SO. TO THE SAME AND DO HEREBY AGREE WITH THE SURVEY AND CAUSE THE SAME TO BE AMENDED AS SHOWN AND DESCRIBED ON THIS PLAT. I FURTHER CERTIFY THAT I AM NOT AWARE OF ANY BOUNDARY LINE DISPUTES OR DISCREPANCIES WHICH AFFECT THE DESCRIBED PROPERTIES WHICH HAS NOT BEEN SHOWN AND DESCRIBED ON THIS PLAT.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

PROPERTY OWNER

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/THEY) EXECUTED THE SAME. WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

SEAL

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

(PLACE SA OVER SIGNATURE BLOCK)

ATTESTED BY CITY RECORDER:

I HEREBY APPROVE THIS PLAT,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

ATTEST:

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

I HEREBY APPROVE THIS PLAT,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

TRI-STATE LAND SURVEYING WAS ASKED BY BRADY THOMPSON TO SUBDIVIDE THE PARCEL SHOWN ON THIS PLAT. THE PURPOSE OF THE SURVEY IS TO LOCATE THE PROPERTY CORNERS AND PROVIDE A LEGAL DESCRIPTION.

THIS SURVEY WAS CONDUCTED USING GPS EQUIPMENT ON THE VRS CONTROL NETWORK. AS CONTROL FOR THE SURVEY, WE USED THE SOUTHEAST CORNER AND THE SOUTH 1/4 CORNER OF SECTION 23, T4S, R21E, S.L.B.M. ALSO, WE USED VERNAL CITY PLAT "A", AND PREVIOUS SURVEY PLATS AS FILED AT THE UTAH COUNTY RECORDER'S OFFICE FOR S&D SECTION. BASIS OF BEARINGS FOR THE SURVEY IS THE SOUTH LINE OF THE SE 1/4 OF S&D SECTION 23 WHICH IS TAKEN FROM THE OFFICIAL MAP OF VERNAL CITY TO BEAR N87°44'26"E.

I HEREBY APPROVE THIS PLAT,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

LICENSE NO. \_\_\_\_\_ STATE \_\_\_\_\_

LICENSE NO. \_\_\_\_\_ STATE \_\_\_\_\_

(PLACE SEAL OVER SIGNATURE BLOCK)

I HEREBY APPROVE THIS PLAT,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

LICENSE NO. \_\_\_\_\_ STATE \_\_\_\_\_

LICENSE NO. \_\_\_\_\_ STATE \_\_\_\_\_

(PLACE SEAL OVER SIGNATURE BLOCK)

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

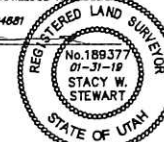
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

COUNTY TREASURER

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.

STACY W. STEWART  
PLS No. 189377  
STATE OF UTAH



SURVEYED BY: C.S., S.H.  
DRAWN BY: K.G.S.  
DATE: 01-14-19  
SCALE: 1" = 30'  
DWG # 19-0001

**Tri State**  
Land Surveying, Inc.  
P: (435) 781-2501  
F: (435) 781-2518  
180 NORTH VERNAL AVE. VERNAL, UTAH 84078

8





## VERNAL PLANNING COMMISSION STAFF REPORT

ITEM: B3

DATE: 5 April 2019

FINAL PLAT AMENDMENT		RECOMMENDATION	
APPLICATION:	2019-003-SUB (Chris Peterson)		
APPLICANT:	Chris Peterson		
LOCATION:	793 South 2100 West		
PARCEL	05:074:0110	ZONE:	RA-1
NUMBER(S):		ACREAGE:	0.41Acres

### NARRATIVE AND ANALYSIS:

The applicant is requesting approval of an amendment to an existing final plat (West Side Drive Subdivision) that will divide one existing lot into two lots. The new proposed lots will be named Lot 10A Lot 10B and each will be .205 acres in area. Each of the new lots meet dimensional and area standards set forth in Vernal City Code and will not create a nonconforming condition with any of the existing structures. Staff has conducted a full review and found that the submittal is in substantial compliance with Vernal City requirements. A surveying and engineering review of the application has been conducted and minor corrections were noted. Corrections have now been made and the submittal is in substantial compliance with applicable surveying and engineering standards.

### STAFF DETERMINATION:

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

2100 West Street  
Paved Road

Found 5/8" Rebar  
with Red Plastic Cap  
Stamped Tristate  
Utah PLS 144102.

N88°16'54"E 99.21'

Lot 10A

0.205 Acres

90.00'

90.00'

N02°23'20"W 180.00'

N88°16'54"E 99.12'

S02°19'51"E 180.00'

Lot 10B

0.205 Acres

90.00'

90.00'

S88°16'54"W 99.03'

Found 5/8" Rebar with  
Unreadable Plastic Cap  
0.6' East of property  
corner.

N02°23'20"W 970.00'

2253.67'

S88°16'54"W (Basis of Bearings) 2687.67'

434.00'

1/4 Section Line





## VERNAL PLANNING COMMISSION STAFF REPORT

ITEM: C-1

DATE: 5 April 2019

SUBDIVISION CONCEPT PLAN		For: APPROVAL	
APPLICATION:	2019-004-SUB (Gene Anfinson)		
APPLICANT:	Josh Wheeler (Timberline Engineering & Land Surveying)		
LOCATION:	652 South 500 West		
PARCEL	05:058:0186	ZONE:	R-4
NUMBER(S):		ACREAGE:	3.3 Acres

### NARRATIVE AND ANALYSIS:

The applicant is requesting approval of a concept plan for a subdivision dividing one parcel into eight lots. Additionally a new public road, built to serve the new lots, is proposed. Each of the new lots meets the basic requirements of Vernal City Code. The new road does not conflict with the City's basic requirements. The north edge of the proposed road is adjacent to the back yards of the properties directly to the north of the proposed subdivision and some consideration should be made to provide screening for those properties. It should be noted that the road labeled "850 West Street" is not a public street, but rather a private drive that has been blocked at its south end by the homeowner's association of the subdivision to the north (Rockville Estates). This concept plan does not demonstrate that the applicant can provide access from a public road. Gina's Drive, along the east side of the proposed subdivision, is indicated as the public access and road.

The applicant would need to demonstrate, as part of the Preliminary Plat, that the segment of Gina's Drive to the north of the subdivision boundary could be completed and accepted by Vernal City as a public road. This is a concept plan, and in accordance with Vernal City Code, the general design of the subdivision is to be reviewed by the Planning Commission and either approved, approved with changes or denied. The submittal is in substantial compliance with Vernal City Code.

### STAFF DETERMINATION:

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. All requirements for public access to the proposed subdivision be resolved by the applicant, including acceptance of the north segment of Gina's Drive by the Vernal City Council.

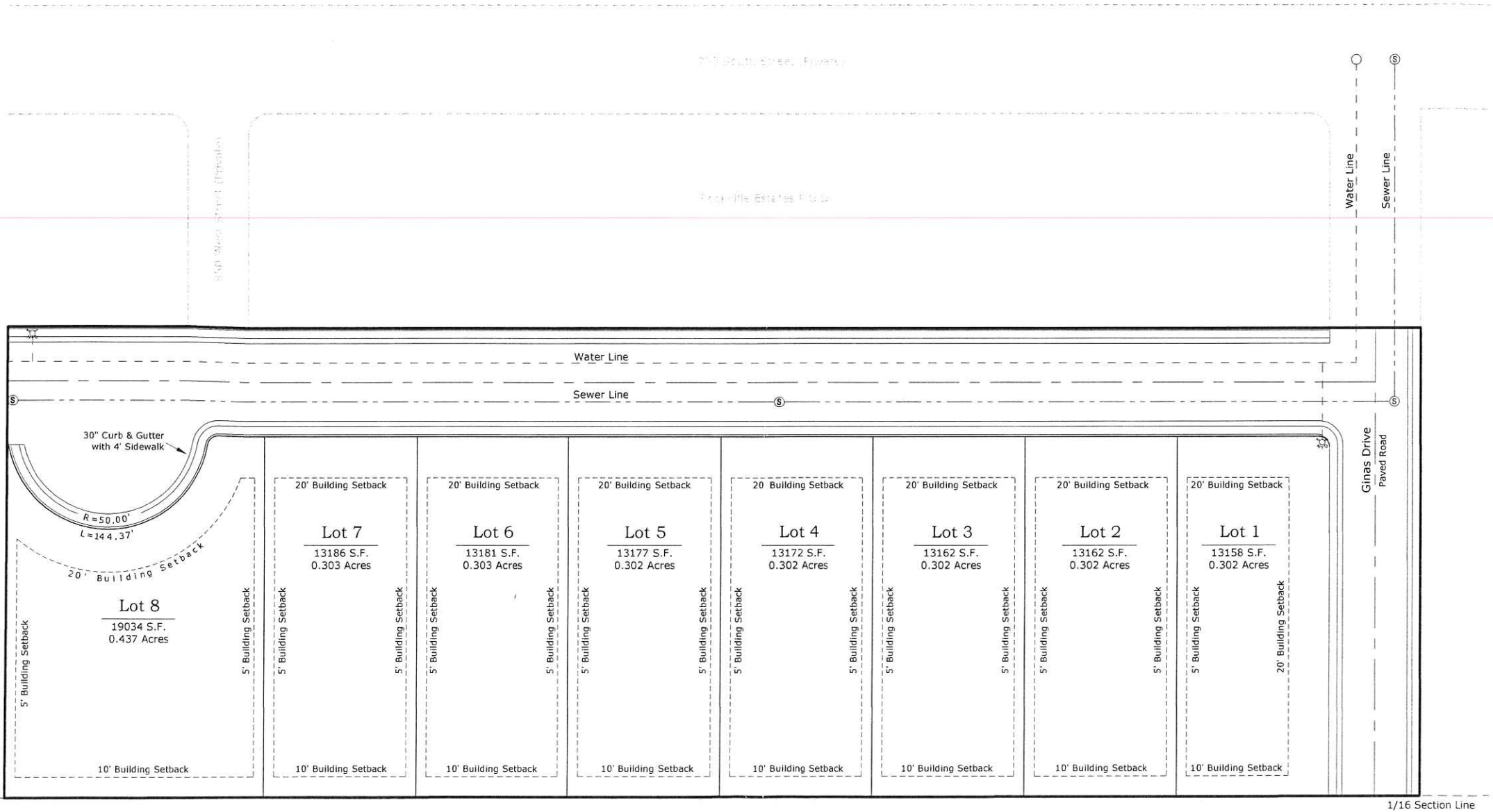
Allen Parker  
Assistant City Manager

2019-004-SUB

SKYVIEW ESTATES  
SUBDIVISION

Concept Plan

Located in the NE 1/4 of  
Section 27, T4S, R21E, S.L.B.&M.  
VERNAL CITY / UINTAH COUNTY, UTAH



SURVEYED BY:
DRAWN BY: J.P.W.
DATE: 2-19-2019
SCALE: 1"=40'
FILE:

**TIMBERLINE**  
Engineering & Land Surveying  
209 North 300 West • Vernal, Utah  
(435) 789-1365





## VERNAL PLANNING COMMISSION STAFF REPORT

ITEM: C2

DATE: 5 April 2019

CONDITIONAL USE PERMIT		For: APPROVAL	
APPLICATION:	2019-005-CUP (Cindy Dilsaver)		
APPLICANT:	Cindy Dilsaver		
LOCATION:	237 South 300 West		
PARCEL	05:027:0059	ZONE:	R-3
NUMBER(S):		ACREAGE:	0.21 Acres

### ANALYSIS:

Cindy Dilsaver is requesting approval of a conditional use permit to begin using an existing single family residence as a professional office building. The applicant intends to use the space to provide alternative medicine (Reiki) instruction and treatments. The site is located in an R-3 zone which allows professional office buildings as a conditional use. The adjoining parcels on the north, east and west are zoned R-3. The parcel to the south is zoned R-1. The uses on all adjoining properties are single family residential, except that the property directly to the west has a two family dwelling on it. Due to the fact that the structure is existing, Vernal City Code does not require additional parking. In accordance with Section 16.14 Vernal City Code staff finds that:

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

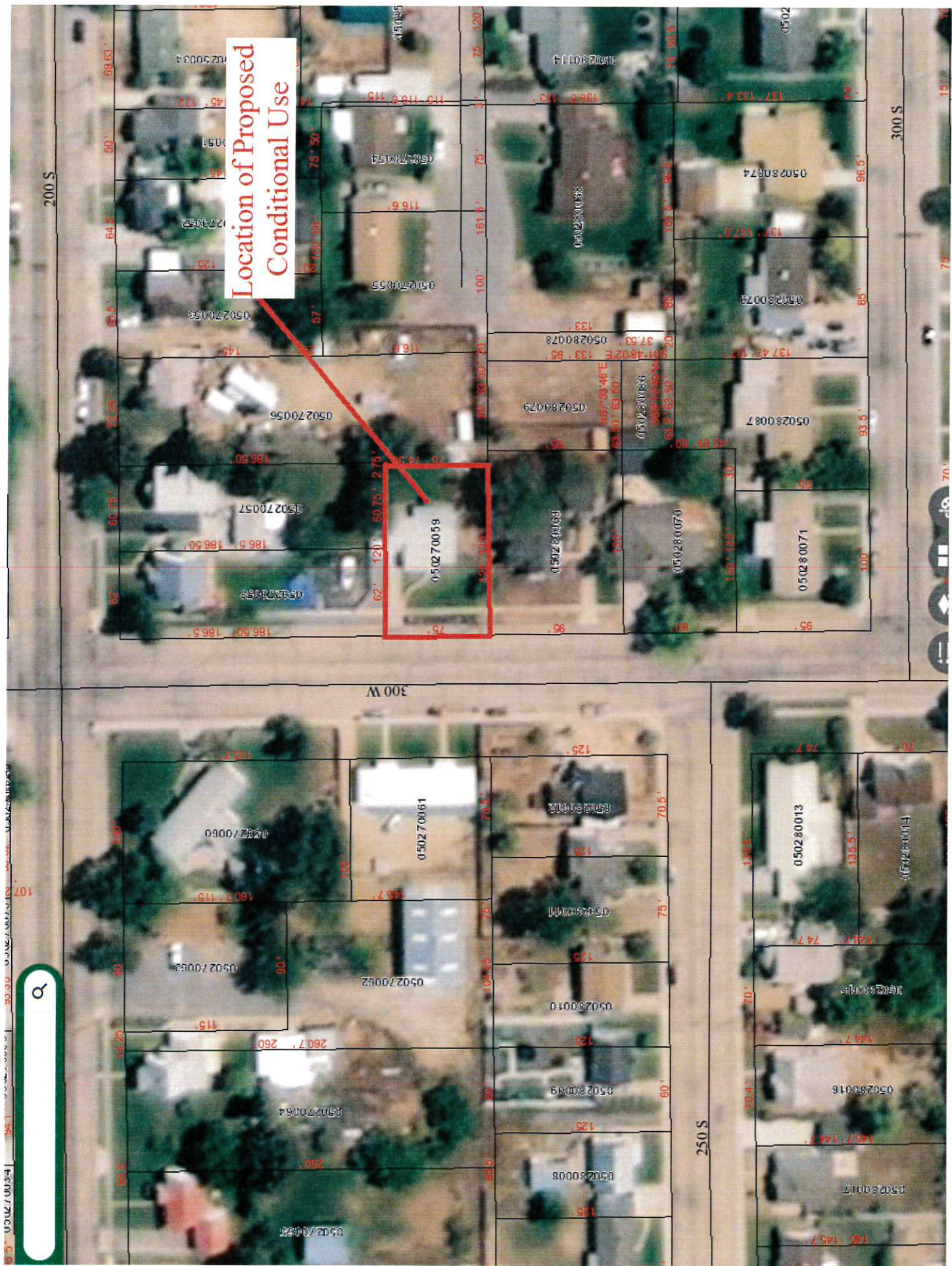
### III. STAFF RECOMMENDATIONS:

This application is deemed to be in substantial compliance with Vernal City Code and the requirements contained therein. I do not recommend any conditions to be attached to this permit. 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.

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

Allen Parker  
Assistant City Manager/Planning Director









## VERNAL PLANNING COMMISSION STAFF REPORT

ITEM: C-3

DATE: 5 April 2019

APPLICATION:	2017-005-CUP (FOR APPROVAL)		
APPLICANT:	Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter Day Saints (Chris Jenkins)		
LOCATION:	145 S. 400 W., 165 S. 400 W., 390 W. 200 S., 368 W. 200 S., 324 W. 200 S., 192 S. 300 W., 170 S. 300 W.		
PARCEL NUMBER(S):	05:027:0031, 05:027:0033, 05:027:0034, 05:027:0035, 05:027:0036, 05:027:0037, 05:027:0073, 05:027:0089, 05:027:0090	ZONE:	R-3/R-4
		ACREAGE:	2.86 Acres

### 1. ANALYSIS:

The Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter Day Saints, represented by Chris Jenkins, is requesting approval of an amendment to a previously approved conditional use permit for the construction and operation of a new parking lot. The parking lot size has been increased from 2.05 acres to 2.86 acres. The number of parking spaces has increased to 210, but some of that increase includes existing parking. The purpose of the parking lot will be to support the activities of an existing temple and chapel operated by The Church of Jesus Christ of Latter Day Saints located directly to the west of the proposed site. The reason for the increase in size and the request for the change is that in 2018 Vernal City vacated the portion of 400 West, a public street, that separated the original parking area from the temple and chapel that it serves. The applicant is now incorporating the vacated land into their parking lot plans. The newly included parcels are zones R-4 and R-3. Within the R-3 zone, public parking lots are permitted as a conditional use. Within the R-4 zone, public parking lots are a permitted use. To the north of the site, existing land uses are residential and medical offices. Existing land uses to the west are chapels or other church buildings. Existing land uses to the south and east of the site are residential. In accordance with Section 16.14 of Vernal City Code, staff finds that:

1. This project will contribute to the general well-being of the community;
2. This project will not be detrimental to the health, safety and well being of the members of the community;
3. This project complies with the provisions of Vernal City Code.
4. This project complies with the principles of the Vernal City General Plan;
5. This project will not have a derogatory effect on the environment.

### 2. STAFF RECOMMENDATIONS:

This application is deemed to be in substantial compliance with Vernal City Code and the requirements contained therein. I recommend no changes to the conditions applied in the original Conditional Use Permit, which are as follows:

1. Directional luminaries are required to minimize parking lot lighting impact on adjoining properties.
2. A combination of berms, landscaping and/or fencing are required to screen the adjoining properties from headlights and other general activities associated with a parking lot in the following locations:
  - a. Along the north boundary of the site, and;
  - b. Along any boundary of the site with parking spaces which are adjoining the boundary and are perpendicular to the boundary.

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.

A handwritten signature in blue ink, appearing to read 'Allen Parker', is positioned above the printed name.

Allen Parker  
Assistant City Manager/Planning Director





# Conditional Use Permit

RETAIN A COPY OF THIS PERMIT FOR YOUR RECORDS

A conditional use permit shall be required for all uses listed as conditional uses in the zone regulations. A conditional use permit may be revoked by the City Council after review and recommendation by the Planning Commission, upon failure to comply with the conditions imposed with the original approval of the permit. Unless substantial action is taken to implement the use designated herein, this permit shall expire one (1) year from the date of issuance.

## APPLICANT

Name: Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter Day Saints (Luke Rothey)

Address: 50 East North Temple, Floor 10

Daytime Phone: 801-240-4591

Salt Lake City, Utah 84180

Evening Phone: 801-455-4799

FAX:

email: lrothey@ldschurch.org

## SITE INFORMATION

Address: 145 S. 400 W., 165 S. 400 W., 390 W. 200 S., 368 W. 200 S., 324 W. 200 S., 192 S. 300 W., 170 S. 300 W.

County Parcel Number(s): 05:027:0031, 05:027:0033, 05:027:0034, 05:027:0035, 05:027:0036, 05:027:0037, 05:027:0073

Acreage: 2.05 Acres

Zone(s): R-3/R-4

Use: Public Parking Lot

## APPROVAL

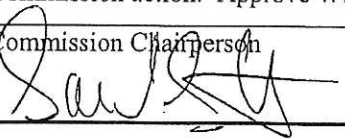
Application Number: 2017-005-CUP

Date of public hearing: n/a

Planning Commission action: Approve With Conditions

Date of action: 11 July 2017

Planning Commission Chairperson

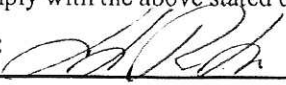
Signature: 

Date: 8/2/17

## CONDITIONS (specify "NONE" if no conditions apply)

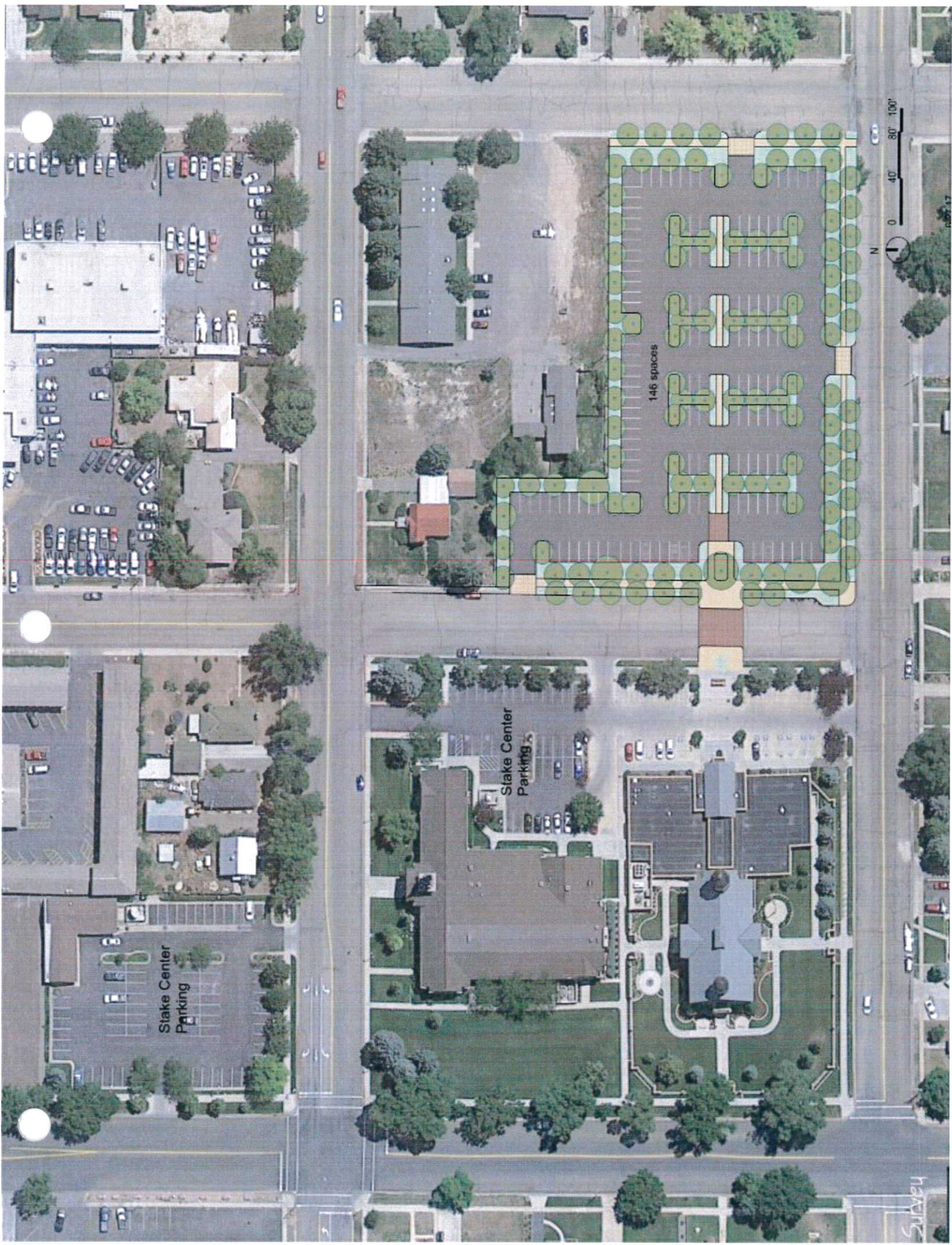
1. Directional luminaries are required to minimize parking lot lighting impact on adjoining properties.
2. A combination of berms, landscaping and/or fencing are required to screen the adjoining properties from headlights and other general activities associated with a parking lot in the following locations:
  - a. Along the north boundary of the site, and;
  - b. Along any boundary of the site with parking spaces which are adjoining the boundary and are perpendicular to the boundary.
- nothing follows ----

I will comply with the above stated conditions and requirements.

Signature: 

Date: 8/3/17





N 0 40' 80' 100'

146 spaces

Stake Center  
Parking

Stake Center  
Parking

Survey





Vernal Utah Temple  
Feb 1, 2019  
Parking = 210  
Option 2  
0 40' 80' 100'  
North



# UINTAH LAND BASIN USE TRAINING

Open & Public  
Meetings Act

Roles, Roles,  
Roles.... Who  
does what?

Zoltar Speaks,  
All Your  
Questions  
Answered

Brent Bateman  
(Utah Property Rights  
Ombudsman)

UINTAH BASIN  
LAND USE CONFERENCE  
FOR COMMISSIONS,  
COUNCILS AND BOARDS  
Thursday May 16<sup>th</sup>, 2019  
4:00 pm to 8:00 pm



Location – 313 E 200 S, Vernal  
Uintah Conference Center  
Paradise Room

**\*\*DINNER PROVIDED\*\***

**\*\*\*RSVP By April 30, 2019\*\*\***

Tammy McKee 435-781-5354  
[tmckee@uintah.utah.gov](mailto:tmckee@uintah.utah.gov)

*"The office of the Property Rights Ombudsman  
has provided funding for this training program  
from the 1% surcharge on all building permits  
in the State of Utah"*

Stop, Think &  
Lead:  
Managing  
Critical  
Situations

This presentation will  
teach you the  
ultimate skill: How to  
make a point  
without making an  
enemy

GARY RHOADS  
(Professor of  
Marketing  
Brigham Young  
University)