

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, March 10, 2026 at 5:30 P.M.** in the Vernal City Council Chambers at 374 East Main Street, Vernal, Utah.

AGENDA

A. STANDING BUSINESS

1. Welcome and Designation of Chair and Members
2. Approval of Meeting Minutes for February 10, 2026

B. COMMUNITY INFORMATION

3. Presentation of the Utah Well Being Survey – Katie Flaniken

C. PUBLIC HEARING

4. Consideration of approval of the Trestlewood Preliminary Plat for properties located at 1700 W 750 S (Parcel #: 04:131:0008) & 1787 W 319 S (Parcel #:04:133:0029) – Braeden Christofferson
5. Recommendation to consider approval of an amendment to the Vernal City Planning and Zoning Code, Section 16.58.120 Layout and Access – Ordinance Number 2026-05 – Braeden Christofferson
6. Recommendation to consider approval of an amendment to the Vernal City Planning and Zoning Code, Chapter 16.45 MX Mixed Use Zone – Ordinance Number 2026-06 – Braeden Christofferson

D. ADJOURN

1 **MINUTES of the Vernal City PLANNING COMMISSION**

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

3 February 10, 2026

4 5:30 pm

5
6 **Members Present:** Stephen Lytle, Troy Allred, Brittany Young, Hailee Todich, Ryan
7 Balch, Samantha Chapoose, Aaron Bancroft

8
9 **Members Excused:**

10
11 **Alternates Present:** [Click here to enter text.](#)

12
13 **Alternates Excused:**

14
15 **Staff Present:** Braeden Christofferson, Assistant City Manager; Matthew Tate,
16 Building Official, Gay Lee Jeffs, Administrative Secretary.

17
18 **WELCOME AND DESIGNATION OF CHAIR AND MEMBERS:** Chair Stephen Lytle
19 welcomed everyone present to the meeting.

20
21 **APPROVAL OF MINUTES FROM, January 13, 2026:** Stephen Lytle Chair asked if there
22 were any changes to the minutes from, January 13, 2026. The minutes were approved with there
23 being no corrections, *Samantha Chapoose moved to approve the minutes of, January 13, 2026*
24 *as presented. Ryan Balch seconded the motion. The motion passed with Troy Allred, Brittany*
25 *Young, Hailee Todich, Ryan Balch, Samantha Chapoose, Aaron Bancroft voting in favor.*

26
27 **RECOMMENDATION TO CONSIDER APPROVAL OF THE JACOB FLEMING**
28 **MINOR SUBDIVISION VACATION FOR PROPERTIES LOCATED AT 70 EAST 500**
29 **SOUTH, 76 EAST 500 SOUTH, 80 EAST 500 SOUTH, PARCEL #S: 050520125, 050520126,**
30 **AND 050520127**

31 Braeden Christofferson presented the application. He explained that the three (3) lots were
32 originally created in 2023 by Jacob Fleming, who was the original owner of the subdivision and
33 who rezoned the property to R-4 at that time. The current request is to dissolve and vacate the
34 previously recorded subdivision.

35 Mr. Christofferson reported that notification letters were sent to all affected entities as required
36 by Utah Code 10-2-208. Gordon Hofheins is the sole current owner of the subdivision, and no
37 other property owners are involved. The City received no protests or objections from any
38 affected entities.

39 Because no protests were filed, the subdivision vacation qualifies as an administrative process
40 and may proceed as planned. No further action by the Planning Commission was required.

41 **RECOMMENDATION TO CONSIDER APPROVAL OF THE UINTAH HEIGHTS**
42 **PRELIMINARY PLAT FOR PROPERTIES LOCATED AT 70 EAST 500 SOUTH, 76**
43 **EAST 500 SOUTH, 80 EAST 500 SOUTH, PARCEL #S: 050520125, 050520126, AND**
44 **050520127**

45 Braeden Christofferson explained the preliminary plat review for the Uintah Heights
46 Subdivision, proposed by property owner Gordon Hofheins. The proposal consists of a 12-unit
47 residential development comprised of three four-plex buildings. The property is located within a
48 zoning district that permits the proposed density. Mr. Christofferson indicated that the density for
49 the site has been reviewed and meets the requirements of the City Code.

50 Commissioners were provided a handout outlining the site layout, including setbacks and
51 parking compliance. The development meets required setbacks, including a 10-foot rear setback,
52 5-foot side setbacks, and a 20-foot front setback. Mr. Christoffersn confirmed that the site design
53 accommodates all 12 units in compliance with zoning standards.

54 Commission member discussion included roadway access and fire safety requirements. The
55 proposed access is a 24-foot-wide drive aisle with approximately one (1) foot of gutter space,
56 totaling twenty-five (25) feet in width. Mr. Christofferson clarified that the access will function
57 as a private drive rather than a public road, as the City does not designate such access ways as
58 public roads under current code provisions. Due to the width limitations, on-street parking will
59 not be permitted. All parking will be provided on-site, including garage spaces and designated
60 parking stalls.

61 A hammerhead turnaround is included in the plans to meet fire code requirements. This design
62 will allow emergency vehicles, including fire trucks, to enter the site and execute a three-point
63 maneuver for safe exit. Matt Tate, Building Official, confirmed that the turnaround meets fire
64 access standards, and he is available to provide further clarification if needed.

65 The Commission discussed parking requirements and visitor accommodations. City Code
66 requires two and one-half (2.5) parking stalls per unit, equating to a minimum of thirty (30)
67 parking stalls for the development. The proposal provides four (4) parking stalls per unit,
68 exceeding the minimum requirement and adequately addressing resident and visitor parking
69 needs.

70 Mr. Christofferson noted that concerns raised during the previous meeting have been addressed
71 by the developer. The developer and project engineer were present to answer questions from the
72 Commission.

73 Finding no further issues following the revisions, *Samantha Chapoose moved to approve the*
74 *Uintah Heights Preliminary Plat for properties located at 70 East 500 South, 76 East 500 South,*
75 *80 East 500 South, parcel #s: 050520125, 050520126, and 050520127 subject to the completion*
76 *of the subdivision vacation process, consolidation of parcels, and final engineering, utility, and*
77 *agency approvals for the final plat. Troy Allred seconded the motion. The motion passed with*
78 *Troy Allred, Brittany Young, Hailee Todich, Ryan Balch, Samantha Chapoose, Aaron Bancroft*

79 *voting in favor.*

80
81 **RECOMMENDATION TO CONSIDER APPROVAL TO REPEAL THE VERNAL CITY**
82 **MUNICIPAL PLANNING AND ZONING CODE SECTION 16.20.308 – DWELLING,**
83 **INTERNAL ADDITIONAL UNIT (IADU) AND ADD SECTION 16.20.100 - ACCESSORY**
84 **DWELLING UNITS (ADUS)- INTERNAL ACCESSORY DWELLING UNIT (IADU) –**
85 **ORDINANCE NUMBER 2025-031**

86 Braeden Christofferson stated that this is a continuation regarding proposed amendments to the
87 City’s ordinance governing Attached Accessory Dwelling Units (AADUs), Detached Accessory
88 Dwelling Units (DADUs), and Internal Accessory Dwelling Units (IADUs). The amendment is
89 intended to address anticipated State requirements that may obligate cities to allow detached
90 dwelling units on lots of 10,000 square feet where applicable. The Commission reviewed the
91 item previously approved and subsequently remanded by the City Council due to concerns
92 related primarily to short-term rental regulations.

93 Mr. Christofferson reported that Council’s concerns centered on the treatment of short-term
94 rentals within accessory dwelling units. In response, Mr. Christofferson reviewed regulations
95 from various municipalities throughout the region and State, noting that Cities regulate accessory
96 dwelling units and short-term rentals differently. Some prohibit short-term rentals entirely, while
97 others allow them with varying restrictions. Mr. Christofferson presented a proposal allowing the
98 market to determine the viability of short-term rentals within Vernal City, thereby permitting
99 property owners to utilize their dwelling units for either long-term or short-term rental purposes
100 at their discretion, consistent with existing regulations.

101 Mr. Christofferson further clarified that concerns regarding building materials and aesthetics of
102 additional dwelling units had been addressed. No new requirements were added. Existing code
103 provisions requiring “like materials” or “like colors” remain unchanged, and no mandate for
104 exact brick or material matching has been introduced.

105 Commission discussion focused primarily on the appropriateness of allowing short-term rentals
106 within accessory dwelling units. Commission members discussed Section 16.02.020, outlining
107 the purpose of the Planning and Zoning ordinance to promote health, safety, welfare, and orderly
108 development, as well as Section 16.23.010 regulating short-term rentals to preserve
109 neighborhood character and mitigate impacts such as noise, parking, traffic, and garbage.
110 Concerns were expressed that permitting short-term rentals could negatively impact
111 neighborhood stability, housing affordability, and residential character.

112 A Commission member expressed concern about restricting property owners’ rights to utilize
113 their property the way the homeowner would like. Prior public comment before the City Council
114 discussed a homeowners’ ability to supplement income or plan for retirement. It was noted that
115 City Council had previously considered a 90-day minimum rental period to effectively prohibit
116 short-term rentals but remanded the ordinance for further consideration.

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117 During discussion, Mr. Christofferson reported that preliminary review indicates Uintah County
118 does not currently allow short-term rentals in accessory dwelling units. Some Commissioners
119 expressed interest in maintaining consistency between City and County regulations where
120 feasible to promote uniformity for residents.

121 *Ryan Balch moved to repeal the Vernal City Municipal Planning and Zoning Code Section*
122 *16.20.308 – Dwelling, Internal Additional Unit (IADU) and add Section 16.20.100 - Accessory*
123 *Dwelling Units (ADU)- Internal Accessory Dwelling Unit (IADU) – Ordinance Number 2025-*
124 *031 as written. Troy Allred seconded the motion..*

125 *A roll call vote was conducted with the following results:*

- 126 • *Commissioner Bancroft — For*
- 127 • *Commissioner Todich — Against*
- 128 • *Commissioner Chapoose — For*
- 129 • *Commissioner Young — For*
- 130 • *Commissioner Allred – For*

131 *The motion passed by majority vote.*

132 **RECOMMENDATION TO CONSIDER APPROVAL OF BLACKBURN STORAGE**
133 **CONDITIONAL USE PERMIT FOR PROPERTY LOCATED AT 280 WEST MAIN,**
134 **VERNAL, UTAH (PARCEL #05 023 0067) – 2026-005-CUP**

135 Braeden Christofferson introduced a request for a Conditional Use Permit (CUP) submitted for
136 the Blackburn property, located at 280 West Main Street, commonly known as the former True
137 Value Hardware building. The property consists of approximately 1.6 acres, with approximately
138 15,000 square feet of enclosed building space and the remaining area comprised of exterior dirt
139 surface.

140 The applicant is requesting approval to allow internal boat storage within the existing building.
141 Under Vernal City Code, boat storage requires a Conditional Use Permit. The request is limited
142 to indoor storage only. Outdoor storage is not included in this application. Mr. Christofferson
143 noted that outdoor storage would require additional access improvements, fencing, screening,
144 and compliance with applicable code requirements.

145 The property is zoned CC-1 (Central Commercial), which supports a variety of commercial uses.
146 Mr. Christofferson reported that the existing site includes adequate paved area for parking and
147 vehicle circulation. Boat storage is considered a low-intensity use relative to other permitted
148 commercial uses within the zone. Access to the site is provided from West Main Street. While
149 vehicles towing boats may result in slower turning movements when entering and exiting the
150 site, staff anticipates such movements would be intermittent and comparable to existing traffic in
151 the area, including semi-truck traffic.

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152 Mr. Christofferson further explained that approval of the Conditional Use Permit would
153 authorize the use only. The project would still be required to undergo Development Review
154 Committee (DRC) review and approval of a Master Site Plan (MSP) to address site layout,
155 vehicle circulation, and other applicable development standards.

156 Commission discussion included the following:

- 157 • Several Commissioners expressed appreciation that the request is limited to indoor
158 storage and would not allow permanent exterior storage of boats along Main Street.
- 159 • Concerns were raised regarding the visibility and character of storage uses along a high-
160 traffic corridor such as Main Street.
- 161 • It was noted that a previous Conditional Use Permit had been approved for a funeral
162 home at this location; however, that approval has since expired and the applicant has
163 changed the intended use.
- 164 • Mr. Christofferson reminded the Commission that decisions must be based on the
165 standards outlined in the Code, including impacts on adjoining properties, public
166 infrastructure, health, safety, and welfare, compliance with City regulations, and
167 consistency with the Vernal City General Plan.
- 168 • Commissioners acknowledged that while personal preferences regarding storage uses
169 may vary, the request appears to meet the criteria for approval under the applicable
170 zoning regulations.
- 171 • It was also noted that the applicant was not present at the meeting, though proper notice
172 had been provided.

173 *Ryan Balch moved to approve the Blackburn Storage Conditional Use Permit for property*
174 *located at 280 West Main, Vernal, Utah (parcel #05 023 0067) – 2026-005-CUP. Hailee Todich*
175 *seconded the motion. The motion passed with Troy Allred, Brittany Young, Hailee Todich, Ryan*
176 *Balch, Samantha Chappoose, Aaron Bancroft .*

177
178 **ADJOURN:** There being no further business, *Samantha Chappoose moved to adjourn. Ryan*
179 *Balch seconded the motion. The motion passed with a unanimous vote, and the meeting was*
180 *adjourned.*

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Stephen Lytle , Planning Commission Chair

Vernal City Planning Commission Staff Report

Prepared By: Braeden Christofferson

Date: 3/10/2026

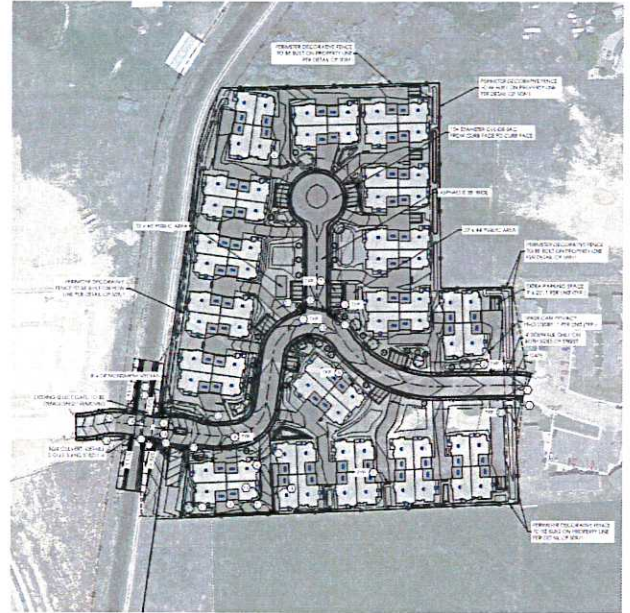
Public Hearing Items

1. Recommendations to consider approval of the *Trestlewood Plat* for Properties located at, Parcel #s: 041310019, at 1700 W 750 S, Vernal Utah - Braeden Christofferson

- A. **Type of PC Decision:** Administrative
- B. **Review Trigger:** Subdivision (preliminary Plat Application)
- C. **Location / Code Reference:** Section 16.58.080 Preliminary Platting Requirements
- D. **Project Description and Background:**

Trestlewood Cove LLC has submitted a preliminary subdivision plat for the development known as Trestlewood Subdivision, located at 1700 W 750 S, consisting of approximately 10.83 acres.

- i. This project has been under consideration since 2024 and was awaiting completion of the annexation process prior to moving forward through subdivision review. With annexation finalized and zoning established, the applicant is now proceeding through the preliminary plat phase.
- ii. The development is structured as a Planned Residential Unit Development (PRUD) designed as a 55 and older residential community.
- iii. The subdivision proposes:
 - 1. 64 residential units
 - 2. Fourplex building configuration
 - 3. Gross density of approximately 5.91 units per acre
 - 4. Internal circulation with two external access connections:
 - a. 300 South connecting to 1500 West
 - b. Aggie Boulevard
- iv. The preliminary plat dated May 1, 2025 reflects the proposed lot layout, roadway system, building configuration, and easement structure



E. Analysis:

i. Subdivision Compliance

- 1. Under Utah Code §10-20-803, a municipality shall approve a subdivision plat if it conforms to municipal ordinances and applicable state requirements.
- 2. The application has been reviewed for compliance with:
 - a. VCMC §16.58.080 – Preliminary Plat Requirements
 - b. Applicable state subdivision standards
 - c. Required agency coordination (water, sewer, utilities)
- 3. No deficiencies have been identified at the preliminary plat stage that would prevent approval subject to standard departmental sign-off.

ii. Zoning Compliance:

1. The property is zoned R-4 Residential.
 - a. The R-4 zone accommodates higher density residential development, including multi-family dwellings, subject to dimensional, density, parking, and site design standards in Title 16.
2. The proposed development:
3. Utilizes a permitted multi-family fourplex configuration
4. Establishes a gross density of approximately 5.91 units per acre
5. Is structured under an approved PRUD framework, allowing clustered layout consistent with zoning intent
6. Final verification of setbacks, lot coverage, height, parking, landscaping, and open space standards will occur at final plat and building permit review.

iii. Access and Circulation:

1. The subdivision provides two points of external access:
 - a. Primary access via 300 South to 1500 West
 - b. Secondary access via Aggie Boulevard
2. This configuration satisfies two-access requirements for developments exceeding 25 units and provides appropriate emergency response redundancy and circulation.
3. Access is depicted on the submitted preliminary plat

iv. Infrastructure and Utilities:

1. Final plat approval remains subject to coordination and approval by:
 - a. Public Works
 - b. Culinary Water Authority
 - c. Sanitary Sewer Authority
 - d. Utility Providers
 - e. Building Department
 - f. Planning Department

F. Findings:

- i. The application constitutes a subdivision under Utah Code §10-20-102.
- ii. The preliminary plat complies with VCMC §16.58.080.
- iii. The proposed density is consistent with R-4 zoning standards.
- iv. The subdivision provides two compliant points of external access.
- v. Annexation has been completed, allowing the project to proceed through subdivision review

G. Staff Recommendation:

- i. Staff recommends approval of the Trestlewood Subdivision Preliminary Plat, subject to:
 1. Final departmental review and approval (Planning, Public Works, Building).
 2. Utility authority sign-off.
 3. Compliance with all R-4 dimensional and development standards at final plat and building permit stage.
 4. Submission of required improvement completion assurances prior to recordation.

2. **Recommendation to consider amending the Vernal City Municipal Planning and Zoning Code by amending section 16.58.120 - Lay Out and Access - Braeden Christofferson**

A. **Type of PC decision:** Legislative

B. **Review Trigger:** Staff Review and Public Attention

C. **Location / Code Reference:** VCMC 16.58.120, Uintah County Code 16.14.060(F)

D. **Discussion:**

- i. This proposed amendment seeks to align Vernal City's subdivision access requirements with the adopted International Fire Code and neighboring Uintah County standards. Vernal City Code §16.58.120 currently requires that any subdivision containing twenty-five (25) or more dwelling units or lots provide a minimum of two (2) separate points of access from a through street.

However, Uintah County Code §16.14.060(F) allows up to thirty (30) dwelling units or lots on a single access, with final determination made by the Fire Marshal in accordance with the adopted fire code. Similarly, International Fire Code Appendix D §D107.1 requires two separate fire apparatus access roads when a development of one- or two-family dwellings exceeds thirty (30) units.

Several recent development inquiries have identified this discrepancy between City and County standards. The current City threshold of twenty-five (25) units is more restrictive than both the County standard and the adopted fire code. As a result, otherwise compliant developments may require additional access points that are not required under regional or fire safety standards. The proposed amendment would revise the City threshold from twenty-five (25) units to thirty (30) units in order to create consistency across jurisdictions and align local subdivision regulations with adopted fire code requirements.

ii. **Vernal City Code 16.58.120 currently reads:**

1. Any new subdivision for the purpose of providing for appropriate ingress and egress, containing twenty-five (25) or more dwelling units or lots shall provide a minimum of two (2) separate points of access from a through street where both ends of the through street connect to a collector road or higher classification. Planning commission shall determine appropriate number of accesses and placement at preliminary plat approval with recommendations from city staff.

iii. **Uintah County Code: 16.14.060 (F)**

1. There shall be no more than thirty (30) dwelling units and/or lots in any subdivision that has only one access. The number of accesses shall be determined by the fire marshal in accordance with the adopted fire codes.

iv. **IFC D107.1**

1. Developments of one- or two-family dwellings where the number of units exceeds 30 shall be provided with two separate and approved fire apparatus access roads

E. **Analysis:**

- i. The proposed amendment would:
 1. Align subdivision access thresholds with the International Fire Code.
 2. Create consistency between Vernal City and Uintah County standards.
 3. Reduce regulatory discrepancy for developers operating across jurisdictions.
 4. Maintain Planning Commission discretion over access location and design at preliminary plat stage.
 5. Preserve fire safety compliance through IFC adoption.

- ii. The amendment does not eliminate the requirement for dual access where required by fire code. Rather, it adjusts the unit threshold to match the adopted IFC standard of thirty (30) units.
- iii. The change is not anticipated to create significant net increases in density or development intensity. It may reduce unnecessary infrastructure duplication in limited circumstances where a subdivision contains between twenty-five (25) and twenty-nine (29) units.
- iv. Staff recommends amending VCMC §16.58.120 to revise the access threshold from twenty-five (25) units to thirty (30) units in order to align with the International Fire Code and Uintah County Code.

F. Staff Recommendation:

- i. Staff recommends amending VCMC §16.58.120 to revise the access threshold from twenty-five (25) units to thirty (30) units in order to align with the International Fire Code and Uintah County Code.

G. Proposed Ordinance Language:

Changes

Red - Proposed removals

Green - Proposed New

Section 16.58.120 Lay Out And Accesses

A. The subdivision layout shall conform to the Vernal City General Plan, this title, other county land use codes and all other requirements of state code.

B. All lots or parcels created by the subdivision shall have the minimum required frontage along roads specified by the unique zone. No new remnant lot may be left after subdivision is platted.

C. Where trees, groves, waterways, natural drainages, scenic points, historic spots or other City, County or State assets and landmarks, as determined by the land use authority, are located within a proposed subdivision, every practical means shall be provided to preserve these features. Staff may provide recommendations from qualified organizations to aid in the determination of these features.

D. Whenever a tract to be subdivided adjoins or embraces any part of an existing road as claimed by the City or a proposed road designated within the citywide general plan, such part of the public way shall be platted and dedicated to the City.

Any new subdivision for the purpose of providing for appropriate ingress and egress, containing ~~twenty-five (25)~~ **Thirty (30)** or more dwelling units or lots shall provide a minimum of two (2) separate points of access from a through street where both ends of the through street connect to a collector road or higher classification. Planning commission shall determine appropriate number of accesses and placement at preliminary plat approval with recommendations from city staff. **Final access determination shall remain subject to Fire Authority review in accordance with adopted fire codes.**

3. Recommendation to consider approval of an amendment to the vernal city planning and zoning code 16.45 MX Mixed use zone - Ordinance number 2026-06 - Braeden Christofferson

H. Type of PC decision: Legislative

I. Review Trigger: Staff Review and Public Attention

J. Location / Code Reference: VCMC 16.45.120,

K. Background and Context:

- i. The MX (Mixed Use) zoning district was originally adopted to encourage development that integrates residential and commercial uses within the same development area. The intent of the district is to provide opportunities for residential housing while supporting compatible commercial services within the same general area.

Since its adoption, staff has identified areas within Chapter 16.45 that may create uncertainty regarding how development standards within the MX zone are applied. Under the current code structure, the district allows a wide range of residential and commercial uses; however, the relationship between these uses and the overall development pattern has not always been clearly defined.

As written, the code could allow development that is primarily residential or primarily commercial depending on how a project is proposed. This may create uncertainty for surrounding property owners when a parcel is rezoned to MX, as it may not be clear what type of development could ultimately occur.

The purpose of the proposed amendments is to clarify the standards of the MX zone so that development within the district more clearly reflects the intended mixed-use character while maintaining predictable development standards for both applicants and surrounding property owners.

L. Addl Context:

- i. Since the adoption of the MX zoning district, the designation has been applied to a limited number of properties within the city. To date, development within the MX zone has occurred in a very specific form.
- ii. The two developments currently operating under MX zoning consist of single mixed-use structures rather than larger multi-building developments. Each of these projects includes:
 1. A single building
 2. Residential units located on the upper floors
 3. Commercial space located on the ground floor
- iii. Each building contains approximately eighteen (18) residential units above a ground-floor commercial component, resulting in a vertically integrated mixed-use structure.
- iv. As a result, the MX zone has historically functioned as a zoning designation that allows vertical mixed-use buildings, where residential and commercial uses are combined within the same structure.
- v. The proposed amendments to Chapter 16.45 are intended to clarify and reinforce this development pattern by ensuring that residential and commercial uses remain integrated and that development within the MX zone reflects the intended mixed-use character of the district.

M. Proposed amendments:

The proposed amendments to Chapter 16.45 clarify development standards within the MX zoning district. The primary components of the amendment include the following:

- i. **Clarification of Mixed-Use Intent**

1. The objective language of the MX zone is revised to clarify that the district is intended to promote development that integrates residential and commercial uses within the same structure. This ensures that development within the MX zone functions as true mixed-use development rather than allowing projects that are solely residential or solely commercial.

ii. Residential Density Standard

1. The amendment establishes a clear residential density standard within the MX zone. Residential development within the district shall not exceed thirty-five (35) dwelling units per acre.
2. This standard provides a consistent method of regulating residential density and ensures that future development remains within predictable limits.

iii. Commercial Integration Requirement

1. The amendment establishes a requirement that developments containing ten (10) or more dwelling units must include a commercial component.
2. A minimum of twenty percent (20%) of the total gross floor area of all structures must be devoted to commercial or other non-residential uses. This ensures that development within the MX zone incorporates a meaningful commercial presence and reflects the intended mixed-use character of the district.

iv. Parking Requirements

1. The amendment clarifies parking requirements for residential development within the MX zone. Residential development must provide:
 - a. Two (2) off-street parking spaces per dwelling unit, and
 - b. Parking for commercial uses as required under VCMC §16.26.120 – Non-Dwelling Parking Requirements.

These provisions ensure that both residential and commercial uses within mixed-use developments are adequately served by off-street parking.

N. Analysis

- i. The proposed amendments are intended to improve clarity and predictability within the MX zoning district while maintaining the original intent of the zone.

By establishing clear density limits, parking requirements, and a defined commercial integration requirement, the amendments provide more predictable development standards for both property owners and developers. These changes also help ensure that properties rezoned to MX develop in a manner consistent with the intended mixed-use character of the district.

Requiring residential and commercial uses to be integrated within the same structure reinforces the vertically mixed-use development pattern that has historically occurred within the MX zone.

Overall, the amendments strengthen the MX zoning framework by clarifying development expectations while maintaining flexibility for appropriately designed mixed-use projects.

O. Staff Recommendation:

- i. Staff recommends that the Planning Commission forward a positive recommendation to the City Council to approve the proposed amendments to Vernal City Municipal Code Chapter 16.45 – MX Mixed Use Zone.

The proposed amendments clarify the development standards within the MX zone and ensure that development within the district reflects the intended mixed-use character of the zoning designation.

P. Proposed Ordinance Language:

Red - Proposed removals

Green - Proposed New

Section 16.45.010 Objectives--Characteristics

~~A. The MX residential zone has been established as a district in which the primary use of the land is for multi-family residential purposes combined with lower intensity commercial uses. Since this zone is primarily residential but with a strong emphasis on commercial, all approved uses should be implemented in a way which minimizes negative impacts on adjoining uses and enhances overall livability within the zone. While greater commercial activity is characteristic of this zone, attractive, appropriate landscaping and pedestrian accessibility is also characteristic of this zone.~~

The MX zone has been established as a district intended to promote development that integrates multi-family residential and lower-intensity commercial uses within the same structure. Because this zone emphasizes residential development while supporting compatible commercial activity, all approved uses shall be implemented in a manner that minimizes negative impacts on adjoining properties, enhances overall livability within the zone, and promotes attractive landscaping and pedestrian accessibility. The MX zone is not intended to function as a purely residential or purely commercial district.

B. In order to accomplish the objectives and purposes of this chapter and to stabilize and protect the essential characteristics of this zone, the following regulations shall apply in the MX residential zone.

Section 16.45.035 Uses

Uses are as set out in this section:

USES	MX
Athletic Club	P
Amusement Enterprises	P
Bakery	P
Bed and Breakfast	P
Churches	P
Dance Hall	P
Day Care Nursery	P

Food Vendors, temporary	P
Government Buildings or Uses, Nonindustrial	P
Group dwellings in accordance with Chapter 16.20	P
Gymnasium	P
Health Spa	P
Home occupations in accordance with Chapter 16.22	P
Hospitals and clinics	P
Hotel, Motel	P
Household pets not exceeding four	P
Livestock	€
Manufacture of Goods Retailed on Premises	P
Massage Therapy with a State License	P
Mortuary	P
Multiple Family Dwellings containing thirty (30) or less units	P
Multiple Family Dwellings containing more than thirty (30) units	C
Museum	P
PRUD	P
Public parking lots	P
Reception center or Wedding Chapel	P
Residential facilities for the elderly	P
Residential facilities for the handicapped	P
Rest home	P
Restaurant	P

Retail, financial office and personal service establishments provided there is no storage of merchandise or equipment outside of enclosed buildings and further provided that such is not designated as a conditional use elsewhere in this Chapter.	P
Row House	P
Schools	P
Single family dwelling	P
Temporary storage buildings for construction	P
Theater, Indoor	P
Tower, amateur radio	P
Tower, low power radio	C
Tower, small cellular	P
Two family dwelling	P
Urban farm	P
Wedding chapel	P
Wholesale business	N

Section 16.45.040 Minimum Area Requirements

In the MX residential zone, minimum area requirements are as follows:

~~A. For each residential building: four thousand (4000) square feet, plus eight hundred (800) square feet for each dwelling unit in excess of one (1) in each building;~~

Residential development within the MX zone shall be regulated by the maximum residential density permitted in section 16.45.080 (C) based on the acreage of the development site.

~~B. Parcels having only non-residential uses: no minimum requirement.~~

C. Dwelling utilizing zero side yard: three thousand five hundred (3,500) square feet. Such dwelling must be in a structure having two (2) or more dwelling units, with each dwelling being located entirely and solely on one (1) individual lot.

~~D. Row houses: three thousand (3,000) square feet~~

Section 16.45.050 Minimum Width Requirements

A. The minimum width of any parcel having a residential use shall be fifty (50) feet, except:

- a. Dwelling utilizing zero side yard: thirty-five (35) feet. Such dwelling must be in a structure having two (2) or more dwelling units, with each dwelling being located entirely and solely on one (1) individual lot.

~~B. Row House: thirty (30) feet.~~

~~C. Parcels having only non-residential uses: no minimum requirement.~~

Section 16.45.060 Setback Requirements

A. Front Setback:

- a. All buildings and structures shall be set back a minimum of five (5) feet from the front property line.

B. Side Setback:

- a. No setback shall be required for any structures along interior lot lines, except:
 - i. A setback of five (5) feet shall be required for any parcel adjoining an A-1, R-1, R-2, R-3, R-4, MH, MX zone, and;
 - ii. All portions of any structure over thirty (30) feet in height shall be set back a minimum of fifty (50) feet when adjoining an A-1, R-1 or R-2 zone.
- b. On parcels with exterior property lines, the side setback from the street along the exterior property line for any structure shall be five (5) feet.

C. Rear Setback:

- a. Except when a common wall is used with adjoining properties, structures shall be set back from the rear property line a minimum of ten (10) feet except all portions of any structure over thirty (30) feet in height shall be set back a minimum of fifty (50) feet when adjoining an A-1, R-1 or R-2 zone.

Section 16.45.070 Height And Coverage Requirements

- A. The maximum height allowed in the MX zone shall be sixty (60) feet. ~~The minimum height shall be eight (8) feet.~~
- B. The maximum area of any lot that may be covered by structures is eighty-five (85%) percent.

Section 16.45.080 Special Provisions

- A. **Residential density within the MX zone shall not exceed thirty-five (35) units per acre**
- B. On any parcel having mixed uses, at least fifty (50%) percent of the gross floor area of all structures must be residential.
- C. On any parcel, a maximum of forty (40%) percent of the gross floor area of all structures, or six thousand (6,000) square feet of the gross floor area of all structures, whichever is greater, may have a retail use.

D. **Parking Requirements**

- a. **Residential development in the MX Zone shall provide Off-Street Parking as follows:**
 - i. **Development shall provide a minimum of two (2) Parking spaces per dwelling unit.**
 - ii. **Development shall provide a minimum of parking as listed in commercial use table 16.26.120 (parking spaces required non-dwelling).**
 - iii. **Parking count can be modified if an adjacent special assessment area is established**
- b. **Parking spaces may include garage spaces, driveway spaces or designated surface parking spaces**

2. **Commercial Component Requirement**

- a. **A minimum of twenty (20%) percent of the total floor area of development shall be dedicated to commercial space.**

Section 16.45.090 Landscaping Requirements

- A. Landscaping shall be in conformance with Chapter 16.27.