

# MINUTES of the Vernal City PLANNING COMMISSION

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

February 14, 2023

7:00 pm

**Members Present:** Brandon Parker, Brian Eades, Stephen Lytle and Troy Allred

**Members Excused:** Corey Foley

**Alternates Present:** Ryan Pugh

**Alternates Excused:** Randal Mills

**Staff Present:** Gabby Hawkes Blackburn, Assistant City Manager; Matthew Tate, Building Official; and Gay Lee Jeffs, Administrative Secretary.

**WELCOME AND DESIGNATION OF CHAIR AND MEMBERS:** Chair, Brandon Parker, welcomed everyone present to the meeting.

**APPROVAL OF MINUTES FROM January 3, 2023 and January 10, 2023:** Chair asked if there were any changes to the minutes from January 3, 2023 and January 10, 2023. Corrections were made. *Brian Eades moved to approve the minutes of January 3, 2023 and January 10, 2023 with corrections. Troy Allred seconded the motion. The motion passed with Brandon Parker, Brian Eades, Stephen Lytle, Troy Allred and Ryan Pugh voting in favor.*

## **RECOMMENDATION TO CONSIDER AMENDING THE VERNAL CITY MUNICIPAL PLANNING AND ZONING CODE SECTION 16.08.030 COMPENSATION – ORDINANCE 2023-05**

Gabby Hawkes Blackburn stated that the City Council had added a \$75.00 compensation for each Planning Commission member to the Vernal City budget this year. The current ordinance states that Commission members will serve without compensation except to be reimbursed for reasonable expenses. This amendment coming before the Planning Commission is not considered to be a conflict of interest because it is up to the City Council to approve any compensation. Brandon Parker voiced that he thought the compensation would be used as a tool to join the Planning Commission and that for him it is not needed. Stephen Lytle stated that it is not that much money and that having an incentive might help fill positions on the Commission.

Chair Brandon Parker opened the public hearing to receive comments from the public. There being no public comment, Chair, Brandon Parker, closed the public hearing.

*Ryan Pugh moved to forward a positive recommendation as presented to the City Council to amend the Vernal City Municipal Planning and Zoning Code Section 16.08.030 Compensation – Ordinance 2023-05. Brian Eades seconded the motion. The motion passed with Brandon Parker, Brian Eades, Stephen Lytle, and Ryan Pugh voting in favor.*

**RECOMMENDATION TO CONSIDER AMENDING THE VERNAL CITY MUNICIPAL PLANNING AND ZONING CODES TO COMBINE THE DEFINITION OF SIGN INCLUDING SECTIONS: 16.04.495, 16.04.497, 16.04.500, 16.04.505, 16.04.510, 16.04.512, 16.04.515, 16.04.520, 16.04.525, 16.04.535, 16.04.540, 16.04.545, 16.04.550, 16.04.555, 16.04.560, 16.04.565, 16.04.570, 16.04.575, 16.04.580, 16.04.585, 16.04.590, 16.04.595, 16.04.600, 16.04.610, 16.04.615, 16.04.620, 16.04.625 AND 16.04.630 – ORDINANCE 2023-04**

Gabby Hawkes Blackburn stated that this amendment was to combine all the sign definitions into one section of the Code. The definitions are currently in several different sections of the Code. Ms. Blackburn went on to say that the Planning Commission could combine all definitions into one section of the Code which would make it easier for anyone looking for definitions to find in one place.

Chair Brandon Parker opened the public hearing to receive comments from the public. There being no public comment, Chair, Brandon Parker, closed the public hearing.

The Commissioners liked the idea of simplifying the Code and putting all definitions into one section of the Code.

*Brian Eades moved to table the proposed amendment of the Vernal City Municipal Planning and Zoning Codes to Combine the Definition of Sign including Sections: 16.04.495, 16.04.497, 16.04.500, 16.04.505, 16.04.510, 16.04.512, 16.04.515, 16.04.520, 16.04.525, 16.04.535, 16.04.540, 16.04.545, 16.04.550, 16.04.555, 16.04.560, 16.04.565, 16.04.570, 16.04.575, 16.04.580, 16.04.585, 16.04.590, 16.04.595, 16.04.600, 16.04.610, 16.04.615, 16.04.620, 16.04.625 and 16.04.630 – Ordinance 2023-04 until all definitions can be moved to one Section of the Code. Stephen Lytle seconded the motion. The motion passed with Brandon Parker, Brian Eades, Stephen Lytle, and Ryan Pugh voting in favor.*

**RECOMMENDATION TO CONSIDER AMENDING THE VERNAL CITY MUNICIPAL PLANNING AND ZONING CODE REGULATING R-4 PARKING, SECTION 16.27.070 MINIMUM AREA REQUIREMENTS, AND SECTION 16.26.120 PARKING SPACE REQUIREMENTS – ORDINANCE 2023-02**

Gabby Hawkes Blackburn explained that this ordinance amendment is looking at the parking and landscaping requirements in the R-4 zone only. Previous staff suggested that the landscaping requirements be cut from thirty (30) percent to twenty (20) percent. Vernal City Code currently stipulates 2.5 parking spaces in the R-4 zone. Brian Eades asked if the reason for this number of parking spaces is because of the equipment from the oil field. Brandon Parker stated that there are a lot of company trucks and that is the reason. Ms. Blackburn informed that there would also be a mix of trees and shrubbery in the landscaping. Ms. Blackburn reminded the Commission that they do not have to make any changes if they like the ordinance the way it is. Mr. Parker mentioned that R-4 zones are usually rental properties and that landscaping can draw people to the residence. Ryan Pugh proposed meeting somewhere in the middle for landscaping and parking in the R-4 zone.

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*Brian Eades moved to forward a positive recommendation to the City Council to amend the Vernal City Municipal Planning and Zoning Code Regulating R-4 Parking, Section 16.27.070 Minimum Area Requirements to twenty-five (25) feet, and Section 16.26.120 Parking Space Requirements to two (2) spaces – Ordinance 2023-02. Ryan Pugh seconded the motion. The motion passed with Brandon Parker, Brian Eades, Stephen Lytle, and Ryan Pugh voting in favor.*

**ADJOURN:** There being no further business, *Ryan Pugh moved to adjourn. Brian Eades seconded the motion. The motion passed with a unanimous vote, and the meeting was adjourned.*

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Brandon Parker, Planning Commission Chair