UINTAH COUNTY PLANNING COMMISSION
MEETING AGENDA

PUBLIC NOTICE is hereby given that the Uintah County Planning Commission will hold a meeting at **6:00pm, Wednesday, May 20, 2026** at 152 East 100 North Vernal, State/County Building, on the second floor in the Commission Chambers.

6:00 PM Planning Commission Meeting

Welcome: Planning Commission Chairman

Minutes: Approval of the April 15, 2026 Planning Commission Minutes

Disclosures:

PUBLIC HEARING: REZONE

1. **D2 Real Investments, LLC**– Requesting a rezone from RA-1 to R3 or R2 on the property located at 360 S 1500 W, Vernal, UT 84078, Serial Number 04:134:0005.
2. **Uintah School District -** Requesting a rezone from RA-1 to R2 on the property located at 604 S 2150 W, Vernal, UT 84078, Serial Number 05:072:0011

PUBLIC HEARING: STANDARD SUBDIVISION

3. **Uintah School District -** Requesting approval of the preliminary plat application for an 86-lot subdivision on property located at 604 S. 2150 W., Vernal, UT; Serial Number 05:072:0011.
4. **Farallon Land Company, LLC -** Requesting approval of the preliminary plat application for a 3-lot subdivision on property located at 12885 E 15000 N Deepcreek, Lapoint, UT 84039; Serial Number 03:024:0004.

PUBLIC HEARING: CONDITIONAL USE PERMIT

5. **Nolan Scott & Terresa Brewer** – Requesting a CUP to drill a water well in the Ashley Springs Protection Zone located at 3460 W 9000 N, Taylor Mountain, Serial Number 03:074:0002
6. **Gregg Williams** – Requesting a CUP for an RV park on property located at 6056 S 7750 E, Jensen, UT 84035, Serial Number 06:095:0069
7. **Bret & Tonya Pehacek** – Requesting a CUP for road access to a flag lot located at 868 N 1450 W, Vernal, UT 84078, Serial Number 04:080:0063
8. **Bret & Tonya Pehacek** – Requesting a CUP for road access to a flag lot located at 856 N 1400 W, Vernal, UT 84078, Serial Number 04:080:0064

PUBLIC HEARING: LAND USE ORDINANCE AMENDMENT

9. **Section 17.27.110, Flag Lots** -Considering changes to access requirements and number of lots allowed.

10. **Section 16.14.210, Moderate Income Housing** - Evaluate its functionality and identify any needed updates or clarifications
11. **Chapter 17.32, Area Requirements and Setbacks** - Review minimum lot size requirements and discuss potential revisions

In compliance with the Americans with Disabilities Act, individuals needing special accommodation during this meeting should notify Matt Cazier at 152 East 100 North, Vernal, Utah 84078 ph. 435-781-5336 at least five days prior to the meeting. All public comments will be limited to two (2) minutes.