

# **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

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March 12, 2019

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

56  
57 Joni Crane, chair, opened the public hearing to receive public comment. There were no public  
58 comments. Ms. Crane closed the public hearing.

59  
60 There was more discussion about the building aspect of group homes. Matt Tate, building  
61 official, stated that group homes are covered in the existing ICC building codes and that a group  
62 home owner would probably use an existing building that would not take a lot to bring it up to  
63 Code. Ms. Crane suggested changing the Code to reflect apartments in commercial zones as a  
64 permitted use at a future date. It was decided that it is preferable to make group homes a  
65 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.***

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67  
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69  
70 **GENERAL PLAN SECTION 7 – TRANSPORTATION – WORK SESSION – ALLEN  
71 PARKER:** Allen Parker introduced the General Plan Section 7 – Transportation as a work  
72 session. Work sessions are a more relaxed, but controlled atmosphere. A work session is meant  
73 to have good discussion on the topic. Mr. Parker handed out Federal definitions and  
74 characteristics for Principal Arterials, Minor Arterials, Major Collectors and Minor Collector  
75 streets. These definition and characteristics are standard and applied throughout the nation. Mr.  
76 Parker stated that his intention for the work session was to have the Commission discuss where  
77 they would like to have the arterial and collector streets or where they would like to make  
78 changes to the existing streets. Mr. Parker would also like to have the Commission discuss  
79 where they would like to create grid systems within the City.

80  
81 The Commission discussed the streets that they would like to stay the same or change. Principle  
82 Arterial streets would be US-40, 2500 South from US-40 to 1500 East, and Vernal Avenue.  
83 Minor Arterial streets would be Main Street, 500 North, 1500 North and making a connecting  
84 street on 1500 West to 500 West, 500 South and making a connecting street 3500 West to 2500  
85 West, and Aggie Boulevard. Collector streets would be 500 East, and 1500 South.

86  
87 Darcy McMickell pointed out that there might be physical barriers and might not allow a road to  
88 be built to connect roads.

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

91  
92 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.*  
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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 NUMBER(S):	05:070:0002, 05:070:0004	ZONE:	R-3		
		ACREAGE:	0.51 Acres		

### NARRATIVE AND ANALYSIS:

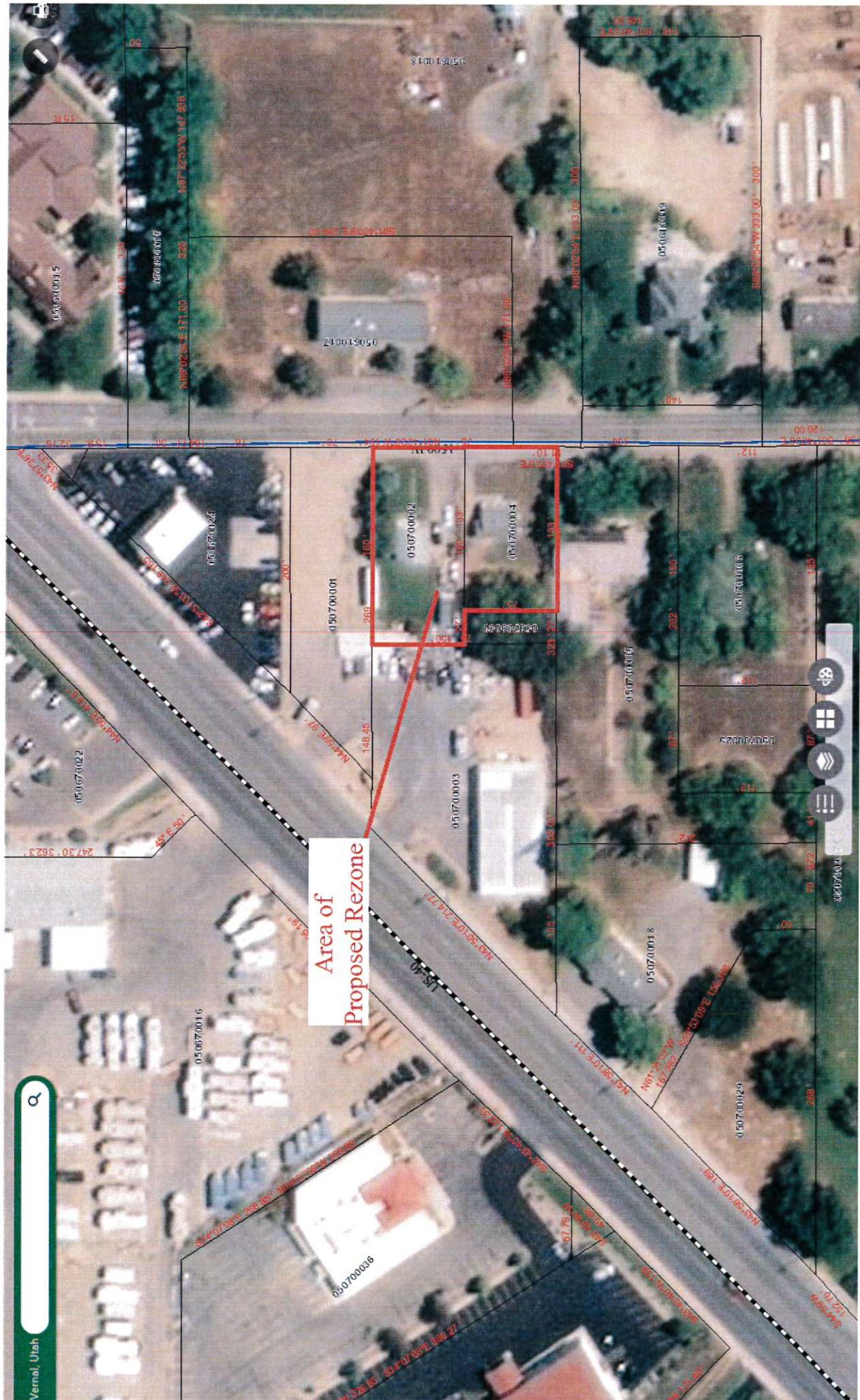
Derrick Merchant, representing Via Real Estate, is requesting that the zoning map be amended, changing a .51 acre area on the official zoning map from its current designation of **R-3** to **CP-2**. This area is comprised of two separate parcels having the addresses and parcel numbers identified above. 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".

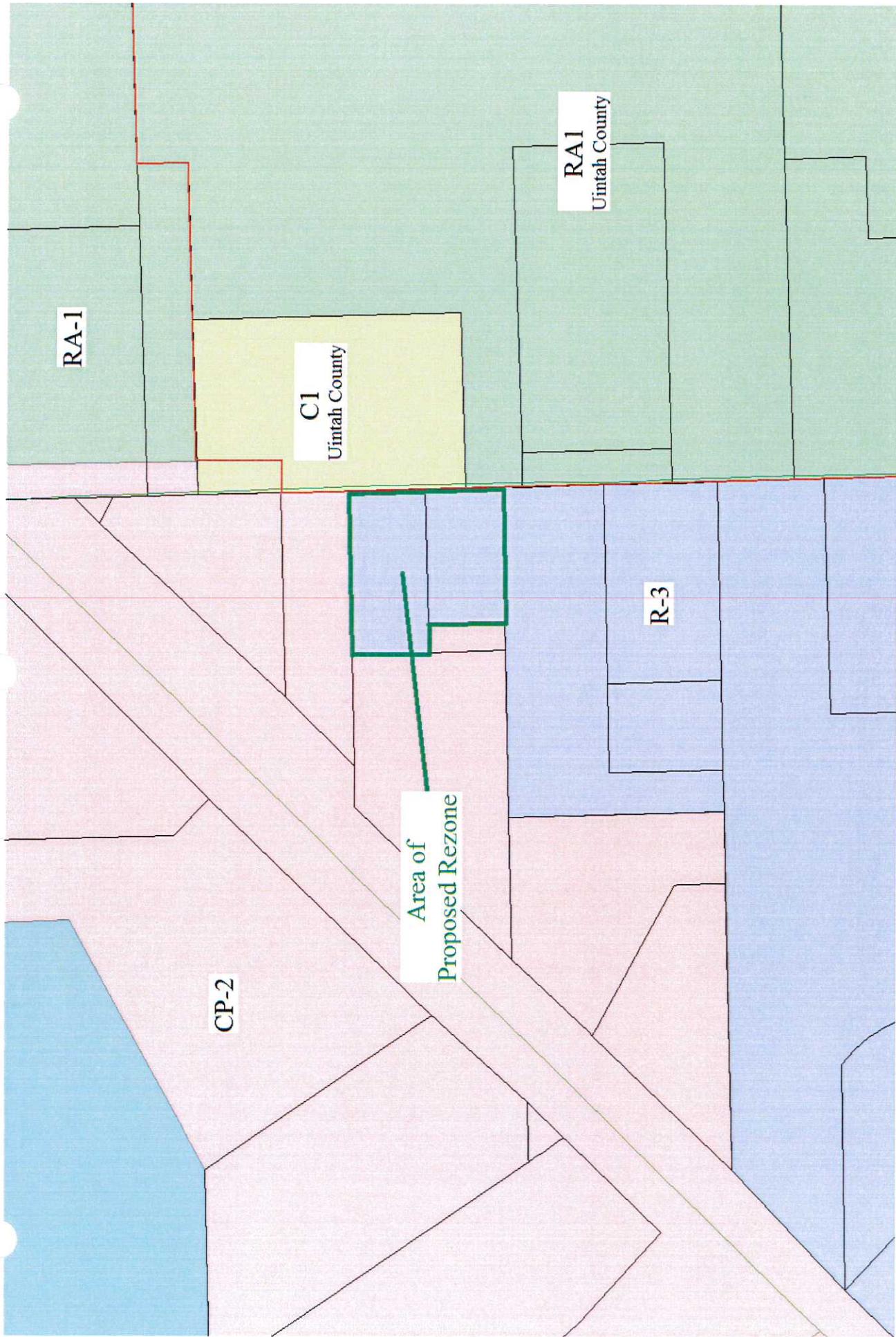
### STAFF RECOMMENDATIONS:

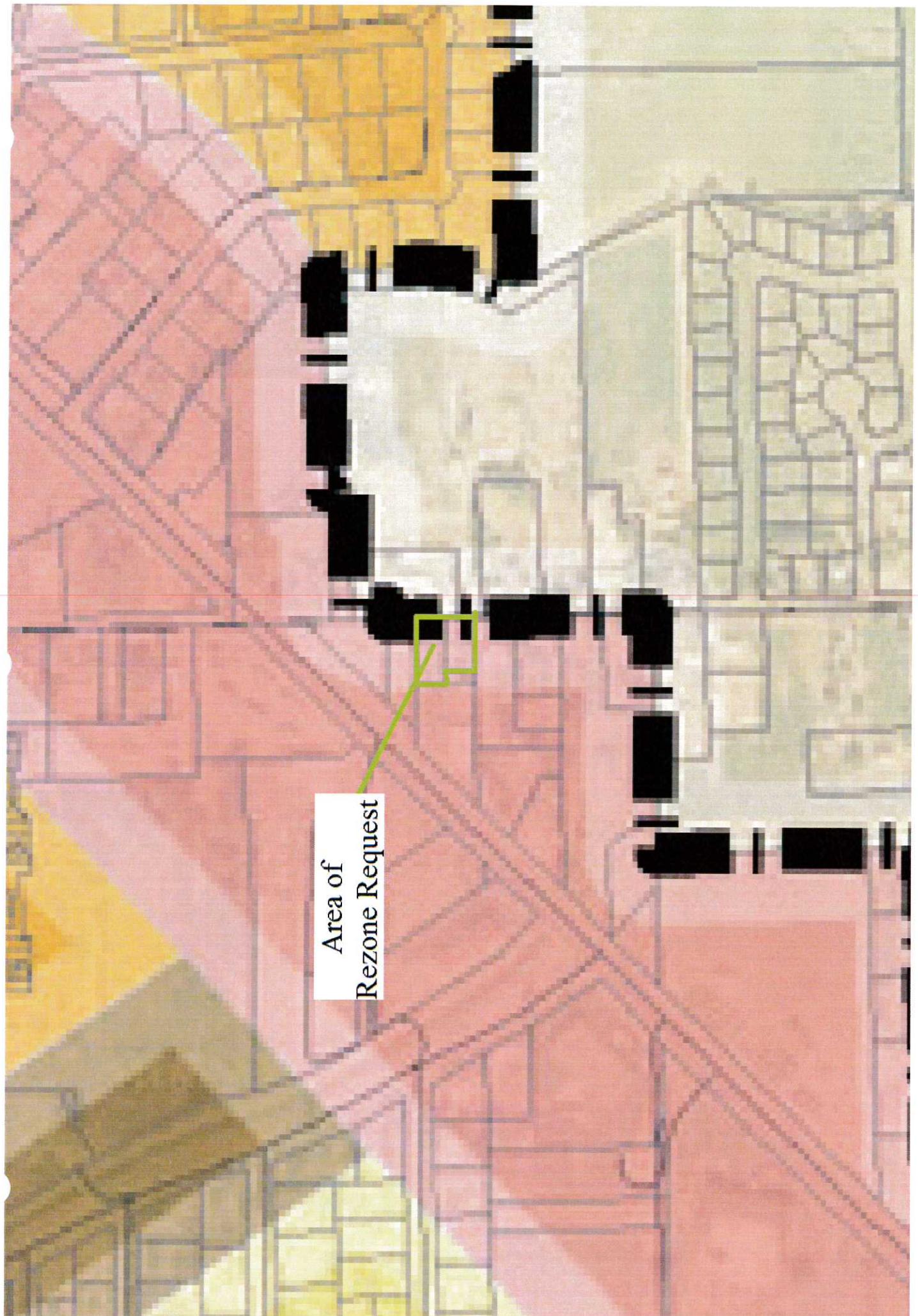
The application has been made in accordance with the requirements Vernal City Code. The legal requirements related to changing the zone as requested in the application have been met as well, and this is an approvable request.

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Allen Parker  
Assistant City Manager







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 NUMBER(S): 05:031:0070	ZONE: R-3	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:

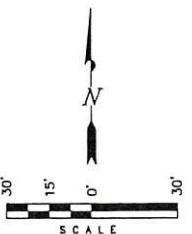
This application is in substantial compliance with Vernal City Code and the requirements contained therein. Staff finds that this is an approvable application with the following conditions:

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

A handwritten signature in blue ink that appears to read "Allen Parker".

Allen Parker  
Assistant City Manager

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



## ORIGINAL DESCRIPTION PARCEL 1

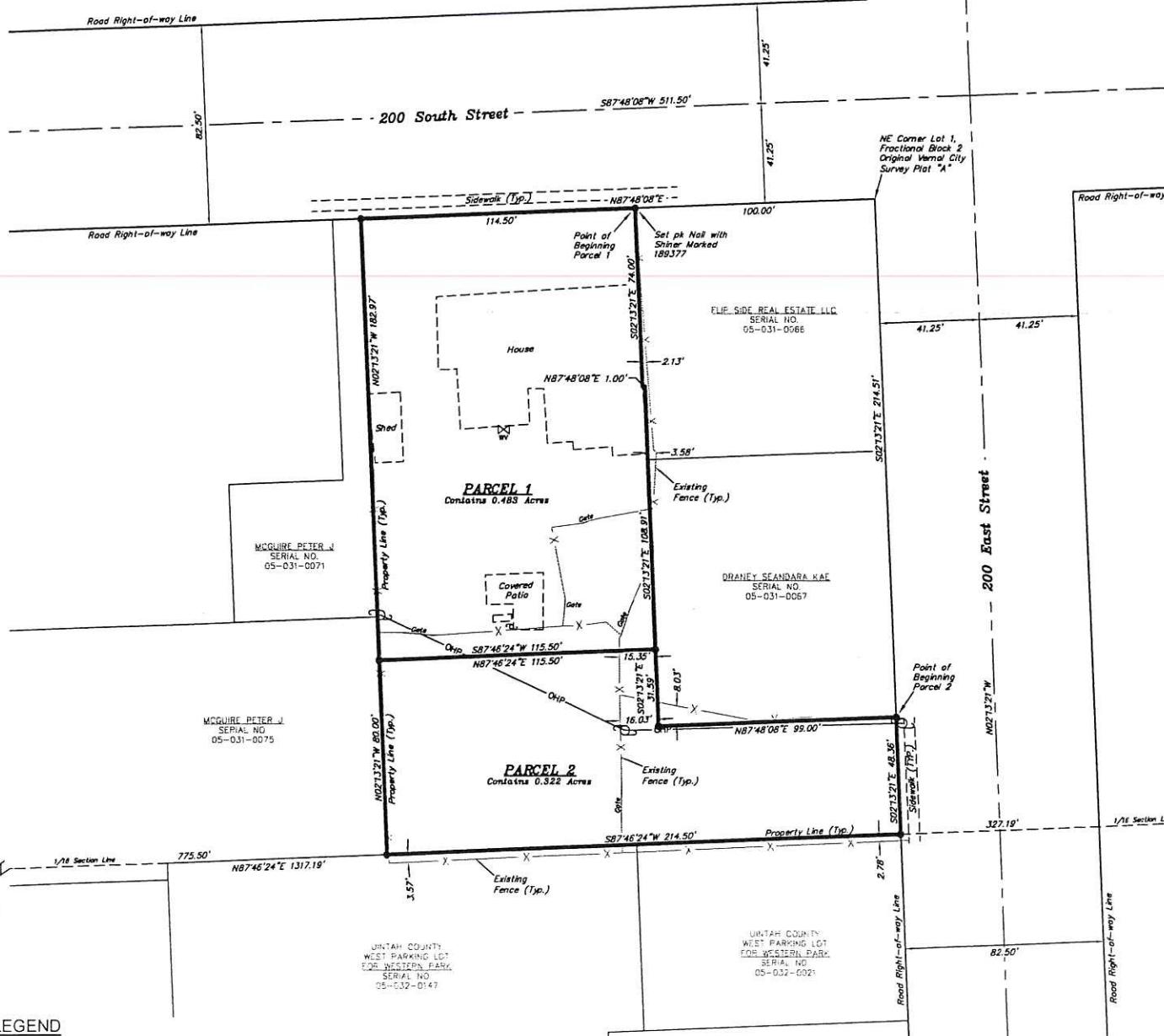
(ORIGINAL PARCEL # 05-031-0070)  
BEGINNING 100 FEET WEST OF THE NORTHEAST CORNER OF LOT 1, FRACTIONAL BLOCK 2, ORIGINAL VERNAL CITY SURVEY PLAT "A" AND THENCE SOUTH 74.5 FEET; THENCE EAST ONE FOOT; THENCE SOUTH 140.5 FEET; THENCE EAST 98 FEET; THENCE SOUTH 48.45 FEET; THENCE WEST 13 FEET; THENCE NORTH 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.

## DESCRIPTION PARCEL 1

BEGINNING AT A POINT ON THE SOUTH LINE OF SECOND STREET, VERNAL CITY; WHICH BEARS S87°48'08"E 100.00' FROM THE NORTHEAST CORNER OF LOT 1, FRACTIONAL BLOCK 2, ORIGINAL VERNAL CITY SURVEY PLAT "A" SECTION 23, T4S, R21E, S.L.B.&M.; THENCE S02°13'21"E 74.00'; THENCE S87°48'08"E 1.00'; THENCE S02°13'21"E 108.91'; THENCE S87°46'24"W 115.50'; THENCE N02°13'21"W 182.97'; MORE OR LESS, TO THE SOUTH LINE OF SECOND STREET, VERNAL CITY; THENCE N87°48'08"E 114.50' TO THE POINT OF BEGINNING. BASIS OF BEARINGS FOR THE SURVEY IS THE EAST LINE OF THE SE1/4 OF SAID SECTION 23 WHICH IS TAKEN FROM THE OFFICIAL MAP OF VERNAL CITY TO BEAR N01°48'12"W. CONTAINS 0.483 ACRES MORE OR LESS.

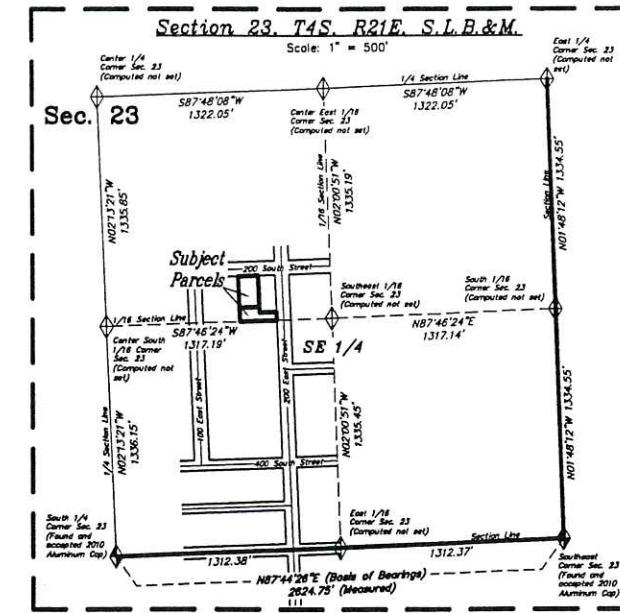
## DESCRIPTION PARCEL 2

BEGINNING AT A POINT ON THE WEST LINE OF 200 EAST STREET, VERNAL CITY, WHICH BEARS S02°13'21"W 214.50' FROM THE NORTHEAST CORNER OF LOT 1, FRACTIONAL BLOCK 2, ORIGINAL VERNAL CITY SURVEY PLAT "A" SECTION 23, T4S, R21E, S.L.B.&M.; THENCE S02°13'21"E 48.36' TO A POINT ON THE SOUTH LINE OF THE NW 1/4 SE 1/4 OF SAID SECTION 23; THENCE S87°48'24"W ALONG THE SAID SOUTH LINE 214.50'; THENCE N02°13'21"W 80.00'; THENCE S87°46'24"E 115.50'; THENCE S02°13'21"E 31.59'; THENCE N87°48'08"E 99.00'; THE POINT OF BEGINNING. BASIS OF BEARINGS FOR THE SURVEY IS THE EAST LINE OF THE SE1/4 OF SAID SECTION 23 WHICH IS TAKEN FROM THE OFFICIAL MAP OF VERNAL CITY TO BEAR N01°48'12"W. CONTAINS 0.322 ACRES MORE OR LESS.



## LEGEND

- ◆ SECTION CORNERS FOUND
- ◆ SECTION CORNERS CALCULATED
- PROPERTY CORNERS SET (Plastic Cap on 5/8" Rebar)
- PROPERTY CORNERS FOUND
- FENCE LINE
- ☒ EXISTING WATER VALVE
- ☒ EXISTING UTILITY POLE



## Section 23, T4S, R21E, S.L.B.&amp;M.

Scale: 1" = 500'

Sec. 23

## OWNER'S CERTIFICATION

I, THE UNDERSIGNED OWNER OF THE FORGOING 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 AS SHOWN HEREON. I DO HEREBY TESTIFY THAT A SURVEY WAS DONE TO THE SAME AND DO HEREBY AGREE WITH THE SURVEY AND THE SAME BE AMENDED AS SHOWN AND DESCRIBED ON THIS PLAT. I FURTHER CERTIFY THAT I AM NOT AWARE OF ANY BOUNDARY OR PROPERTY DISCREPANCIES WHICH AFFECT THE DESCRIBED PROPERTIES WHICH HAS NOT BEEN SHOWN AND DESCRIBED ON THIS PLAT.

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

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

NOTARY PUBLIC

SEAL

## CITY COUNCIL'S CERTIFICATE OF ACCEPTANCE AND APPROVAL

I HEREBY ACCEPT AND APPROVE THIS PLAT,

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

(PLACE SEAL OVER SIGNATURE BLOCK)

ATTESTED BY CITY RECORDER:

## PLANNING COMMISSION'S CERTIFICATE OF APPROVAL

I HEREBY APPROVE THIS PLAT,

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

ATTEST:

## VERNAL CITY WATER &amp; SEWER'S CERTIFICATE OF ACCEPTANCE &amp; APPROVAL

I HEREBY ACCEPT AND APPROVE THIS PLAT,

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

## TRICOUNTY HEALTH DEPARTMENT'S CERTIFICATE OF APPROVAL

I HEREBY APPROVE THIS PLAT,

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

## SURVEYOR'S NARRATIVE

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 UNTAH COUNTY RECORDER'S OFFICE FOR SAID SECTION. BASIS OF BEARINGS FOR THE SURVEY IS THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 23 WHICH IS TAKEN FROM THE OFFICIAL MAP OF VERNAL CITY TO BEAR N87°44'28"E.

## CITY ENGINEER'S CERTIFICATE OF APPROVAL

I HEREBY APPROVE THIS PLAT,

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

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

(PLACE SEAL OVER SIGNATURE BLOCK)

## CITY SURVEYOR'S CERTIFICATE OF APPROVAL

I HEREBY APPROVE THIS PLAT,

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

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

(PLACE SEAL OVER SIGNATURE BLOCK)

## UINTAH COUNTY TREASURER'S APPROVAL

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

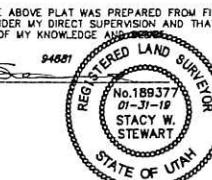
THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

## COUNTY TREASURER

## 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.

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'
DXG # 19-0001

Tri State  
Land Surveying, Inc.  
P: (435) 781-2501  
F: (435) 781-2518  
180 NORTH VERNAL AVE. VERNAL, UTAH 8407



## 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 NUMBER(S):	05:074:0110	ZONE:	RA-1		
		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 black ink, appearing to read "Allen Parker".

Allen Parker  
Assistant City Manager

2100 West Street  
Paved Road





## 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 NUMBER(S):	05:058:0186	ZONE:	R-4
		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.

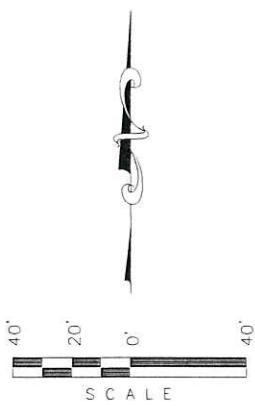
A handwritten signature in blue ink that appears to read "Allen Parker".

Allen Parker  
Assistant City Manager

# SKYVIEW ESTATES SUBDIVISION

## Concept Plan

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



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

2019-004-SUB



## 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 NUMBER(S):	05:027:0059	ZONE:	R-3		
		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.

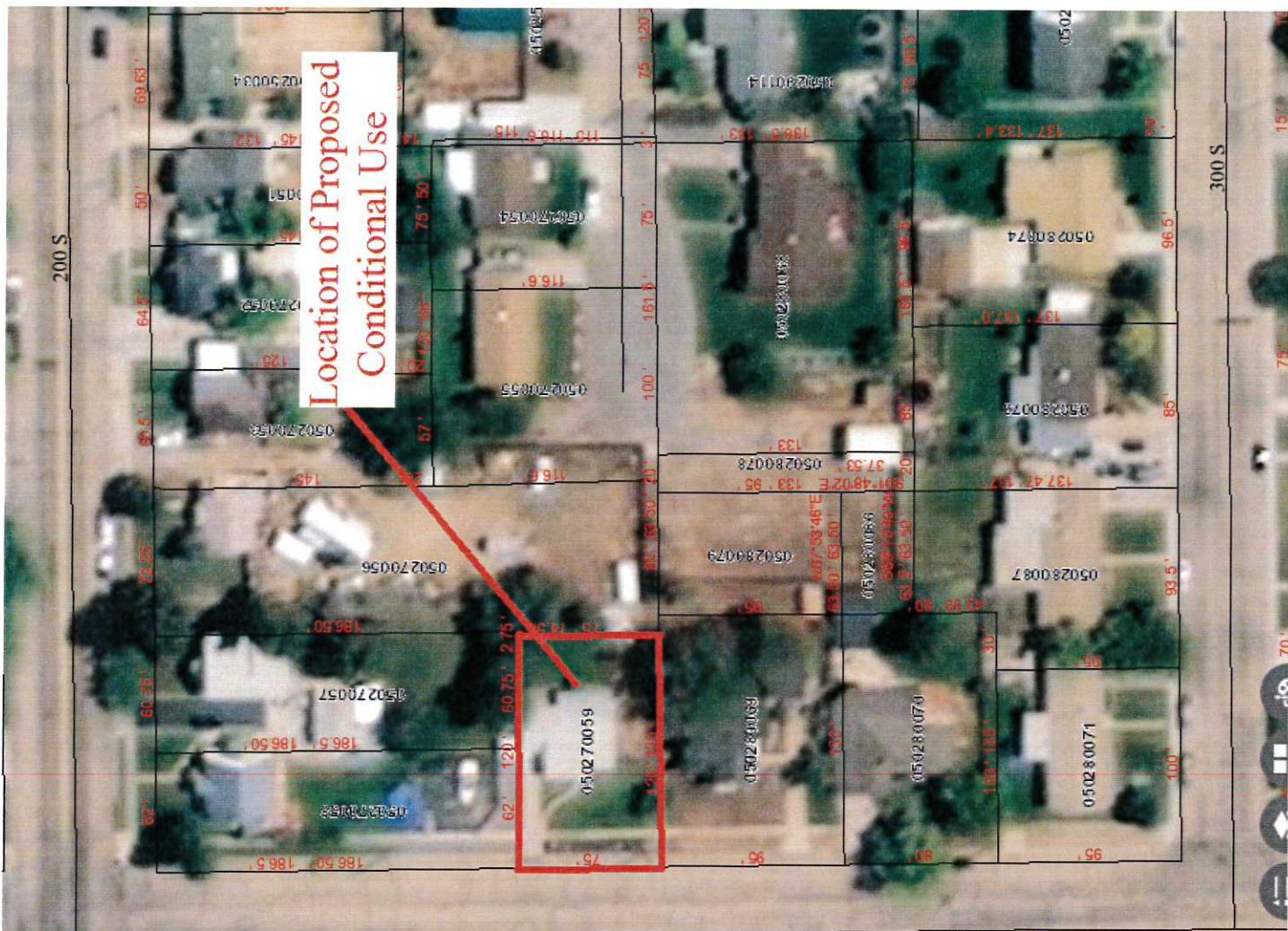
### III. STAFF RECOMMENDATIONS:

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 that reads "Allen Parker".

Allen Parker  
Assistant City Manager/Planning Director

## Location of Proposed Conditional Use





## 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.



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)

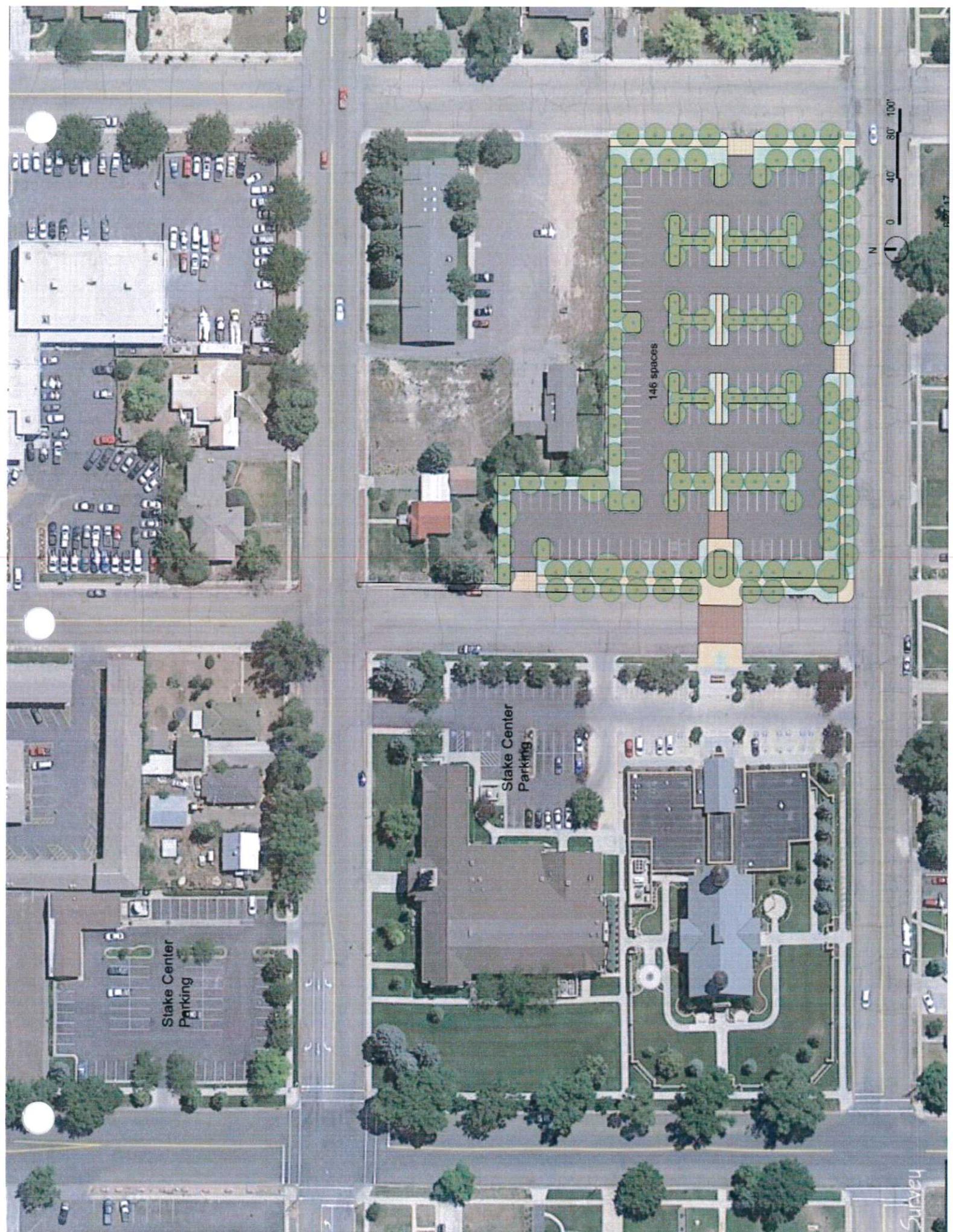
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2. A combination of berms, landscaping and/or fencing are required to screen the adjoining properties from headlights and other general activities associated with a parking lot in the following locations:
  - a. Along the north boundary of the site, 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







## 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)