

MINUTES OF THE VERNAL CITY COUNCIL REGULAR MEETING HELD
AUGUST 2, 2023 at 7:00 p.m. in the Vernal City Council room, 374 East Main,
Vernal, Utah 84078.

PRESENT: Mayor Doug Hammond and Councilmembers Dave Everett, Robin O’Driscoll, Nicholas Porter, Corey Foley and Ted Munford.

WELCOME: Mayor Doug Hammond welcomed everyone to the meeting.

INVOCATION OR UPLIFTING THOUGHT: The invocation was given by Councilmember Robin O’Driscoll.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by Councilmember Dave Everett.

APPROVAL OF CITY COUNCIL REGULAR MEETING MINUTES OF JULY 19, 2023:
Councilmember Ted Munford moved to approve the minutes of July 19, 2023. Councilmember Nick Porter seconded the motion. The motion passed with Councilmembers Everett, O’Driscoll, Munford, Foley and Porter voting in favor.

PRESENTATION OF VERNAL AVENUE CONCEPTS – SUNRISE ENGINEERING:
Quinn Bennion reminded the Council of the funding received from UDOT to upgrade Vernal Avenue for a better transportation system. Originally the plan was to put improvements from 100 North to 200 South. However, UDOT will not allow any changes from Main Street to 100 North so all improvements will be south. Bryan Meier with Sunrise Engineering presented renditions of the improvements planned for Vernal Avenue going south. He explained there will be bulb outs to slow traffic, trees, decorative lights and pedestrian walkways and a decision needs to be made regarding a second mid-block pedestrian walkway on 100 South to 200 South. Councilmember Nick Porter asked what the need is for the second walkway. Bryan Meier answered there will be future development and it creates a traffic calming effect. There was some discussion regarding a crosswalk at 100 South and Vernal Avenue. Councilmember Ted Munford commented that these improvements may entice development. After further discussion, the consensus of the Council was to move forward with the mid-block pedestrian crossings.

PUBLIC HEARING: REQUEST TO AMEND THE VERNAL CITY MUNICIPAL CODE, CHAPTERS 16.58 - SUBDIVISION AND 16.60 - MASTER SITE PLAN - ORDINANCE NO. 2023-13: Gabby Blackburn explained that this ordinance streamlines the process for a subdivision or master site plan to speed up the approval. There will be a development review committee consisting of people with more training who will look at the plan before it goes to the Planning Commission. A minor subdivision of four lots or less will require a plat be prepared and if it meets code standards it will be approved. The State statute only allow 15 days to review. What the Council needs to decide is if a subdivision plat should be filed without breaking out the parcels, or record the plat after. It is more cumbersome to keep track of if it is not recorded right away as the research will have to be done to see if it was approved. Councilmember Ted Munford stated it sounds like recording at the same time is a better way to go. He noted that most instances the lot split is to sell property and the owner would want it recorded immediately. Councilmember Corey

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Foley noted that this process is cumbersome and expensive. If someone goes through the effort, it is nice when it is done. There was some discussion regarding the ninety-day limit to record. Mayor Doug Hammond opened the public hearing.

Quinten Daniel, developer, stated although he is here for a different topic, he is grateful this code is being changed to shorten the time to get a change approved. He noted that timing is important with real estate development and a month is a huge deal. Once the lot is split, it is best to just close it out and record except if there is access to other locations or that the taxes may increase.

Councilmember Ted Munford asked what would increase the taxes. Gabby Blackburn stated one way is if the property is greenbelt and is split and does not meet that criteria anymore. In that case, the developer will not want to subdivide until they are ready to build. There being no further public comments, Mayor Doug Hammond closed the public hearing.

Councilmember Ted Munford moved to approve Ordinance No. 2023-13 with the 90 day stipulation. Councilmember Robin O’Driscoll seconded the motion. The motion passed with the following roll call vote:

Councilmember Munford..... aye;
Councilmember O’Driscoll..... aye;
Councilmember Everett aye;
Councilmember Porter aye;
Councilmember Foley..... aye.

CONSIDER APPROVAL OF AGREEMENT WITH UDOT FOR TECHNICAL PLANNING ASSISTANCE GRANT: Keith Despain, public works director, presented an agreement with UDOT to study the traffic patterns on the east quadrant of the City along Highway 40 so there is not a repeat of traffic congestion at 100 South and 1000 West. The matching funds from the City for this study is just over \$3000 and UDOT will contribute \$50,000. There is the potential of adding 1000 residents in that area so a good traffic design is needed. *Councilmember Corey Foley moved to approve the agreement with UDOT for \$50,000 and budget the City’s matching funds. Councilmember Nick Porter seconded the motion. The motion passed with the following roll call vote:*

Councilmember Munford..... aye;
Councilmember O’Driscoll..... aye;
Councilmember Everett aye;
Councilmember Porter aye;
Councilmember Foley..... aye.

REQUEST FOR APPROVAL OF SUBDIVISION AMENDMENT FOR VILLAGE AT QUAIL RUN PHASE I (1650 W 500 SOUTH) BY DANIELS AND SPEIRS: Gabby

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Blackburn explained this planned residential unit development (PRUD) was approved and semi-finished, with 4 of 12 units developed. The new owners are requesting an amendment and it has to go back through the process. Some items are not changing except for the building footprints. This development is in an R-3 zone and the access road was approved with the original subdivision. The open space, landscaping and parking is increasing from 110 spaces to 117. The units will be 12 per acre which is lower than allowed. Public works inspector reviewed the sidewalks and curb and gutter and determined it will be functional, not in good enough shape to take over. Developer will need to bond to make the improvements and they have a bid from Stearns Construction in the amount of \$3000. Quinn Bennion stated the bond is to guarantee the improvements will be made. If they do not do them, then the City will use the bond to pay for them. *Councilmember Ted Munford moved to approve the subdivision amendment as presented with consideration of the bond requirement. Councilmember Nick Porter seconded the motion. The motion passed with the following roll call vote:*

- Councilmember Munford..... aye;*
- Councilmember O’Driscoll..... aye;*
- Councilmember Everett aye;*
- Councilmember Porter aye;*
- Councilmember Foley..... aye.*

DISCUSSION ABOUT COMMERCIAL FLIGHTS AT THE AIRPORT: Ken Campbell, airport manager, explained that his first goal was to stabilize the airport travel and then look to the future. The initial hope was to retain SkyWest, and that ended up not being an option, although they will continue to provide service until the new company takes over. There is also the possibility of travel to the Denver area. There is another company that is willing to come to Vernal under strict FAA rules. The owner of this company is in Moab and will be traveling to Salt Lake City from Moab and will add Vernal to his Moab flight schedule for a cost to the City of \$95,000. A single engine aircraft will fly twice a week in and out of Salt Lake on Tuesday and one other day with an eight seat capacity. The ticket price will run around \$150 one way. In order to bring the ticket cost down, the cost to the City would be closer to \$136,000 a year. Councilmember Ted Munford suggested if they find it successful, there will be room for growth. Ken Campbell agreed. There are certain rules for this type of aircraft such as visual flights only so if there are clouds, the flight would be canceled. If the funding is approved, the flights may be in place by October. Councilmember Ted Munford acknowledged that this may shorten the frustration on the Arizona route. Councilmember Dave Everett stated residents want a flight to Salt Lake City. Ken Campbell agreed they want that flight, however most of the business travel wants somewhere they can easily connect. Councilmember Dave Everett asked if the airport has the funding. Ken answered the funds would come from the City and County funds. He noted that Moab has already approved and funded it. Quinn Bennion stated the first question is will a flight to Salt Lake get used and then will it impact flights to Denver. Commercial flights are expensive and the airport receives a subsidy of \$5 to \$6 million a year. Councilmember Corey Foley stated he

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does support this concept although he does not see it being used that much except for a connecting flight. The consensus of the Council was to bring a final agreement for consideration.

Administrative reports

Street striping:

Councilmember Ted Munford asked for clarification on the street striping on 500 West and 100 South, if they have created left turn lanes. Quinn Bennion stated that is puzzling and it will be either burned off or left turn signs will be installed.

Cross Walk Light:

Councilmember Corey Foley asked if the cross walk lights by Discovery School will be installed soon as school starts in 3 weeks. Quinn Bennion answered that the lights are being tested at the shop now with the intent to have them up before school starts.

Sidewalk:

Councilmember Corey Foley asked if the asphalt sidewalk between 300 and 400 South on Vernal Avenue could be repaired. Quinn Bennion stated the sidewalk had to be cut to fix a utility line and the homeowner is responsible to repair it. The City applied for UDOT funds to fix a few areas like that. Councilmember Corey Foley noted there is a lot of foot traffic in that area and it should meet ADA standards.

Quinn Bennion reported the State legislature is requiring all government agencies to have an email with a dot gov ending. The City submitted to get the Vernal.gov and has acquired that for the email. It will take a while before everything is moved over.

ADJOURN: There being no further business; *Councilmember Nick Porter moved to adjourn. Councilmember Corey Foley seconded the motion. The motion passed with a unanimous vote and the meeting was declared adjourned.*

Mayor Doug Hammond

ATTEST:

Roxanne Behunin, City Recorder

(S E A L)