



Sara Bell <sbell@vernal.gov>

Formal Objection to Zoning Change (356 E7 100 N)– Commercial Parking Impact on Residential Area (366 E 100 N)

Ava Caly <maytul282@gmail.com>
To: "sbell@vernal.gov" <sbell@vernal.gov>

Wed, May 6, 2026 at 8:54 AM

To Whom It May Concern,

I am writing to formally oppose the proposed zoning from R-4 to CC-1, [356 E 100 N, Vernal, UT](#), change affecting the property near my residence at [366 E 100 N, Vernal](#).

The current use of this property is already creating significant issues for nearby residents. There is ongoing client traffic, and visitors regularly park directly in front of my home. While I understand that street parking is generally public, the volume and frequency of commercial-related parking has effectively displaced my ability to use the area in front of my own residence.

This directly impacts essential daily functions, including placing trash containers, parking my own vehicle, and maintaining safe access during winter conditions.

According to Utah zoning principles and local ordinances, commercial uses are required to provide adequate off-street parking and should not rely on public residential streets to meet their parking demand. When parking demand spills over into surrounding residential areas, it is considered a negative impact that must be addressed before approval of any zoning change.

Approving this rezoning without strict parking and operational conditions will significantly worsen congestion, reduce residential livability, and shift the burden of a private business onto neighboring homeowners.

I respectfully request that the city deny the zoning change, or at minimum require:

Adequate on-site parking for all business activity

Clear limitations on client traffic and hours of operation

Measures to prevent overflow parking into the residential street

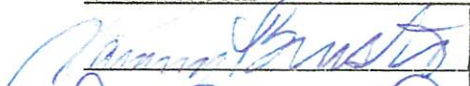
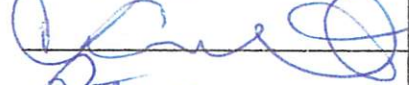

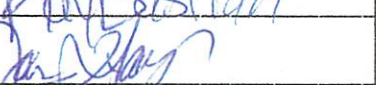
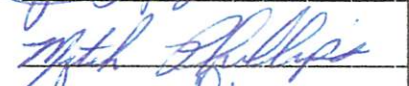
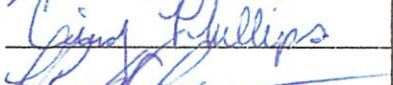

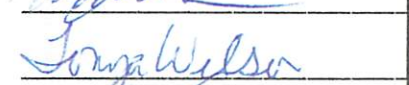


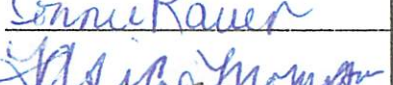
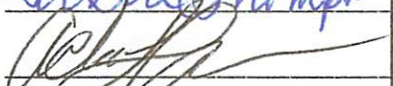




This is a residential neighborhood, and it should remain functional and livable for the residents who live here.

Thank you for your consideration.

Sincerely,
Aigul Kaufman
366 E 100 N
435-549-8810

PETITION TO OPPOSE REZONING APPLICATION 2026-012-REZ

We, the undersigned property owners due hereby OPPOSE the rezoning of the property located at 1315W 500N, 1189W 500N, and 381N 1250W, Vernal Ut from the current zoning designation of R-1 to R-3 due to the negative impact of higher density housing will have on the neighborhood.

SIGNATURE	PRINTED NAME	ADDRESS
	Tammy BRUSTO	348 N 1250 W
	Tam Fedelleck	241 N 1250 W
	Pete COX	215 N 1250 W
	Kay Bestian	185 n 1250 W
	Jana Houghton	184 N 1250 W
	Mitch Phillips	1215 W 250
	Cindy Phillips	1215 W 250 N
	T.R. Houghton	184 N 1250 W
	Travis Brackman	1290 W. 150 N.
	Tonya Wilson	1302 W 150 N
	Jacob Wilson	1302 W 150 N
	Billy Parrack	1318 W 150 N
	Constance Rauer	1315 W 200 N
	TASHA THOMPSON	212 N 1250 W
	Adam Thompson	212 N. 1250 W.
	Heather Nunn	240 N. 1250 W.

PETITION TO OPPOSE REZONING APPLICATION 2026-012-REZ

We, the undersigned property owners due hereby OPPOSE the rezoning of the property located at 1315W 500N, 1189W 500N, and 381N 1250W, Vernal Ut from the current zoning designation of R-1 to R-3 due to the negative impact of higher density housing will have on the neighborhood.

SIGNATURE	PRINTED NAME	ADDRESS
<i>Jean Riddle</i>	Jean Riddle	276 North 1250 West
<i>Lori Case</i>	Lori Case	317 N 1250 W
<i>Rick Case</i>	Rick Case	317 N. 1250 W.
<i>Riley Todich</i>	Riley Todich	1284 W. 250 N.
<i>Karen Hatch</i>	Karen Hatch	1245 West 150 North
<i>Mike Cherry Lewis</i>	Mike Lewis	334 N. 1250 West
<i>Allen Hack</i>	Allen Hacking	306 N 1250 West
<i>Jill Seitz</i>	Jill Seitz	289 N 1250 W
<i>JEFF</i>	SEITZ	" "
<i>Gordon Seitz</i>	Gordon Seitz	" " " "
<i>Michelle Chamberlin</i>	Michelle Chamberlin	292 N. 1250 W.
<i>Craig Chamberlin</i>	Craig Chamberlin	292 N. 1250 W.
<i>Adrian Lambroff</i>	Adrian Lambroff	1211 W. 250 N. Vernal
<i>George Lambroff</i>	George Lambroff	1211 W 250 N Vernal
<i>Rory Hatch</i>	Rory Hatch	1245 W 150 N
<i>JOHN BRUSTO</i>	JOHN BRUSTO	348 N 1250 W





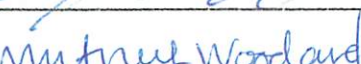
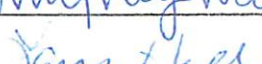
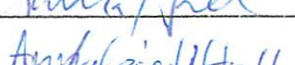
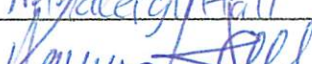



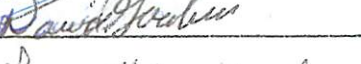
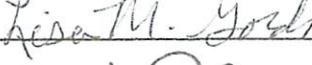


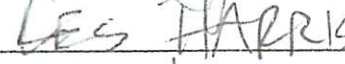
PETITION TO OPPOSE REZONING APPLICATION 2026-012-REZ

We, the undersigned property owners due hereby **OPPOSE** the rezoning of the property located at 1315W 500N, 1189W 500N, and 381N 1250W, Vernal Ut from the current zoning designation of R-1 to R-3 due to the negative impact of higher density housing will have on the neighborhood.

SIGNATURE	PRINTED NAME	ADDRESS
	Robert Yoder	1223 W 150 N
	Crysia Williamson	180 N. 1200 W.
	Fabiola Iva	198 N 1200 W
	Will Christensen	197 N 1200 W
	JoAnn Schow	144 N. 1200 W.
	Casey A Galt	162 N. 1200 W.
	CARLY GATES	162 N. 1200 W.
	Amy Bigelow	94 N. 1200 W.
	Stuart Bigelow	94 N 1200 W.
	Dora Heaton	26 N. 1200 W.
	THON G. HEATON	26 N 1200 W
	Cecilia Sullivan	31 N 1212 W West
	Debbie Spafford	73 N 1200 W
	McKenzie Murray	51 N. 1200 W
	Ryan Bell	166 E 200 S
	Mark Foley	215 N 1200 W

PETITION TO OPPOSE REZONING APPLICATION 2026-012-REZ

We, the undersigned property owners due hereby OPPOSE the rezoning of the property located at 1315W 500N, 1189W 500N, and 381N 1250W, Vernal Ut from the current zoning designation of R-1 to R-3 due to the negative impact of higher density housing will have on the neighborhood.

SIGNATURE	PRINTED NAME	ADDRESS
	DARRYL EVANS	1320 W. MAIN E-1
	Fabiola Luna	198 N 1200 W
	LOYD McRobert	175 N. 1150 W.
	Aubrey Ewell	170 N 1150 W
	Whitney Woodard	226 N 1150 W
	Laurath Hall	197 N 1150 W
	Annaleigh Hall	197 N 1150 W
	KEN HALL	197 N 1150 W
	Hollie Otley	129 N 1200 W
	Frank Brunson	57 N 1200 W
	David Gordon	307 N 1150 W
	Lisa M. Gordon	307 N 1150 W
	TED DEXTER	347 N 1150 W
	Lorraine Trujillo	347 N 1150 W
	LES HARRIS	319 N. 1150 W.
	Julie Harris	379 N. 1150 W.


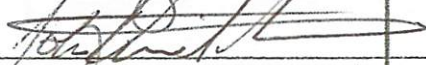


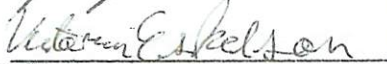

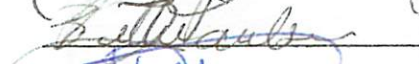


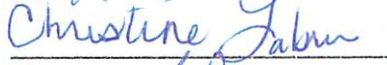



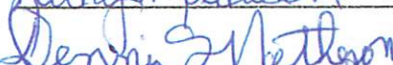
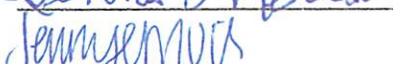
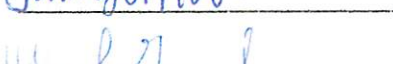
PETITION TO OPPOSE REZONING APPLICATION 2026-012-REZ

We, the undersigned property owners due hereby **OPPOSE** the rezoning of the property located at 1315W 500N, 1189W 500N, and 381N 1250W, Vernal Ut from the current zoning designation of R-1 to R-3 due to the negative impact of higher density housing will have on the neighborhood.

SIGNATURE	PRINTED NAME	ADDRESS
<i>Jessica Allan</i>	Jessica Allan	405 N 1150 W
<i>Kristin Christiansen</i>	Kristin Christiansen	415 N. 1150 W.
<i>Dan Christensen</i>	DAN CHRISTENSEN	415 N. 1150 W.
<i>Brian K. Brinks</i>	Brian K. Brinks	1100 West Main St.
<i>Mariah Christiansen</i>	Mariah Christiansen	1150 W 475 N 1150 W
<i>Oven Christiansen</i>	Oven Christiansen	475 N 1150 W
<i>Kali Rogers</i>	Kali Rogers	455 N. 1150 W.
<i>Doug Crofts</i>	Doug Crofts	317 N 1150 W
<i>Phil Daggett</i>	Phil Daggett	1867 E. Fairway LN
<i>Shaune Joseph</i>	Shaune Joseph	125 N 1250 W
<i>Tiffany White</i>	Tiffany White	125 N 1250 W
<i>Jason Blankenagel</i>	Jason Blankenagel	1288 W 200 N
<i>Jody Blankenagel</i>	Jody Blankenagel	1288 W. 200 N.
<i>Veranice Dastrop</i>	Veranice Dastrop	88 N. 1250 W.
<i>Lukas McCormick</i>	Lukas McCormick	88 N 1250 W
<i>Kaitlyn Buckner</i>	Kaitlyn Buckner	65 N. 1100 W

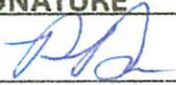





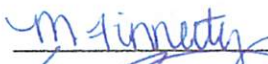






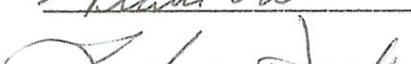
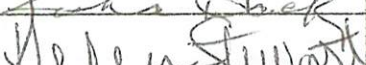
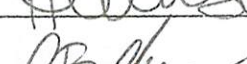
PETITION TO OPPOSE REZONING APPLICATION 2026-012-REZ

We, the undersigned property owners due hereby **OPPOSE** the rezoning of the property located at 1315W 500N, 1189W 500N, and 381N 1250W, Vernal Ut from the current zoning designation of R-1 to R-3 due to the negative impact of higher density housing will have on the neighborhood.

SIGNATURE	PRINTED NAME	ADDRESS
	Heidi Southern	54 N. 1200 W.
	DEVIN SOUTHERN	54 N. 1200 W.
	Wayne Smith	59 N. 1200 W.
	Sara Smith	59 N 1200 W
	Victoria Eskelson	326 E 535 S
	Patty Hardinger	45 N 1200 W
	Billie Paulsen	40 N. 1200 W
	DOUGLAS CAUDONIO	1250 N 125 W
	Andreea Floro	84 N 1250 W
	Christine Labrum	52 N 1250 W
	Brent Labrum	52 N. 1250 W.
	DYLAN NORKY	28 N 1250 W
	Kathy Matheson	18 S. 1250 W.
	DENNIS MATHESON	18 S. 1250 W.
	JENNY MUIR	18 S. 1250 W.
	Michael Gorman	26 S. 1250 W

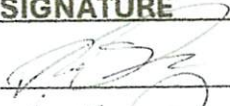

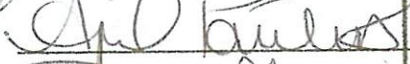


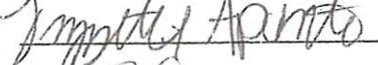
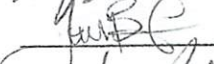
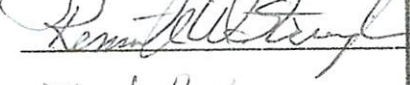

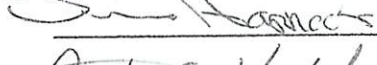

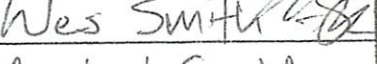
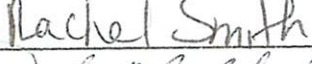
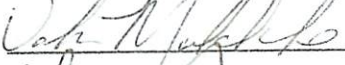

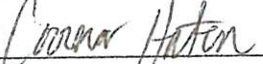
PETITION TO OPPOSE REZONING APPLICATION 2026-012-REZ

We, the undersigned property owners due hereby **OPPOSE** the rezoning of the property located at 1315W 500N, 1189W 500N, and 381N 1250W, Vernal Ut from the current zoning designation of R-1 to R-3 due to the negative impact of higher density housing will have on the neighborhood.

SIGNATURE	PRINTED NAME	ADDRESS
	Paul Davis	35 s 1250w
	Wendy Ruppe	49 N 1150W
	Elisabeth Balch	150 W 19 N 1150 W
	Teresa Brown	9 N 1150 W
	Jamie Hampton	85 N 1150 W
	Stephen Hampton	85 N 1150 W
	Melissa Finnerty	80 N 1150 W
	Sean Finnerty	80 N 1150 W
	KCBrooks	5125 s 9500 e
	Judy Roberts	167 N 1100 W
	Erik Spencer	154 N 1100 W
	Eylee Keenington	90 N 1100 W
	Frank Turon	83 W 1250 W
	Lesha Hacking	306 N 1250 W
	Helen Stewart	57 N 1250 W
	JB Jackson	71 N 1250 W

PETITION TO OPPOSE REZONING APPLICATION 2026-012-REZ

We, the undersigned property owners due hereby OPPOSE the rezoning of the property located at 1315W 500N, 1189W 500N, and 381N 1250W, Vernal Ut from the current zoning designation of R-1 to R-3 due to the negative impact of higher density housing will have on the neighborhood.

SIGNATURE	PRINTED NAME	ADDRESS
	John Kirk	1200 W 1100 W Main St
	JEFF PAULUS	10 N. 1100 W.
	April Paulus	10 N. 1100 W.
	Jessica Collins	15 N 1100 W
	Jake Collier	15 N 1100 W
	Lizzette Aponte	25 N 1100 W
	Juan Carrmona	25 N 1100 W
	KENNETH W. STRIMHAM	45 N 1100 W
	Trent Buehner	65 N 1100 W
	Tina Horrocks	60 N 1100 W
	NADAS HATCH	60 N. 1100 W
	Wes Smith	80 N. 1100 W
	Rachel Smith	80 N 1100 W
	Dalton Maldonado	70 N 1100 W
	ALAN TURNER	1127 - 150 N
	Connor Hatch	1245 W 150 N

PETITION TO OPPOSE REZONING APPLICATION 2026-012-REZ

We, the undersigned property owners due hereby OPPOSE the rezoning of the property located at 1315W 500N, 1189W 500N, and 381N 1250W, Vernal Ut from the current zoning designation of R-1 to R-3 due to the negative impact of higher density housing will have on the neighborhood.

SIGNATURE	PRINTED NAME	ADDRESS
	Maria Quevedo	275 N 1150 W Vernal UT
	Alexis Marguez	275 N 1150 W Vernal UT
	Dennis Buist	160 N 1100 W Vernal UT
	Addison Buist	160 N 1100 W Vernal UT
	Doug Buist	160 N 1100 W Vernal UT
	Seth Humber	175 N 150 W Vernal UT
	Melonie Roberts	" " "
	Becky Hancock	1165 W 150 N Vernal, UT 84078
	Jordan Hancock	1165 W 150 N Vernal, UT
	Lance Hancock	1165 W 150 N Vernal, UT
	Barbara Miller	1262 W 150 N Vernal, UT
	Robert Wilkins	401 North 1500 West Vernal, UT
	Melinda Martin	1348 W 200 S Vernal, UT
	Grady Martin	1348 W 200 S Vernal UT
	Loui Corbin	537 N 1500 W Vernal
	Karel McDonald	242 N 1250 W Vernal UT

PETITION TO OPPOSE REZONING APPLICATION 2026-012-REZ

We, the undersigned property owners due hereby **OPPOSE** the rezoning of the property located at 1315W 500N, 1189W 500N, and 381N 1250W, Vernal Ut from the current zoning designation of R-1 to R-3 due to the negative impact of higher density housing will have on the neighborhood.

SIGNATURE	PRINTED NAME	ADDRESS
<i>Gina L. Riddle</i>	Gina L. Riddle	34 E. 2000 S.
<i>James K Farrell</i>	James K Farrell	569 W 400 S Vernal
<i>Kevin L. Somers</i>	Kevin L. Somers	399 E 600 S
<i>Debra Higginson</i>	Debra Higginson	18 N 1150 W Vernal
<i>Val Spruell</i>	Val Spruell	27325 E. 500 N
<i>Lela Peaveler</i>	Lela Peaveler	1440 S 500E Vernal - ^{No new building}
<i>Beth Smith</i>	Beth Smith	1780 N. 1500 E.
<i>Larrie Anderson</i>	Larrie Anderson	1264 W. 250 N. Vernal
<i>Brenda Jeski</i>	BRENDA JESKI	984 N. 2175 W, VERNAL
<i>Dale Jeski</i>	DALE JESKI	984 N. 2175 W, VERNAL UT
<i>Paul Meskley</i>	Paul Meskley	463 N 1500 W Vernal UT
<i>Joanna Wilkins</i>	Joanna Wilkins	401 N. 1500 W. Vernal, U
<i>Katrina Seagle</i>	Katrina Seagle	317 N 1500 W Vernal, UT.
<i>David Gillman</i>	DAVID SEAGLE	317 N 1500 W Vernal, UT
<i>David Gillman</i>	David Gillman	177 N 1500 W, Vernal UT
<i>Care Powell</i>	CARE POWELL	43 N 1500 W, VERNAL UT

Signature
Jody Robinson
Michael Robinson

PRINT NAME
Jody Robinson
Michael Robinson

Address
288 N. 1500 W.
288 N. 1500 W. Vernal
UT

The residents of Vernal City have high expectations for the future of their city and the quality of life it offers. Recent rapid growth, limited areas to accommodate long-term growth without expanding existing city boundaries, and a sprawling development pattern threaten well-planned and sustainable growth in the city. In order to proceed in a sustainable manner, these conditions must be addressed.

A wider range of residential uses are necessary to accommodate projected population growth in the future. For example, downtown Vernal should adopt an urban growth model that encourages infill development and the conversion of existing buildings into mixed use projects. Clustered Subdivisions¹ and new neighborhoods based on Traditional Development² patterns should be encouraged throughout the community, particularly on the outskirts of the City.

Governmental offices and civic functions are important to Vernal City. Such uses and should be concentrated in the downtown area to the greatest degree possible. For example, a new City Hall was built in downtown, across the street from the existing facility. Similar public uses should also be located downtown to help create a critical mass of civic amenities and activities and to further support downtown as a regional destination. Historic buildings in downtown and the core of Vernal should be respected and preserved. Past studies and designs should be reviewed, confirmed and implemented as appropriate to help ensure downtown and its surroundings thrive.

In order to create a more balanced and sustainable commercial profile in Vernal, strip commercial development should be curtailed and new neighborhood commercial centers encouraged in key areas of Vernal and the Impact Area. In addition to providing a variety of commercial services, these centers should incorporate a mix of housing, office, civic and recreational functions to serve the surrounding neighborhoods and the region as a whole.

The Uintah Basin Regional Campus of Utah State University and the Uintah Basin Applied Technology Center should continue to have a strong and visible role in the Greater Vernal community. In order to strengthen the campus/city relationship, both institutions should locate a few key college uses and functions on Main Street near downtown. Likewise, a limited number of commercial and cultural facilities should be encouraged to locate in close proximity to these campuses

New roads and transportation infrastructure should be provided to meet the needs of the growing community and region. The need for better roads should be balanced with the needs of pedestrians and cyclists. Safe crossings along Main Street and other busy roads are particularly important.

A summary of the most important land use goals during the next 20 years follow:

- Encourage new growth within the existing Municipal Boundaries during the 20-year planning horizon.
- Encourage a wider range of residential uses in order to meet projected future population growth.
- Encourage the re-establishment of Main Street Vernal as the “heart” of the city.
- Improve the commercial profile and operations along the outskirts of the community and along other major road corridors.

¹ See Appendix F – Glossary of Terms for definitions

² Ibid.

A Visual Preference Survey was conducted as part of the Public Planning Workshops. The Visual Preference Survey was used to help identify the visual qualities that participants like about Vernal City and the surrounding area, and to clarify the visual characteristics they would like Vernal City to embody in the future.

Twenty-two members of the General Plan Update Management Committee and 43 members of the public participated in the survey. As detailed in Appendix C, the Visual Preference Survey ranked a variety of images of existing and possible land uses and visual elements in Vernal City. To summarize the results, images representing non-urban environments and activities were most preferred. The least liked images included traffic congestion, wide streets and intersections; higher-density dwelling units; and strip malls, both older and more contemporary styles).

Future Land Use Concept

As detailed in Appendix D, three alternative plan concepts were developed to explore future land use options and test future planning ideas. The concepts were presented to the Vernal General Plan Update Steering Committee in March 2009, and were later reviewed in detail by City Staff, members of the planning commission and city council, and other interested parties. The concepts were also presented to Uintah County and Naples City representatives in an effort to help coordinate regional planning efforts.

After careful consideration, a preferred Future Land Use Concept was identified, which is a variation of Alternative 1: Maintain Current Direction. The concept supports future growth that corresponds with existing planning and growth directions (see Appendix D for details). The concept also calls for sustainable development; integration of growth with existing patterns; encouragement of a wider range of housing options; and focusing new development within the established Vernal City Limits during the 20 year planning horizon.

Rather than planning for unprecedented growth, the historic growth trends reflected in the Baseline Population Scenario have been used to project land use needs. Sustainable growth can be achieved in large part by limiting future growth within the existing Municipal Boundaries through 2028, avoiding the lure of uncontrolled expansion. The concept also embraces the results of the Visual Preference Survey, which indicates strong public support for preserved open spaces and sensitive lands, new parks and trails, and maintaining the open feel of the community and its surroundings.

The Future Land Use Concept also envisions more compact forms of residential development, including urban infill in the downtown and the developed core; and Open Space Subdivision/Clustered development on larger tracts of land near the outskirts of the community (see Figures 2-5 to 2-8 for examples). In addition, a wider range of housing and mixed use development strategies are supported, including the establishment of Neighborhood Commercial Centers within the community structure (Figures 2-9 to 2-11).

Land uses beyond the municipal boundaries are beyond the jurisdiction of this plan, but are nonetheless important to Vernal City and the region as a whole. The Future Land Use Concept supports the development of mixed use Neighborhood Centers in key areas near Vernal City, including Maeser, the area north of downtown along Vernal Avenue, and the southwest city edge along US-40. These should be designed to serve the day-to-day shopping and service needs of the surrounding neighborhoods. The size and mix of uses at these centers should be carefully considered to match future needs with existing uses.

The Future Land Use Concept also supports the rehabilitation and/or redevelopment of Downtown Vernal into a mixed use place. A wide range of urban housing is envisioned, including lofts, apartments, condominiums and similar uses. The goal is to transform Main Street into a dynamic, exciting and vital

Residential

Low Density Residential

Low Density Residential areas are intended to provide transitions from agricultural land located on the outskirts of the community to urban areas in the city core. Large-lot rural residential uses should be discouraged, and Open Space Subdivisions/ Clustered Residential development patterns should be encouraged where appropriate (see Figures 2-5 to 2-8 for examples and illustrations).

Medium Density Residential

Medium Density Residential development is encouraged along the outer edges of the City and in new neighborhoods in the Impact Area. Typical densities should range from two to four units per acre. Typical uses include single-family homes on smaller lots and duplexes.

Moderate Density Residential

Areas designated as Moderate Density Residential currently contain much of the existing residential uses in the City, in addition to large tracts of land suitable for future residential development or already approved for residential development. Densities should range from four to eight units per acre, with typical uses including single family homes sited on small lots, townhomes, small-to-medium apartment buildings, Planned Unit Development (PUDs) and Open Space Subdivisions/Clustered Residential development projects.

Open Space Subdivisions/Clustered Residential Development should be encouraged in new projects with ample land. This type of development provides a range of benefits to the community and developer alike, including (1) increasing residential amenities, recreational opportunities, municipal economy and environmental protection through the conservation of open space, scenic areas, views, streams and other community assets; (2) promoting efficiency and economy of street and utility layout; (3) reducing storm run-off, erosion and sedimentation normally associated with more conventional patterns of residential development; (4) retaining natural drainage courses and wetlands; and (5) promoting the health, safety, convenience and welfare of the community. Moderate Density Residential developments are envisioned to include a wider variety of housing styles and types, which will result in more interesting neighborhoods and districts.

High Density Residential

Approximately 650 acres of High Density development is envisioned within the existing municipal limits and as part of new Mixed Use neighborhoods. Typical densities range from eight to sixteen units per acre, with even higher densities allowed under special circumstances. Typical projects may include P.U.D. developments, Open Space Subdivision/ Clustered Development projects, apartment buildings and condominiums.

High density residential uses may be particularly appropriate as part of Neighborhood Commercial Centers, Downtown Infill projects and similar mixed-use projects. Both vertical mixed use (high density housing above ground-level commercial, for example) and horizontal mixed use (high density residential units co-located with commercial, office and similar uses on a single site) are supported, depending on the specific site requirements.

Institutional

Existing public uses should be maintained and enhanced to meet the future needs of the community. A new City Hall was built on Main Street, opposite from the existing facility. The new building will not only present a more positive impression of the City, but will also help indicate that Vernal City supports downtown as the “heart” of the community where important business is undertaken.

Additional sites for fire stations, police stations, public offices, maintenance facilities and similar uses should be located and reserved in appropriate areas to meet the institutional needs and requirements of the future community.

Schools

Future school sites should be reserved in appropriate areas to meet the future needs and requirements of the community. The location of specific school sites should be determined in cooperation with the Uintah School District. In general, new schools should be located within residential neighborhoods, well away from primary roads.

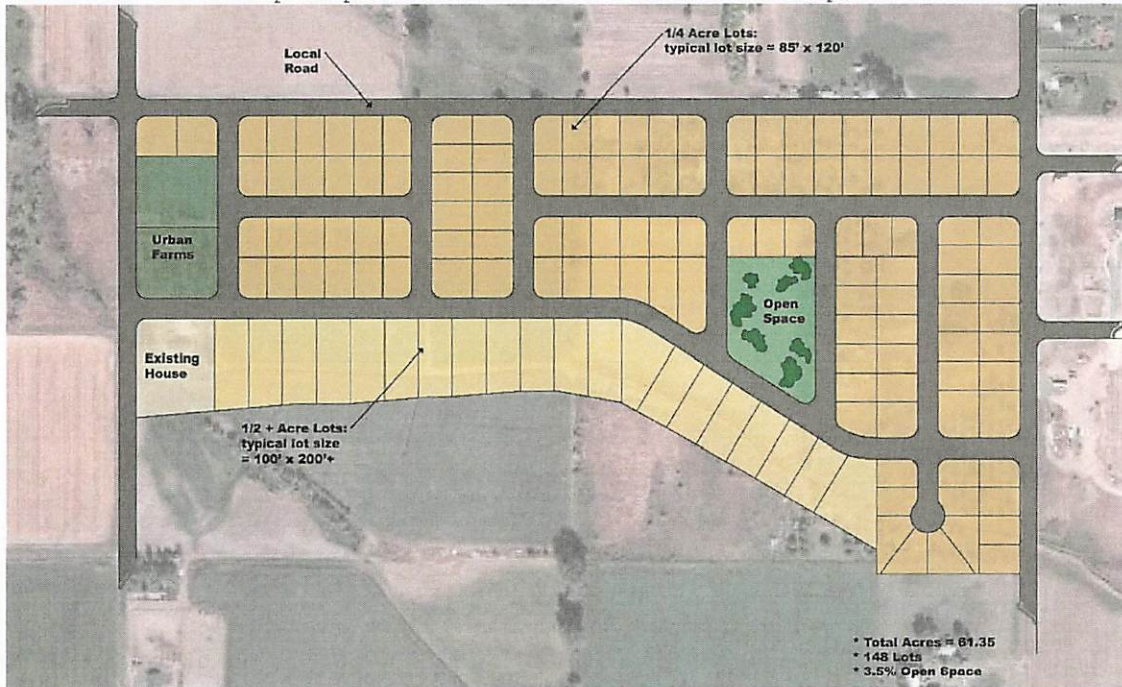
Uintah Basin Applied Technology Center (UBATC)/ Utah State University Campus Area

The UBATC and USU facilities are located in close proximity to each other, forming a defacto “Educational District” on the northwest edge of the City. These facilities should have a unified appearance and feel, supporting the sense of a coordinated campus district. Both facilities should be encouraged to locate key campus uses and functions in Downtown Vernal, including student housing. This will help create a strong bond between the institutions and the community.

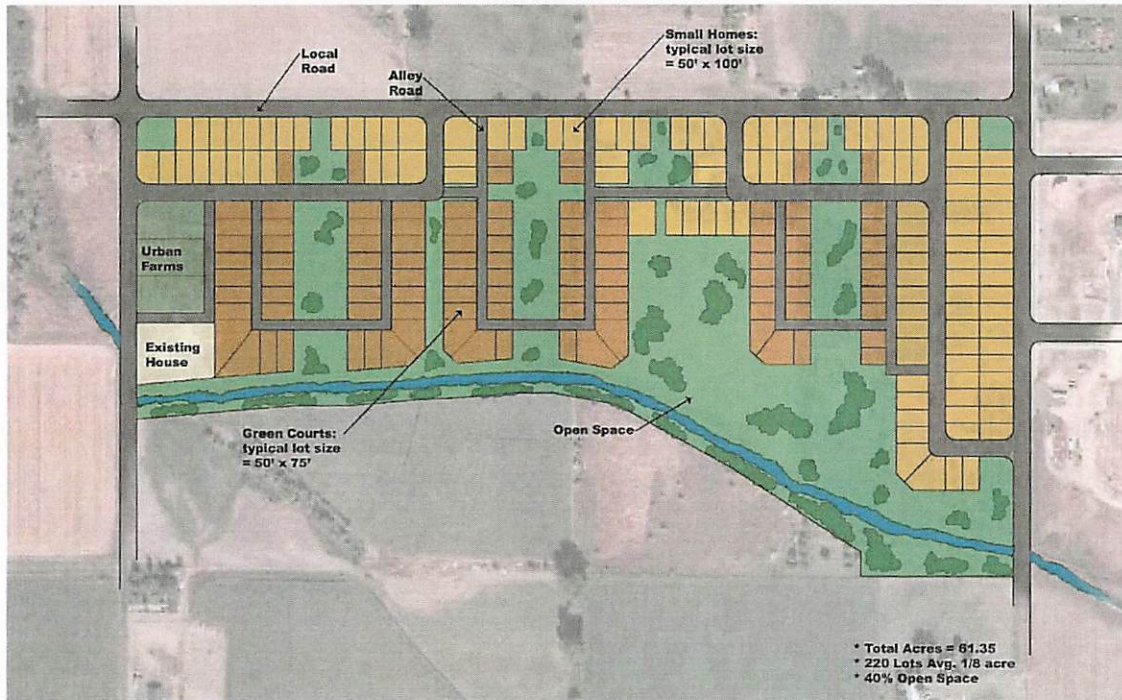
Religious and Church Facilities

New religious institutions and places of worship should generally be located in residential neighborhoods, as outlined in existing zoning policy.

Figure 2-5
 Example: Standard Residential Subdivision versus
 Open Space Subdivision / Clustered Development



Standard Subdivision



The same site utilizing an Open Space Subdivision /Clustered Residential Development concept. The layout results in more units, a greater diversity of housing types and styles, an extensive shared open space, and high-level neighborhood amenities such as trails and parks

Figure 2-6

Photo Examples: Open Space Subdivisions/ Clustered Development



A wide variety of housing types are easily accessed by alleys and small roads

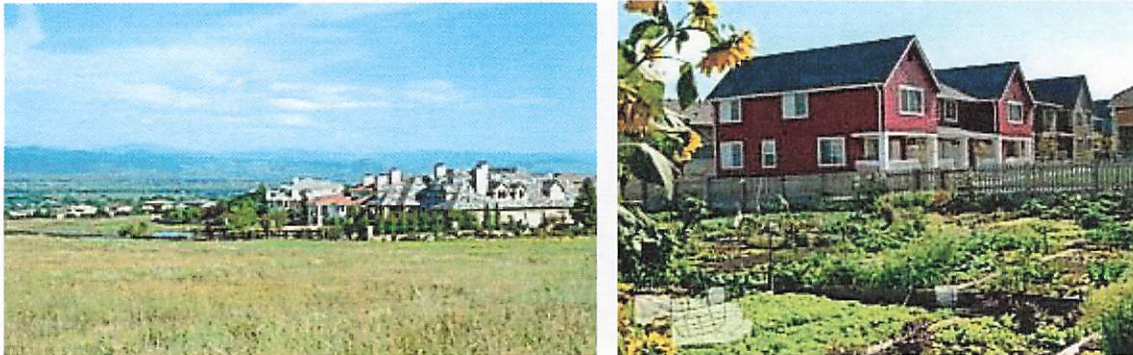


Individual homes have smaller private yards adjacent to shared open space



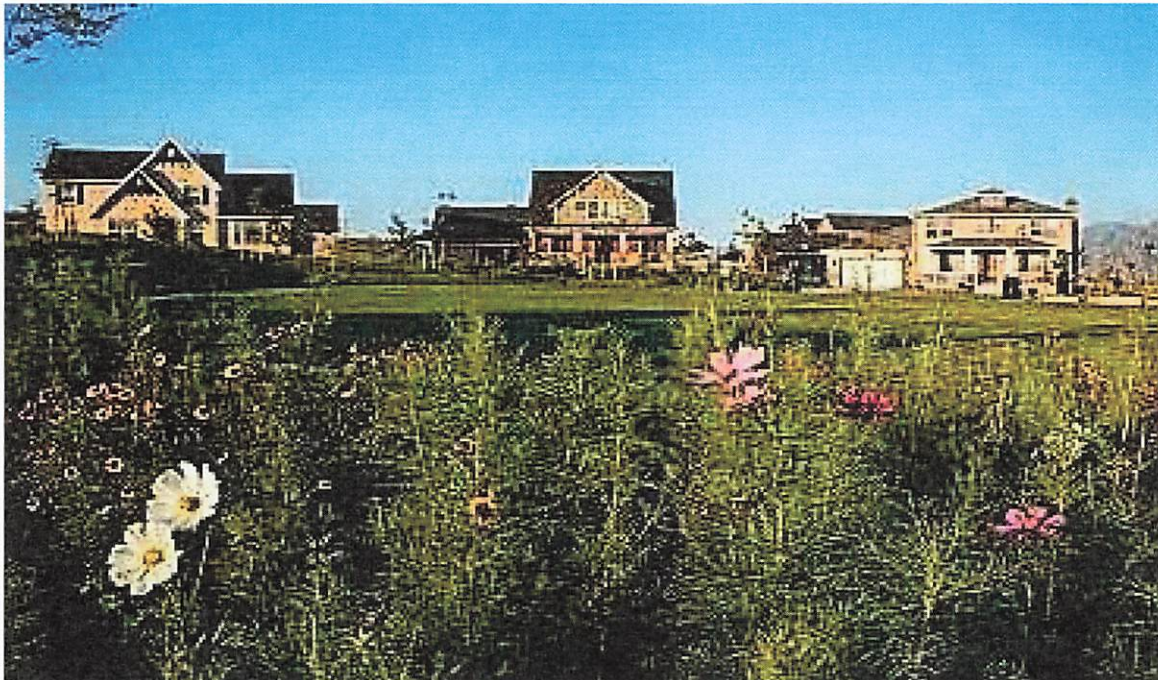
Open Space Residential neighborhoods incorporate a variety of homes and amenities, such as parks, sports fields and playgrounds. Small homes are generously proportioned on smaller yards in exchange for greater open space and other amenities

Figure 2-7
Photo Examples: Open Space Residential/ Clustered Development



Clustered Development can help integrate residences with the natural attributes of the site and the surrounding landscape. The provision of neighborhood gardens, parks, corrals, trails and other amenities are all possible, depending on the concept developed for each new neighborhood

Figure 2-8
Photo Examples: Open Space Subdivision/ Clustered Development



Clustered Development provides access to large tracts of open space and recreation amenities not otherwise available in a standard subdivision development



Sara Bell <sbell@vernal.gov>

Fwd: rezoning for high density housing

Robin O'Driscoll <rodriscoll@vernal.gov>
To: Sara Bell <sbell@vernal.gov>

Tue, May 5, 2026 at 2:58 PM

Sent from my iPad

Begin forwarded message:

From: Cindy Dilsaver <cdilsaver@outlook.com>
Date: May 5, 2026 at 11:49:17 AM MDT
To: rodriscoll@vernalcity.org
Subject: rezoning for high density housing

Hi Robin,
Please vote no for the proposed rezoning on both properties that are being considered by developers for high density housing.

Cindy Dilsaver

<[Outlook-p1agopoc.jpg](#)>

TRUE NORTH Insurance and Financial Services

Securities offered through Parkland Securities, LLC, member FINRA/SIPC.

True North is independent of Parkland Securities.

This message contains confidential information if you think you are not the named addressee or correct recipient you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately if you have received this e-mail by mistake and delete this e-mail from your system. Finally, the recipient should check this email and any attachments for the presence of viruses. The company accepts no liability for any damage caused by any virus transmitted by this email.



Sara Bell <sbell@vernal.gov>

Property Re-Zone proposal

Cindy Dilsaver <cdilsaver@outlook.com>
To: "Sara Bell" <sbell@vernal.gov>

Wed, May 6, 2026 at 11:46 AM

Dear City council,
Please vote NO to the requested rezoning to allow high density housing. Lack of water, old sewer systems, dangerous access and lowered property values are just a few issues to support a No vote.
Thank you,
Cindy Dilsaver



Sara Bell <sbell@vernal.gov>

proposed rezone request ordinance No.v2026-13

4 messages

dcrofts@juno.com <dcrofts@juno.com>
To: sbell@vernal.gov

Wed, Apr 29, 2026 at 7:43 PM

I am very OPPOSED to the rezoning ordinance for future building in the area of the request.
I live on 1150 west across from the ashley elementary school. This street (1150 west) is already seeing to much traffic and people using the area.
It could almost be called a public safety hazard. Access off of and on to 5th north has a above amount of traffic accidents and holdups.
There is also the water and infrastructure problems right now with getting to the area. Its too big of a proposal for vernal and the area right now.

Please reconsider this request.

Sara Bell <sbell@vernal.gov>
To: "dcrofts@juno.com" <dcrofts@juno.com>

Thu, Apr 30, 2026 at 8:32 AM

Thank you for your email. Can I get your name so I can include your comments in the official record of the public hearing?
[Quoted text hidden]

dcrofts@juno.com <dcrofts@juno.com>
To: sbell@vernal.gov

Thu, Apr 30, 2026 at 7:17 PM

Thank you for your email. Can I get your name so I can include your comments in the official record of the public hearing?
=====

Doug Crofts

On Wed, Apr 29, 2026 at 7:45â€PM dcrofts@juno.com <dcrofts@juno.com> wrote:
I am very OPPOSED to the rezoning ordinance for future building in the area of the request.
I live on 1150 west across from the ashley elementary school. This street (1150 west) is already seeing to much traffic and people using the area.
Access off of and on to 5th north has a above amount of traffic accidents and holdups.
There is also the water and infrastructure problems right now with getting to the area. Its too big of a proposal for vernal and the area right now.

Please reconsider this request.

From: Sara Bell <sbell@vernal.gov>
To: "dcrofts@juno.com" <dcrofts@juno.com>
Subject: Re: proposed rezone request ordinance No.v2026-13
Date: Thu, 30 Apr 2026 08:32:33 -0600



Sara Bell <sbell@vernal.gov>

Fwd: Support — Zoning Change for 1315 W 500 N, Vernal, UT (Everbuilt LLC)

Robin O'Driscoll <rodriscoll@vernal.gov>
To: Sara Bell <sbell@vernal.gov>

Tue, May 5, 2026 at 2:57 PM

Sent from my iPad

Begin forwarded message:

From: Emily Pedersen <emily@priorityfirstre.com>
Date: May 5, 2026 at 10:48:08 AM MDT
To: cfoley@vernalcity.org, tedm@ubtanet.com, rodriscoll@vernalcity.org, rmills@vernal.gov,
elong@vernal.gov, njpbs84@gmail.com
Subject: Support — Zoning Change for 1315 W 500 N, Vernal, UT (Everbuilt LLC)

Dear Commissioners and Mayor,

I am writing to express my full support for the proposed zoning change on the property located at 1315 W 500 N, Vernal, Utah, owned by Everbuilt LLC. As both a nearby landowner and a licensed real estate Broker/Owner, I have a direct interest in the responsible development of the Uintah Basin and I believe this project deserves your approval.

The shortage of affordable housing in our area is one of the most pressing issues facing our community. Our kids — the next generation of Uintah Basin residents — need a place they can afford to call home, and so do many hardworking families, young professionals, and seniors who want to remain rooted here. Without inventory at attainable price points, we risk losing the people who make this community what it is.

I have personally seen the quality of work that Everbuilt LLC delivers. Their townhomes are thoughtfully designed and have created attractive neighborhoods that benefit surrounding property owners. They are building homes people are proud to live in.

An additional consideration is the ongoing shortage of water connections through the county provided by Ashley Valley Water & Sewer. This shortage has effectively closed off many otherwise suitable parcels for affordable housing development outside the city. Parcels like 1315 W 500 N, located within Vernal City limits with existing infrastructure access, are increasingly rare and represent one of the few realistic paths forward for adding much-needed housing supply in our area.

Approving this zoning change is a practical, common-sense step that addresses a real community need with a proven developer on a parcel that is well-suited for the project. I respectfully ask that you vote in favor of the change.

Thank you for your time, your service, and your consideration of this important matter. I am happy to answer any questions or provide further information if it would be helpful.

Respectfully,

--



Emily Pedersen Broker, Owner, Realtor
ABR, RENE, FRS, NINJA, C2EX, CFSP
Certified Residential Appraiser
435-219-9500

www.realestateinvernal.com

Confidentiality Notice:

This email and any attachments may contain confidential and/or privileged information. If you are not the intended recipient, you are hereby notified that any unauthorized review, use, disclosure, distribution, or copying of this communication is strictly prohibited. If you have received this email in error, please notify the sender immediately and delete the original message and any copies from your system. Thank you for your cooperation.



Fwd: Rezone Issues

Nicholas Porter <njpbs84@gmail.com>
To: Sara Bell <sbell@vernal.gov>

Nick Porter

Begin forwarded message:

From: Gordon Seitz <gordon.seitz@gmail.com>
Date: May 4, 2026 at 7:59:48 PM MDT
To: tedm@ubtanet.com, rodriscoll@vernalcity.org, rmills@vernal.gov, elong@vernal.gov, njpbs84@gmail.com
Cc: cfoley@vernalcity.org
Subject: Rezone Issues

Dear Vernal City Council Members:

I am writing to you in regard to the rezone application for the property from 1250 W to 500 N. To start out I DO want to say that I would love to see thi

- 1- Infrastructure: Years ago we wanted to put sprinklers in and wanted to see if our water pressure could be increased because it was so low only making repairs from the meter to the road hook up, and repairs from the line to the house is on the homeowner. So, if we put around 112
- 2- Safety/Traffic/neighborhood: Yes we have been spoiled by having a dead-end street with hardly any traffic, but adding 112 new units with 2 and 250 north which total 114. We will double the people in this 8 acres and if they get the other 1.5 acre it will make 135 total units, more than
- 3- Is there already an ingress and egress to the highway? If not, will UDOT require a study? If they delay it and this is approved the traffic will
- 4- How many high density projects are currently in the planning and construction stage? The project on 500 East has only one of the building
- 5- Is there very much R-1 land remaining in the city? I see on some real estate listings that quiet neighborhoods are preferred and offered. Tt
- 6- I believe the developers put the cart before the horse. It was zoned R-1 when they bought it and they knew it. Also, at the planning and zc

Thank you for your time.

Gordon Seitz
289 N 1250 W

See attachments for the traffic vs pedestrians.

1. Traffic by the city ballparks
2. Traffic by the soccer fields at Vernal Middle School
(Not staged, happens all the time.)









Sara Bell <sbell@vernal.gov>

Rezoning Public Comment

Hannah Pioli <hmpioli@gmail.com>

Wed, May 6, 2026 at 11:28 AM

To: njpbs84@gmail.com, elong@vernal.gov, rmills@vernal.gov, rodriscoll@vernalcity.org, tedm@ubtanet.com, cfoley@vernalcity.org, sbell@vernal.gov

Good morning,

I'm writing about my objection to the request of rezoning for the following parcels:

Ordinance number - 2026-13

Address: 1315 West 500 North, 1189 West 500 North, 581 North 1250 West

Parcel numbers: 05:006:0012, 05:006:0013, 05:005:0029

Property owner: Everbuilt LLC

My concerns center around several long term issues that are pressing on our community and the area that this proposed development is in.

The first is water, our culinary water situation in Vernal is already stretched thin with the current residential housing. I attended a culinary water meeting last week for residents in the area where this rezoning is planned, where they were discussing the real possibility of running out of culinary water for current residents. Knowing that Utah is the second driest state in the nation, it is hard to think that we will not be in a similarly water tight situation in future years and building high density housing will only continue to add concerns and water shortages to the current water situation. The State of Utah also released a statement this year about water shortages in the Uintah Basin with a mandate for culinary water reduction by current residents. Adding this proposed high density residential housing development would negatively impact our already difficult water situation.

My second concern is the sewer capacity. The sewer system in this area of the planned development was not built or designed with this type of capacity. Adding this much to a system that was not built for this would place a burden on the community already living in this area and would mean that costs to upgrade the system would fall to the community through taxes and the maintenance fees for upkeep. The impact of this would be for the entire community, of which I'm a part, and is an unfair burden to place on current residents.

The last concern I will highlight is traffic and access to and from the proposed site. With Ashley Elementary only a block away there would be a significant impact to the school commute by increased high volume traffic of people driving from this proposed high density residence development. Children walking to school from the neighborhood surrounding this proposed development, including my own children, would be impacted and the safety of these children would be placed at a higher risk due to the increased traffic flow. The current neighborhood is small and traffic is low. It would also impact the congestion of parents dropping off and picking up students as they would then also be contending with the large number of additional resident traffic from high density housing traffic.

I'm a resident of Vernal and a neighbor to this specific area of considered development. My concerns are for the wellbeing of the community I live in and the additional burdens that a high density residential housing structure would put on myself and my neighbors.

I urge you to deny this rezoning request.

Thank you,
Hannah Pioli



Sara Bell <sbell@vernal.gov>

Rezoning Public Comment

Hannah Pioli <michalhan_04@hotmail.com>

Wed, May 6, 2026 at 11:31 AM

To: "njpbs84@gmail.com" <njpbs84@gmail.com>, "elong@vernal.gov" <elong@vernal.gov>, "rmills@vernal.gov" <rmills@vernal.gov>, "rodriscoll@vernalcity.org" <rodriscoll@vernalcity.org>, "tedm@ubtanet.com" <tedm@ubtanet.com>, "cfoley@vernalcity.org" <cfoley@vernalcity.org>, "sbell@vernal.gov" <sbell@vernal.gov>

To whom it may concern,

I'm writing about my objection to the request for rezoning of the following parcels:

Ordinance number - 2026-13

Address: 1315 West 500 North, 1189 West 500 North, 581 North 1250 West

Parcel numbers: 05:006:0012, 05:006:0013, 05:005:0029

Property owner: Everbuilt LLC

I am a resident of Vernal living in the neighborhood adjacent to the proposed development site. I am writing to formally express my opposition to the rezoning request due to several pressing concerns regarding the long-term wellbeing of our community.

First, our culinary water supply is already severely limited. At a recent water association meeting for residents in this proposed development area, it was discussed that there is the possibility of running out of water for current households before the end of this summer if significant water restrictions are not put into place. As Utah is the second driest state in the nation, this is not a surprising or unexpected water situation. The State of Utah recently released a water reduction mandate for the Uintah Basin, highlighting water shortages and the immediate need for water conservation and reduction in usage. Adding high-density housing would place an unsustainable burden on an already stretched system.

Second, the existing sewer infrastructure was not designed for the capacity requirements of a high-density development. Forcing this level of volume into the current system would likely necessitate costly upgrades and increased maintenance fees, which would unfairly fall upon current residents and taxpayers.

Finally, I am concerned about the impact on traffic and safety. The proposed site is only one block from Ashley Elementary. The transition from a low-traffic neighborhood to a high-volume residential area would significantly increase congestion during school drop-off and pick-up hours, potentially compromising the safety of children walking to school or to their parent's cars.

Thank you for your time and for considering these impacts on our neighborhood.

I urge you to deny this rezoning request to protect the resources and safety of our community.

Sincerely,
Mrs. Pioli



Sara Bell <sbell@vernal.gov>

Fwd: Opposition to rezoning

Quinn Bennion <qbennion@vernal.gov>
To: Sara Bell <sbell@vernal.gov>

Mon, May 4, 2026 at 4:59 PM

----- Forwarded message -----

From: **Edward Long** <elong@vernal.gov>
Date: Mon, May 4, 2026 at 3:07 PM
Subject: Fwd: Opposition to rezoning
To: Quinn Bennion <qbennion@vernal.gov>, Braeden Christofferson <bchristofferson@vernal.gov>

Protest letter.

Sent from my iPhone

Begin forwarded message:

From: Helen Stewart <hjstewart67@gmail.com>
Date: May 4, 2026 at 1:00:10 PM MDT
To: cfoley@vernalcity.org, tedm@ubtanet.com, rodriscoll@vernalcity.org, njpbs84@gmail.com,
elong@vernal.gov, rmills@vernal.gov
Subject: **Opposition to rezoning**

To whom it may concern,

I am writing this letter to oppose the rezoning of the property located on 500 N and 1250 W.

1. General Plan

As this governing body knows, the General Plan is used to guide development decisions and establish a long-term vision for the community. It makes clear that zoning and development regulations are intended to implement that vision.

This property is located on the outskirts of the city limits, where the plan calls for maintaining a single-family residential character. This request directly contradicts that long-term vision of preserving low-density areas.

2. Plans must mean something

Plans are only meaningful if they guide decisions—not if they are bypassed through exceptions. If you begin making exceptions, you risk undermining both the plan and the public trust that depends on you to use it to guide your decisions.

I understand the General Plan is a living document, but it is also a commitment to the citizens of Vernal City. The existing homeowners who bought and built in this area relied on that commitment.

If the plan for this area has changed, that change should be addressed through a transparent update to the General Plan—not through individual rezoning decisions.

3. Precedent and stacking density

This is not about just one project. This is stacking higher-density on top of higher-density development in a small area and oversaturating it.

Within a short distance, if approved, there will be a higher-density development to the east on 500 West with over 120 units, and there are two large apartment complexes to the west on 1350 West totaling another 120 units.

Approving this request creates a concentration of density in one area rather than balanced growth across the city. It also sets a precedent that makes it increasingly difficult to deny similar requests in the future.

There are very few R-1 zones remaining within city limits, which makes this decision even more significant.

4. Infrastructure strain and taxpayer cost shifting

I'm concerned that the impact fees associated with this project will not fully cover the infrastructure demands it creates. While impact fees help offset costs, they often do not fully cover long-term infrastructure needs and maintenance.

When that happens, the remaining cost is shifted to existing taxpayers. This raises an important question of fairness: should current residents subsidize additional strain in an already impacted area?

5. Water and drought

The General Plan also addresses water use and long-term supply. We are currently in a severe drought, and residents are being asked to conserve water while also facing increased rates.

Even if higher-density housing uses less water per unit, adding a significant number of new units still increases total demand on a system that is already under stress. It's the total demand—not just per-unit efficiency—that places strain on the

system. For example, a 4-unit townhome can use significantly more total water than a single-family home, depending on usage. It's the total demand—not just per-unit efficiency—that matters.

I understand projections show a 30-year water supply based on a 1.6% growth rate. But those projections are based on averages and assumptions—not concentrated development patterns or real-time drought conditions.

What we are discussing tonight is not citywide average growth, it is concentrated density in a specific area. That type of growth can create localized strain on infrastructure and water systems that averages don't capture.

This creates a disconnect between long-term projections and present-day decisions.

6. Traffic and safety

Our local streets and infrastructure in this area are already experiencing increased strain. Additional higher-density development will further impact traffic flow and safety.

While the developer pays for immediate road improvements, taxpayers are responsible for long-term maintenance.

If this request is approved, 1250 West will become a connecting road between Main Street and 500 North. If you have not had the opportunity to drive on this road, I recommend that you do so.

It is narrow enough that when cars are parked on the road next to the sidewalk, it effectively becomes a one-lane road, making it difficult—and sometimes unsafe—for two vehicles to pass.

7. Closing

I'm asking the council to ensure that the decisions you make align with the city's General Plan, infrastructure capacity, and the resource constraints we are currently facing.

Long-term models do not always account for changing conditions, such as prolonged drought, and infrastructure limitations.

If the city's plan for this area has changed, then that change should be made transparently—not through piecemeal exceptions. Otherwise, the plan stops being a plan and becomes a suggestion.

Decisions like this shape our city for decades. This is not about whether we grow—it is about whether we grow in a way that our infrastructure, neighborhoods, and residents can realistically support.

I am not asking the council to reject development. I am asking the council to follow the General Plan as it was laid out and set a clear precedent that responsible growth is the path forward. I am not anti development but I am pro responsible

development.

Thank you for taking the time to read my letter.

Helen Stewart



Sara Bell <sbell@vernal.gov>

Fwd: Please oppose rezoning properties around 1200 West 500 North, Vernal from R1 to R3

Robin O'Driscoll <rodriscoll@vernal.gov>

Mon, May 4, 2026 at 6:42 PM

To: Sara Bell <sbell@vernal.gov>

Here is another one.

Begin forwarded message:

From: Ms Jana Brady <janabbb@yahoo.com>

Date: April 30, 2026 at 9:56:25 PM MDT

To: foley@vernalcity.org, tedm@ubtanet.com, rmills@vernal.gov, rodriscoll@vernalcity.org, elong@vernal.gov

Cc: hatchr17@gmail.com, karenriddlehatch@gmail.com

Subject: Please oppose rezoning properties around 1200 West 500 North, Vernal from R1 to R3

I am writing to express my strong opposition to the proposed rezoning of three properties from R1 to R3. These properties are near my home.

Our neighborhood has long been a quiet, low-density residential area characterized by single-family homes, open space, and even small-scale livestock and light agricultural use. This existing character is an important part of why my family and others chose to live here. Rezoning these properties to allow for higher-density housing would fundamentally change the nature of our community.

The streets in this area were not designed to accommodate a significant increase in traffic. Access to this development would be 1250 West, a street that is notably narrower than other roads in our area. The additional homes bring concerns about traffic flow, safety, and the capacity of existing infrastructure to handle such a substantial increase in use. Adding denser housing will lead to more vehicles, congestion, and safety concerns for residents, pedestrians, and children in the neighborhood.

Additionally, increased density will bring higher noise levels and a loss of the peace and quiet that currently defines this area. This change would negatively impact the quality of life for existing residents who have invested in maintaining a calm and rural-suburban environment. The rural area was a significant reason for purchasing a home in this neighborhood.

We also worry that introducing R3 zoning into our neighborhood could create conflicts between new and existing residents. This incompatibility could lead to future disputes and pressure to further change the character of the neighborhood.

The developer purchased these properties with full knowledge that they were zoned R1. Rezoning them now undermines us, Vernal citizens, who relied on existing zones when making significant financial and lifestyle decisions including the purchase of our homes. Many of the homeowners in this area paid a premium specifically for the low-density, rural character that R1 zoning protects.

For these reasons, I respectfully urge you to deny the proposed rezoning request and preserve the existing R1 zoning in this area that we bought into when we purchased our home.

Thank you for your time and consideration.

Sincerely,

Rory Hatch

1245 West 150 North

Vernal UT 84078

Jarad Allan
405 N 1150 W
Vernal, UT 84078
April 29, 2026

Vernal City Council and Planning Commission
City of Vernal
374 East Main Street
Vernal, UT 84078

RE: 1189 W 500 N & 381 N 1250 W – Rezoning from R-1 to R-3

Dear Council Members,

I respectfully oppose the proposed rezoning of the above-referenced properties from R-1 to R-3. As a connected property owner, I have serious concerns regarding the impact this change will have on the surrounding neighborhood.

REQUESTED ACTION:

I respectfully request that the City of Vernal deny the proposed rezoning of 1189 West 500 North and 381 North 1250 West from R-1 to R-3 and maintain the current R-1 zoning designation.

Incompatibility

The existing R-1 zoning has created a consistent, low-density, single-family neighborhood that residents relied on when purchasing their homes. We are not opposed to residential development, and additional single-family homes consistent with R-1 zoning would not raise concern. However, transitioning to R-3 introduces a fundamentally different level of density and intensity of use that is not compatible with the established character of the area. Higher-density housing often brings increased occupancy, parking demand, noise, and activity levels beyond what this neighborhood was designed to support.

Traffic and Safety

Increased density will significantly increase vehicle trips on roads designed for low-volume residential use. This raises the risk of accidents at intersections and driveways, reduces visibility, and increases congestion. Pedestrian safety concerns are heightened, particularly for children and residents walking or biking. Emergency vehicle access may also be impacted by congestion and on-street parking.

Property Values and Investment Risk

Homeowners rely on stable zoning when making long-term investments. Rezoning to higher density does not guarantee increased property values and often leads to uncertain or mixed outcomes. It introduces instability, increased turnover, and changes to neighborhood character, which can negatively affect buyer demand and long-term value.

Infrastructure

Higher-density development places additional strain on roads, utilities, schools, and emergency services. There has been no clear demonstration that current infrastructure can adequately support this increase.

Precedent

Approval of this rezoning may encourage further high-density development, gradually altering the surrounding area and eroding the integrity of established R-1 neighborhoods.

For these reasons, I respectfully request that the City deny the proposed rezoning application and maintain the current R-1 designation.

Respectfully submitted,

Jarad Allan

Date: _____

Vernal City Public Hearing:

I am writing in regard to the "Public Hearing Notice – Proposed Rezone Request – 2026=012-REZ"

My husband and I moved to Vernal in January, 1954. We have lived in several different neighborhoods in Vernal and purchased our dream home at 270 North 1250 West in September, 1992. My husband passed away, but I am still enjoying living at this address.

We have seen many changes in Vernal, some good and some not so good. Safety seems to be a major factor in our community currently. I am concerned about the safety of our neighborhood should high density housing be built. We have been through this exact situation before under Mayor Mashburn. He was the 5th vote for our neighborhood to remain zoned for R1.

There have already been three dog attacks that I know of, and the addition of townhouses and/or apartments would bring in many, many more animals. I had a person try to break into my house early one morning, which was witnesses by Sheryl Thompson.

There are already a lot of apartments nearby. So much of the time there have been near accidents because of people running through yield signs at high speed. I was almost hit by one of these drivers. I can only imagine the problems we will have if more than single-family dwellings are built in this neighborhood. Our street would be a constant traffic hazard. Not only from people living nearby but traffic cutting through from the Maeser Highway and Dry Fork.

A new church has been built at the end of 1250 West, which took years to complete, and with many challenges. I think how it would be affected by traffic and noise from construction for multiple years. High density housing will send children unsupervised to play and harm that building, as well as children playing on their new parking lot.

In addition to the new church, there is an elementary school on the next street, 1150 West. A lot of kids that walk to and from school would be affected by all the traffic.

I feel there is plenty of property in and around Vernal that would be much more suitable for R-3 zoning. Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in cursive script that reads "Jean Riddle". The signature is written in black ink and is positioned to the right of the typed name.

Jean Riddle



Sara Bell <sbell@vernal.gov>

Fwd: Proposed Rezone Request-Ordinance No. 2026-13

Robin O'Driscoll <rodriscoll@vernal.gov>
To: Sara Bell <sbell@vernal.gov>

Mon, May 4, 2026 at 6:44 PM

Here is another one.

Begin forwarded message:

From: JOHN Brusto <jjbrusto@msn.com>
Date: May 4, 2026 at 5:56:47 PM MDT
To: tedm@ubtanet.com, rodriscoll@vernalcity.org, rmills@vernal.gov, elong@vernal.gov
Subject: Proposed Rezone Request-Ordinance No. 2026-13

Members of the Vernal City Council

Dear Members,

My name is John Brusto. My wife Tammy and I own the home at 348N 1250W which directly borders the property under consideration for rezoning. We decided to purchase the home 5 years ago with the understanding that the vacant land to the north of us was zoned R-1 and would likely be developed as single family homes.

Now we are looking at the possibility of this land being rezoned to R-3.

If approved, the measure would permit the developer to build up to 14 dwelling units per acre, a dramatic increase in density from 4 units per acre under its' current R-1 designation.

I want to share some information of what is known about this Proposed Rezone Request:

- The developer purchased the land under its' current designation as R-1.
- The Vernal City Planning Commission voted to affirm a "negative recommendation " for the Proposed Rezone Request 2026-012-REZ on April 14, 2026.
- Developer is planning a townhome development consisting of 4 dwelling units per building with multiple buildings being constructed.
- The 3 parcels included in this rezone proposal total approximately 10 acres.
- After deducting for roads and retention pond the net land for development could be between 7-8 acres. At 14 dwelling units per acre we could see as many as 98-112 dwelling units constructed.
- The Vernal City Planning Department confirmed to me that under an R-3 PRUD that the developer is planning, 1250W would be extended to 500N.
- 1250W is 44' wide with on street parking permitted on both sides of the street.
- 1150W, one block to the East is 63' wide and extends from 500N to Main St., thus designed to handle higher traffic flows.
- Assuming 2 vehicles per dwelling units in the proposed subdivision, plus traffic from 500N using 1250W to access the downtown area we could potentially have hundreds of vehicles using this street daily.

In addition to the traffic concerns on 1250W and adjacent streets that a higher density development would pose to the neighborhood, other negative impacts would include

increased noise, reduced privacy, safety concerns for children and pedestrians as well as potential for property value decline.

For all of the reasons cited above, I strongly oppose the subject rezone proposal and request that it remains an R-1 designation.

I would be happy to meet with any Member of the City Council at the subject property to review my concerns prior to the public hearing on May 6th.

Respectfully submitted,

John J Brusto

720-935-0800

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)



Sara Bell <sbell@vernal.gov>

Proposed Rezone Request-Ordinance No. 2026-13 Jacob Speirs

2 messages

Julie Harris <hairyfam@yahoo.com>

Wed, Apr 29, 2026 at 7:35 AM

To: cfoley@vernalcity.com, rmills@vernal.gov, elong@vernal.gov, njpbs84@gmail.com, tedm@ubtanet.com, rodriscoll@vernalcity.org, sbell@vernal.gov

To Vernal City Mayor and Council Members,

My name is Julie Harris. My home is located at 379 N 1150 W. I have lived in that home and been a Vernal City resident for the past 32 years. When my husband and I purchased our home we knew the land behind us was zoned R-1 and that was part of the reason we purchased where we did not wanting apartments behind us with people moving in and out being more transient. We look forward to someone developing the field behind us into a subdivision of single family homes to complete the small community feel we have always desired.

Before purchasing our home we were renting a duplex in the air village area from Charlie Walker. For our loan he needed to verify we paid our rent on time etc. When he found out the property we were buying was the same one he was interested in, he offered us money to back out so he could make an offer and purchase it. He said he was interested in building homes in the field behind the property and wanted to level the house and have a road put there to access it from 1150 West. This was thirty two years ago, when there wasn't near as much traffic as there is now, he knew then that more traffic access on 500 North wasn't a good idea. It still isn't. Traffic has become substantially higher with the population growth, new ball fields, new schools, college growth, park, hospital, and general access to Maeser homes and to the Lapoint area.

While putting in single homes would impact the area greatly, taxing our overloaded sewers, power grids, parking issues, and potentially having to rezone school boundaries, I am confident it would work for a few dozen homes to be built in the field. However, we absolutely do not have the capacity for higher density housing in this area where people already are coming constantly for many different reasons.

During peak traffic times trying to turn left onto 500 North is impossible. I have to wait on traffic to even turn right onto 500 North, head East until closer to town and turn left onto another road to then turn right just so I end up going west on 500 N. Putting more people in an already congested area raises serious concerns of safety and security issues.

I have legitimate concerns about the sewer line as well. I can't count how many times Vernal city has cleaned out the sewer on 1150 West. They don't notify me in advance, but I always know when they are messing with it somewhere on my road because of the noise and odor generated that fills my basement. It doesn't sound good, and I have actually had the pressure blow up my toilet seat lid and water sputter out. The men working have told me if the sewer ever starts to come up in my basement to let them know and they will take care of it. This is not comforting at all. Another issue is the atrocious sewer gas smell that literally fills my house with toxic fumes taking quite awhile to clear out. That can't be healthy.

I am not opposed to single family homes going in behind me. It's literally my back yard that will be butted up against the new development. I ask that you please keep it zoned R-1 and wait for a developer that will honor the zoning as it is now. While Jacob Speir has good intentions of helping families, this is not the land to do it on. Small 1400 square foot starter homes can accomplish more affordable housing as well, would sell quickly, and continue to follow the City's long term plan for aesthetics close to the city/county line while maintaining zoning.

Thank you for your time and your consideration.

Sincerely,

Julie Harris

Sent from my iPhone



Sara Bell <sbell@vernal.gov>

Fwd: Opposition to Proposed Rezoning Near 1315 West 500 North, Vernal, UT

Robin O'Driscoll <rodriscoll@vernal.gov>
To: Sara Bell <sbell@vernal.gov>

Mon, May 4, 2026 at 6:43 PM

Here is another one.

Begin forwarded message:

From: Ms Jana Brady <janabbb@yahoo.com>
Date: April 30, 2026 at 9:22:26 PM MDT
To: rodriscoll@vernalcity.org
Cc: karenriddlehatch@gmail.com, hatchr17@gmail.com
Subject: Opposition to Proposed Rezoning Near 1315 West 500 North, Vernal, UT

Dear Members of the Vernal City Council,

I am writing to formally oppose the proposed rezoning of the three parcels located near West 500 North in Vernal, Utah, from R1 to R3.

The developer purchased these properties with full knowledge that they were zoned R1. Rezoning them after the fact undermines the expectations of current residents who relied on existing zoning when making significant financial and lifestyle decisions. Many homeowners in this area paid a premium specifically for the low-density, rural character that R1 zoning protects.

The surrounding neighborhood is distinctly rural, with residents maintaining small farm animals and enjoying open space, quiet, and limited traffic. Introducing a high-density townhome development—potentially up to 112 units—would fundamentally alter the character of the area. Increased population density will inevitably bring significantly more traffic, noise, and congestion, which is incompatible with the current environment.

Additionally, access to this development would primarily rely on 1250 West, a street that is notably narrower than other roads in the surrounding area. This raises serious concerns about traffic flow, safety, and the capacity of existing infrastructure to handle such a substantial increase in use. The current road conditions are not suited for the volume of traffic that a development of this scale would generate.

It is also reasonable to assume that the developer acquired the land at a reduced price due to its R1 zoning designation. Granting a rezoning request would provide a substantial financial benefit to the developer at the expense of existing residents, who would bear the negative impacts on their quality of life and property values.

For these reasons, I strongly urge the Vernal City Council to deny the rezoning request and preserve the integrity, safety, and character of this established rural neighborhood.

Thank you for your time and consideration.

Sincerely,

Karen Hatch
1245 West 150 North

Vernal, UT 84078



Sara Bell <sbell@vernal.gov>

Rezoning

laura ahrnsbrak <ahrnsbrak50@gmail.com>

Wed, May 6, 2026 at 11:17 AM

To: njpbs84@gmail.com, elong@vernal.gov, rmills@vernal.gov, rodriscoll@vernalcity.org, tedm@ubtanet.com, cfoley@vernalcity.org, sbell@vernal.gov

To Whom It May Concern,

I am a resident of Vernal living in the neighborhood adjacent to the proposed rezoning development site for Ordinance 2026-13. I am writing to formally express my opposition to the rezoning request.

My objection pertains to the following parcels owned by Everbuilt LLC:

- Addresses: 1315 West 500 North, 1189 West 500 North, 581 North 1250 West
- Parcel Numbers: 05:006:0012, 05:006:0013, 05:005:0029

I have several critical concerns regarding the impact of high-density housing on our community:

- **Water Supply:** Our culinary water resources are already severely strained. I recently attended a local meeting where the potential for water shortages for current residents was a primary concern. Given Utah's status as the second driest state and recent state reports highlighting water shortages in the Uintah Basin, adding high-density housing would further jeopardize our limited supply.
- **Sewer Capacity:** The existing sewer infrastructure in this area was not designed to handle the volume required by this proposal. This development would place an undue burden on the system, likely leading to increased maintenance fees and taxes for current residents to fund necessary upgrades.
- **Traffic and Safety:** The proposed site is only a block from Ashley Elementary. The significant increase in traffic would create congestion during school drop-off and pick-up times and, more importantly, pose a safety risk to children walking to school in what is currently a low-traffic neighborhood.

I urge you to consider the long-term well-being of our community and the infrastructure burdens this project would impose. Thank you for your time and for considering my opposition to this rezoning request.

Sincerely,

Laura Ahrnsbrak

6 May 2026

To: Vernal City Council and Proposed Developer of 350 N. 500 W. Parcel Number 05:022:0054.

My name is Leon Hoyt, 336 North 300 West. I came to Vernal August 1976, and have lived in this immediate area ever since. I have five concerns I feel need to be addressed whether the land remains R-3 or is allowed to change to R-4.

The size of the parcel of land. When the family of Woody Searle donated the land to Utah State University it consisted of a designated amount of land. The local people had the land checked, and found out Mr. Searle had moved his fence line 12 feet further on the east and north sides. The land has since been moved back to the current owners. Has this update been given to the developer? Some of us were led to believe there were other conditions given to the university with the donation?

The high water table in the area. The hospital lands west of the development and the Church at 250 N 200 W both had over three feet of fill rock brought in because the land was so wet. The service station at 100 N 500 W had to put weights on their storage tanks to keep them from floating in water. This was installed after the valley quit flood irrigation. The duplex at 350 N 300 W and the 4-plex apartments across to the north both have sump-pumps because of high water table.

Has the Utah Department of Transportation be spoken to about a new intersection on 500 West? We all know the number of stop lights added to the Maeser highway over the years for safety. If 500 West is not available which of the four other entrances are being addressed? (400 West, 250 North, 300 North and 350 North).

Parking in Vernal is a concern in town. I note a tradition in Vernal is the first vehicle of choice is a pickup. And the second many times an SUV. Are we requiring enough parking spaces and size for these vehicles?

Townhomes and apartments. Many of the current apartments were pitched to the Vernal City Council as townhomes. However most of the townhomes ended up being apartments. Is the city and developers considering that these may all end up rental units? Is there a demand now in Vernal for the number of rental units being proposed?

Thank you for your consideration.

Leon Hoyt

Samantha Chapoose
986 S 250 W
Vernal, UT 84078

Vernal City Council
374 E Main St
Vernal, UT 84078

Dear Vernal City Council,

I am writing regarding the Everbuilt Rezone for property located at 1315 West 500 North, 1189 West 400 North, and 381 North 1250 W. Ordinance 2026-13.

I am the current vice chair of the Vernal City Planning Commission. In your packet you have a copy of the minutes of the planning meeting that was held on April 14, 2026, in which this rezone was a public hearing. The planning commission ended up forwarding a negative recommendation to rezone this property. I would like to share my thoughts regarding that recommendation.

I strongly disagree with the negative recommendation. The rezoning of this property fits within the surrounding land use which has a mix of residential uses. Including moderate to higher density residential. The future land use map identifies this area as a transition in residential density and fits in within our general plan. I believe that this property should be rezoned to R-3. It is logical, it will help bring more affordable housing to the city, it is compatible with the surrounding area and given its location along a major corridor is appropriate transition in residential density.

The planning commission was divided on this decision. One member of the commission voted in favor of the negative recommendation, but after realized that was not their intention. One member was very outspoken against this before the discussion even began. And the third member I believe may have gotten swept up in the public clamor of the whole meeting.

I firmly believe this property should be rezoned to R-3 and I sincerely hope that you all make that decision as well.

Thank you,
Samantha Chapoose



Sara Bell <sbell@vernal.gov>

Rezoning Public Comment

Patrick Ahrnsbrak <patahrnsbrak@gmail.com>

Wed, May 6, 2026 at 11:18 AM

To: njpbs84@gmail.com, elong@vernal.gov, rmills@vernal.gov, rodriscoll@vernalcity.org, tedm@ubtanet.com, cfoley@vernalcity.org, sbell@vernal.gov

To Whom It May Concern,

I am a resident of Vernal living in the neighborhood adjacent to the proposed rezoning development site Ordinance number 2026-13 and I am writing to formally express my opposition to the rezoning request.

My objection pertains to the following parcels owned by Everbuilt LLC:

- Addresses: 1315 West 500 North, 1189 West 500 North, 581 North 1250 West
- Parcel Numbers: 05:006:0012, 05:006:0013, 05:005:0029

I have several pressing concerns regarding the long-term well-being of our community:

- 1. Water Supply:** Our culinary water supply is already severely limited. Given that Utah is the second driest state in the nation, water is an ongoing concern and limited resource. This year the State of Utah released a water reduction mandate for the Uintah Basin from Governor Cox highlighting the mandatory need for water reduction from residents in their culinary water usage in the Ashley Valley. There have also been several public meetings from culinary water associations in the Ashley Valley indicating that there is a potential that with current water demands from residents we could run out of culinary water before the end of summer. Specifically, the water association that this planned development is in held a meeting last week indicating that at current water usage levels residents will not have culinary water by August of this year, at the meeting residents were urged to reduce their water consumption to avoid this outcome. Adding high-density housing in an already difficult water climate would place an unsustainable burden on an already stretched system.
- 2. Sewer Infrastructure:** The existing infrastructure was not designed for the capacity requirements of a high-density development. Forcing this volume into the current system would likely necessitate costly upgrades and increased maintenance fees, unfairly impacting current residents and taxpayers.
- 3. Traffic and Safety:** The proposed site is only one block from Ashley Elementary. Transitioning from a low-traffic neighborhood to a high-volume residential area would significantly increase congestion during school hours, potentially compromising the safety of children walking to school.

Thank you for your time and for considering these impacts on our neighborhood. I urge you to deny this rezoning request to protect the resources and safety of our community.

Sincerely,

Patrick Ahrnsbrak



Sara Bell <sbell@vernal.gov>

Fwd: Proposed Rezone Request 2026-012-REZ

Robin O'Driscoll <rodriscoll@vernal.gov>
To: Sara Bell <sbell@vernal.gov>

Tue, May 5, 2026 at 2:59 PM

Sent from my iPad

Begin forwarded message:

From: Rick Case <rlcase@live.com>
Date: May 5, 2026 at 12:46:03 PM MDT
To: tedm@ubtanet.com, rodriscoll@vernalcity.org, rmills@vernalcity.gov, elong@vernalcity.gov, njpbs84@gmail.com, cfoley@vernalcity.org
Subject: FW: Proposed Rezone Request 2026-012-REZ

From: Rick Case
Sent: Friday, April 10, 2026 6:31 PM
To: bchristofferson@vernal.gov
Subject: Proposed Rezone Request 2026-012-REZ

To Whom It May Concern,

My spouse and I moved here in 2021 after renting here and quickly falling in love with the quiet character of the neighborhood. After previously living on 10 acres, we intentionally chose this home because it offered a similar sense of space and privacy. When we purchased our home, we understood it was zoned as R-1 for low-density residential use, consistent with the surrounding neighborhood.

Rezoning this property to R-3 would introduce moderate-density development into an area that is currently R-1. This type of change would significantly impact the character of our street by increasing traffic and noise, reducing backyard privacy, and replacing open mountain views with multi-home buildings overlooking existing homes.

Our block consists of eight homes, five of which are owned by retirees who worked hard, raised families, and intentionally chose to live in a quiet, low-density neighborhood. Families nearby are also raising children on a street where it feels safe for kids to play outside. Changing the zoning here would alter the expectations of residents who purchased their homes with the understanding that the area would remain low-density.

We respectfully ask that the commission maintain the current R-1 zoning designation so that future development remains compatible with the surrounding neighborhood and preserves the established character of our community.

Thank you for your time and consideration.

Richard A Case

317 N 1250 W



Sara Bell <sbell@vernal.gov>

Fwd: Please oppose rezoning properties around 1200 West 500 North, Vernal from R1 to R3

Robin O'Driscoll <rodriscoll@vernal.gov>

Mon, May 4, 2026 at 6:42 PM

To: Sara Bell <sbell@vernal.gov>

Here is another one.

Begin forwarded message:

From: Ms Jana Brady <janabbb@yahoo.com>

Date: April 30, 2026 at 9:56:25 PM MDT

To: foley@vernalcity.org, tedm@ubtanet.com, rmills@vernal.gov, rodriscoll@vernalcity.org, elong@vernal.gov

Cc: hatchr17@gmail.com, karenriddlehatch@gmail.com

Subject: Please oppose rezoning properties around 1200 West 500 North, Vernal from R1 to R3

I am writing to express my strong opposition to the proposed rezoning of three properties from R1 to R3. These properties are near my home.

Our neighborhood has long been a quiet, low-density residential area characterized by single-family homes, open space, and even small-scale livestock and light agricultural use. This existing character is an important part of why my family and others chose to live here. Rezoning these properties to allow for higher-density housing would fundamentally change the nature of our community.

The streets in this area were not designed to accommodate a significant increase in traffic. Access to this development would be 1250 West, a street that is notably narrower than other roads in our area. The additional homes bring concerns about traffic flow, safety, and the capacity of existing infrastructure to handle such a substantial increase in use. Adding denser housing will lead to more vehicles, congestion, and safety concerns for residents, pedestrians, and children in the neighborhood.

Additionally, increased density will bring higher noise levels and a loss of the peace and quiet that currently defines this area. This change would negatively impact the quality of life for existing residents who have invested in maintaining a calm and rural-suburban environment. The rural area was a significant reason for purchasing a home in this neighborhood.

We also worry that introducing R3 zoning into our neighborhood could create conflicts between new and existing residents. This incompatibility could lead to future disputes and pressure to further change the character of the neighborhood.

The developer purchased these properties with full knowledge that they were zoned R1. Rezoning them now undermines us, Vernal citizens, who relied on existing zones when making significant financial and lifestyle decisions including the purchase of our homes. Many of the homeowners in this area paid a premium specifically for the low-density, rural character that R1 zoning protects.

For these reasons, I respectfully urge you to deny the proposed rezoning request and preserve the existing R1 zoning in this area that we bought into when we purchased our home.

Thank you for your time and consideration.

Sincerely,

Rory Hatch

1245 West 150 North

Vernal UT 84078



Sara Bell <sbell@vernal.gov>

Fwd: Proposed Rezone Request-Ordinance No. 2026-13

Robin O'Driscoll <rodriscoll@vernal.gov>
To: Sara Bell <sbell@vernal.gov>

Mon, May 4, 2026 at 6:44 PM

Here is another one.

Begin forwarded message:

From: JOHN Brusto <jjbrusto@msn.com>
Date: May 4, 2026 at 5:56:47 PM MDT
To: tedm@ubtanet.com, rodriscoll@vernalcity.org, rmills@vernal.gov, elong@vernal.gov
Subject: Proposed Rezone Request-Ordinance No. 2026-13

Members of the Vernal City Council

Dear Members,

My name is John Brusto. My wife Tammy and I own the home at 348N 1250W which directly borders the property under consideration for rezoning. We decided to purchase the home 5 years ago with the understanding that the vacant land to the north of us was zoned R-1 and would likely be developed as single family homes.

Now we are looking at the possibility of this land being rezoned to R-3.

If approved, the measure would permit the developer to build up to 14 dwelling units per acre, a dramatic increase in density from 4 units per acre under its' current R-1 designation.

I want to share some information of what is known about this Proposed Rezone Request:

- The developer purchased the land under its' current designation as R-1.
- The Vernal City Planning Commission voted to affirm a "negative recommendation " for the Proposed Rezone Request 2026-012-REZ on April 14, 2026.
- Developer is planning a townhome development consisting of 4 dwelling units per building with multiple buildings being constructed.
- The 3 parcels included in this rezone proposal total approximately 10 acres.
- After deducting for roads and retention pond the net land for development could be between 7-8 acres. At 14 dwelling units per acre we could see as many as 98-112 dwelling units constructed.
- The Vernal City Planning Department confirmed to me that under an R-3 PRUD that the developer is planning, 1250W would be extended to 500N.
- 1250W is 44' wide with on street parking permitted on both sides of the street.
- 1150W, one block to the East is 63' wide and extends from 500N to Main St., thus designed to handle higher traffic flows.
- Assuming 2 vehicles per dwelling units in the proposed subdivision, plus traffic from 500N using 1250W to access the downtown area we could potentially have hundreds of vehicles using this street daily.

In addition to the traffic concerns on 1250W and adjacent streets that a higher density development would pose to the neighborhood, other negative impacts would include

increased noise, reduced privacy, safety concerns for children and pedestrians as well as potential for property value decline.

For all of the reasons cited above, I strongly oppose the subject rezone proposal and request that it remains an R-1 designation.

I would be happy to meet with any Member of the City Council at the subject property to review my concerns prior to the public hearing on May 6th.

Respectfully submitted,

John J Brusto

720-935-0800

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)



Braeden Christofferson <bchristofferson@vernal.gov>

Public Comment – Rezone Request 2026-010-REZ

Ava Caly <maytul282@gmail.com>

Thu, Apr 9, 2026 at 5:13 PM

To: bchristofferson@vernal.gov

Vernal City Planning Department

RE: Proposed Rezone Request – 2026-010-REZ

Dear Members of the Planning Commission,

My name is Aigul Kaufman, and my daughter Amata Tuleuova and I are property owners at 366 East 100 North, Vernal, UT.

We are writing to share our concerns regarding the proposed rezoning of 356 East 100 North.

Currently, we are experiencing ongoing issues related to customer parking from the existing business.

Customer vehicles frequently park in front of our home, which creates several challenges:

- limited ability to park our own vehicles near our property;
- difficulty placing trash bins for collection;
- during winter, after we clear snow from the street in front of our home, that space is often taken by other vehicles;
- when we water our yard, customers of the business have complained about water reaching their vehicles;
- we have a dog that becomes reactive and barks when unfamiliar vehicles park directly in front of our home, which creates significant noise and adds to the overall disturbance.

These situations impact our ability to comfortably use and maintain our property.

We would like to respectfully request that the parking situation be addressed and resolved prior to any approval. We believe that having a clear solution in place would help prevent further impact on neighboring properties.

Thank you for your time and consideration.

We have attached photos to provide additional context and help illustrate the situation.

Sincerely,

Aigul Kaufman

Amata Tuleuova

maytul282@gmail.com

435-549-8810



L

3 attachments



1000040528.jpg
5494K



1000040527.jpg
4567K



1000040529.jpg
5654K

To Verna City,

Proposed Rezone Request:

350 North 500 West, Vernal, UT

Parcel Number: 05:022:0054

My name is Leon Hoyt. I have live at 336 North 300 West since February 1978. My home is just east of this proposed development. I have three main concerns with possible development.

The first concern is the water table in the area. The hospital across the street from the proposed development brought in many loads of fill to stabilize the land. The church at 250 N 200 West also brought in much fill to also stabilize the land. The homes on north 300 West Street did not have full basements because of the water table at that time. When they put in the sewer line it floated in the water in the trench. The home and duplex on the west side of the street from me have sump pumps to address the water problems. I realize we are not flood irrigating in the valley anymore. And some of the local wells do not have as much water as before. It is still a concern.

The second concern is the flood plans in our area. Just north of the development on 500 North Street there was an effort to put a spring and water underground when they rebuilt the road from 500 west to Vernal Avenue. Water running off from the hospital and down 500 North would easily spill over into this lower area just east of them.

The third concern is the traffic that the development may bring. A proposed road at 300 North from 300 West to 500 West would need some planning. At 300 North 300 West the present short road is very narrow. Also there is quite an uphill grade from 300 west to 500 West. 500 West is a very busy street and just adding a side street will increase congestion on this section of road. I do not think north 300 West Street was constructed for the volume of traffic the proposed development would bring.

I am not totally against development. We live in an older section of town. We already have many apartments and duplexes. It may be good to add families to the neighborhood. I hope may concerns will be considered.

Thank you,

Leon Hoyt
336 North 300 West
Vernal, Utah 84078



Braeden Christofferson <bchristofferson@vernal.gov>

Rezone

1 message

Russell Pearson <russell.f.pearson@gmail.com>
To: bchristofferson@vernal.gov

Mon, Apr 13, 2026 at 5:08 PM

April 13, 2026

****To:**** Vernal City Planning Commission

****Attn:**** Braeden Christofferson

****Address:**** 374 East Main Street, Vernal, UT 84078

****Via Email:**** bchristofferson@vernal.gov

****RE:** Opposition to Rezone Request 2026-007-REZ (350 North 500 West)**

Dear Members of the Planning Commission,

I am writing to formally submit my objection to the proposed rezone of the property located at 350 North 500 West (Parcel Number: 05:022:0054) from R-3 Residential to R-4

Residential. While I understand the ongoing need for housing development in our community, I believe the transition to a higher-density R-4 designation at this specific location is inappropriate for the following reasons:

1. Management of Urban Sprawl

The move toward R-4 zoning encourages a level of density that is inconsistent with the existing character of the surrounding neighborhood. Increasing density in this manner contributes to a pattern of urban sprawl that stretches city services and infrastructure unnecessarily. Maintaining the current R-3 zoning provides a more balanced transition and ensures that development remains manageable and harmonious with the established area.

2. Preservation of Rural-Residential Character

Vernal's unique appeal lies in its blend of rural atmosphere and community accessibility. This proposal seeks to create a high-density urban pocket within a zone that is traditionally more spacious. By allowing for a higher residential density, we risk permanently altering the aesthetic and lifestyle of this rural-residential corridor, moving us closer to an urbanized environment that many residents moved to this area specifically to avoid.

3. Sustainability and Water Resources

Perhaps most critically, our region continues to face significant challenges regarding water security. A higher-density R-4 subdivision will place a substantially larger burden on local water resources than the current zoning allows. Before considering such an increase in density, there must be a rigorous evaluation of whether our current water infrastructure and supply can sustainably support the projected increase in demand without compromising the needs of existing residents and agricultural interests.

I respectfully urge the Planning Commission to recommend a denial of this rezone request and to maintain the current R-3 Residential Zone. Thank you for your time and for your dedication to the responsible growth of Vernal City.

Russell Pearson
322 W 250 N
Vernal



Braeden Christofferson <bchristofferson@vernal.gov>

We oppose the rezone of the property at 350 North 500 West.

1 message

Shane Mayberry <Shane@mayberryinsurance.com>
To: "bchristofferson@vernal.gov" <bchristofferson@vernal.gov>

Mon, Apr 13, 2026 at 1:29 PM

Hi Braeden,

We oppose the rezone of the property at 350 North 500 West. Please keep the property as is. We don't want the consequences of the proposed rezone. We believe they will be negative and substantial. Our land is across the street to the west and next to Uintah Basin Health.

I would be at the hearing but I am unable to do so because I am a delegate at the county convention.

Thank you,

Shane Mayberry

Erin Mayberry



Shane Mayberry | Insurance Advisor & Consultant

Office: (435) 789-3171 | Fax: (435) 789-3172

363 East Main | Suite 202 | Vernal, UT 84078

April 12, 2026

Vernal City Planning Department
374 East Main
Vernal, UT 84078

Subject: Written Objection – Proposed High-Density Residential Rezones and Multi-Story Apartment Development (April 14, 2026 Hearing)

To Whom It May Concern,

I am writing to formally object to the proposed rezones and ordinance amendments scheduled for consideration at the April 14, 2026 Planning Commission public hearing. Specifically, I object to the requests that would permit higher-density residential development and allow rumored construction of multi-story apartment complexes within areas currently characterized by lower-density residential use.

According to the public notice, these requests include rezones intended to allow higher residential density and amendments to the R-3 and R-4 residential zones that would enable increased density and larger multi-family developments. Such changes would significantly alter the character and intensity of development in existing neighborhoods.

My objections are based on the following concerns:

1. Neighborhood Compatibility

Allowing higher-density development and multi-story apartment buildings is inconsistent with the scale of surrounding residential areas. A three-story structure, or any structure, introduces a level of density and vertical mass that does not align with the existing neighborhood character.

2. Traffic and Safety Concerns (Highest Objection)

Higher-density developments will increase traffic volume on roads that were not designed to support significant multi-family residential use. This raises concerns about congestion, pedestrian safety, and access for emergency vehicles. Furthermore, WE DO NOT DESIRE the accompanying public noise. 500 west, being also known as Utah Route 121, and known for its traffic from Lapoint, has enough noise on its own. For us residents of 500 west we have enough trouble getting out of our driveways as it is. Developments near the 500 west also create safety concerns for children as this is already a densely traveled road at present with commercial traffic including Semis.

3. Parking Impacts

Multi-family developments frequently generate parking demand beyond what is provided onsite. Overflow parking can negatively impact nearby residents, reduce street accessibility, and create safety hazards. We ourselves being adjacent to the proposed development do not need to be calling towing companies or law enforcement even at our own or any owners expense for the overflow of any proposed development near our residence.

4. Privacy and Quality of Life

Structures overlook adjacent properties and reduce privacy for existing homeowners. Increased occupancy also typically results in higher noise levels, higher criminal activity, and diminished residential quality of life. Furthermore, residents such as ourselves who have a view out our window will therefore be deprived of the view we currently have as well as the privacy of our open windows.

Furthermore, we as residents will have to consider higher security of our homes. Recent history of a break-in in our neighborhood is indicative we already have a security issue.

5. Infrastructure Capacity

Increased density places additional strain on utilities, water, sewer, and public services. These impacts should be carefully evaluated before permitting developments of this scale.

For these reasons, I respectfully request that the Planning Commission deny the proposed rezones and ordinance amendments that would allow higher-density multi-story apartment developments. It has been proposed before, and subsequently denied. We strongly request it be denied again.

Please include this letter in the official public record for the April 14, 2026 hearing.

Sincerely,

Tyler C. Shurtleff
Rusty O. Shurtleff
251 North 500 West
Vernal, Utah, 84078
tyshurtleff@gmail.com



Braeden Christofferson <bchristofferson@vernal.gov>

Public Comment Opposing Proposed Rezone Request 2026-007-REZ

1 message

Karilynne Pearson <karilynnebp@gmail.com>
To: bchristofferson@vernal.gov

Sun, Apr 12, 2026 at 9:13 PM

To The Vernal City Planning Commission,

I am writing in response to the Public Hearing Notice dated April 1, 2026, regarding the proposed rezone request (2026-007-REZ) for the property located at 350 N 500 W. I respectfully submit this letter in strong opposition to the request to change the zoning from R-3 to R-4 within our residential neighborhood.

While I understand and appreciate the City's responsibility to plan for growth and housing needs, this particular change raises several concerns that I believe warrant careful reconsideration.

First, the proposed increase in density associated with R-4 zoning is not consistent with the established character of the surrounding neighborhood, which is primarily single family homes, along with one duplex, and a few 4 plex apartments. The current R-3 designation supports a balance of moderate density in the middle of downtown Vernal area, while maintaining a sense of space, privacy, and community cohesion. Rezoning to a R-4 would allow for significantly higher density, which could lead to overcrowding, and negatively impact the safety and livability of the area.

Second, increased density would place additional strain on existing infrastructure. Roads, traffic flow, parking availability, water systems, and other utilities in this area were designed with the current zoning in mind. A shift to higher-density development could lead to congestion, safety concerns, and increased maintenance costs that may not be adequately addressed by current infrastructure capacity. And thinking of potentially adding multi-level apartments that could be 4 stories tall, seems irresponsible with the water drought situation and the water hook-up moratorium on new construction in Vernal.

Additionally, there are concerns regarding the impact on property values and quality of life. Residents chose this neighborhood with the understanding of its zoning and development expectations. A substantial change such as this will most definitely negatively affect property values. Higher-density developments often lead to reduced privacy, increased noise, and a general decline in the quality of life that residents currently enjoy.

Furthermore, that much extra traffic exiting onto 500 West will create safety and congestion concerns on an already very busy street. With hundreds of people potentially living in this 8.56 acre parcel of land, there are 4 dead ends bordering the land that would probably be opened up for traffic flow, which would put many many cars driving in and out of these quiet, family residential neighborhoods.

This is an 8.56 acre parcel of land for sale for \$934,000. If it was divided into 1/4 acre parcels, they would cost \$27,471 each. This would be a reasonable amount for a homeowner to pay when buying land and building a home. This would be a great opportunity for new, modest size starter homes to be built, which is what Vernal is definitely in need of. Or duplexes or townhomes. Vernal does not need an eye sore of large multi story apartments buildings built in the middle of downtown, by a company that is not even located in Vernal.

As a landowner that borders this parcel of land, we would love the opportunity to buy some more of the land adjacent to our property to get a bigger yard. If the realtor could work with the property owner, Utah State University Foundation, and offer adjacent pieces of land for bordering homes to buy, I am confident several would be interested. Another idea is for the realtor to divide the property into smaller parcels, perhaps 4, to make the price reasonable for local citizens or construction companies to buy and then build more single family homes to fit in with the neighborhood and long-term residents.

There is also a historic building bordering the property on 500 W. With a large increase in residents in one small space, there is the greater chance of vandalism and disrespect of this building.

I respectfully ask the Planning Commission to carefully consider whether this rezoning aligns with the long-term vision for Vernal City, and whether it is fair to the residents who will be most directly impacted. I encourage you to maintain the current R-3 zoning, and explore alternatives that are more consistent with the surrounding area.

Thank you for your time, your service, and your consideration of public input on this matter.

Sincerely,
Karilynne Pearson
322 W 250 N
Vernal, UT

To the esteemed members of City Council,

We, the Concerned Citizens of Vernal, are formally petitioning against any construction or development on the property located at 350 North 500 West, Parcel # 050220054-2026-007-REZ. Our opposition is rooted in several critical concerns that directly impact the quality of life and infrastructure integrity of our community.

The primary reason for our petition is the already high traffic volume on 500 West. Any additional construction would exacerbate this issue, leading to increased congestion, longer commute times, and potential safety hazards for pedestrians and drivers alike. Furthermore, we are deeply concerned about the potential disruptions to essential services such as water and power. Construction activities often lead to unintended outages, leaving residents without these necessities for extended periods.

Finally, we wish to express our strong objection to any road closures that may result from construction on the specified property. Road closures not only inconvenience residents but also disrupt emergency services, hinder local businesses, and overall negatively impact the economic vitality of this area.

We urge the city council to carefully consider these factors and prioritize the well-being of its citizens who actively own a home and live near the proposed property by denying any type of zoning, building, or construction on the property at 350 north 500 west

Thank you!

Eii and Shantelle Story
whom reside at 209 north 500 west.

April 9th 2026

Mr. Christofferson,

My name is Allen Hacking, and my wife, Lesha, and I own the home at 306 N. 1250 W. We have been residents of this valley for over 67 years, and this community is deeply important to us.

Lesha's parents built this home over 40 years ago when the area was zoned R1 for low-density residential development. This zoning designation was a key reason they chose to build here, and it has shaped the character of the neighborhood ever since. We later purchased the home from Lesha's mother for the same reasons—the stability of the neighborhood and its single-family zoning.

The proposed change to R3 zoning, which allows for moderate-density residential development such as townhomes, does not align with the general plan that was in place when these homes were established. More importantly, we do not see how this change benefits the residents who have invested their lives in this neighborhood.

We are concerned that this rezoning would negatively impact property values, increase traffic by effectively turning our street into a through street, and significantly raise noise levels due to higher-density development. At the end of our street, many residents are retired and chose this area specifically because of its quiet, low-density character. They have spent decades working toward the opportunity to enjoy a peaceful retirement in this community.

It is difficult for us to understand the purpose of disrupting a long-established neighborhood for a development that has not yet been built, especially when there appear to be more suitable locations for this type of housing. Based on these concerns, we cannot identify any clear benefit that a multifamily development would bring to our neighborhood.

We respectfully ask those involved in the decision-making process to consider the people who live here. Please put yourselves in our position and ask whether this is something you would want for your own family and community.

For these reasons, we strongly object to the proposed rezoning of this property.

Respectfully submitted,
Allen and Lesha Hacking



Braeden Christofferson <bchristofferson@vernal.gov>

Proposed Rezone 2016-12-rez

1 message

doug crofts <croftsdoug@gmail.com>

Mon, Apr 13, 2026 at 3:59 PM

To: bchristofferson@vernal.gov

I am writing this OPPOSING the rezone of the Everbuilt IIC plan for vernal city. I live on 1150 W and the traffic from both that area;mixed with increased traffic from Ashley elementary as well as the traffic from 5th north is going to be a public safety hazard. The area is already troublesome. It will add immensely to the problem.

This, along with infrastructure such as water, and utilities will be a big impact on people who live in the area.

thank you for listening to the people of the area

Vernal City Public Hearing:

I am writing in regard to the "Public Hearing Notice – Proposed Rezone Request – 2026=012-REZ"

My husband and I moved to Vernal in January, 1954. We have lived in several different neighborhoods in Vernal and purchased our dream home at 270 North 1250 West in September, 1992. My husband passed away, but I am still enjoying living at this address.

We have seen many changes in Vernal, some good and some not so good. Safety seems to be a major factor in our community currently. I am concerned about the safety of our neighborhood should high density housing be built. We have been through this exact situation before under Mayor Mashburn. He was the 5th vote for our neighborhood to remain zoned for R1.

There have already been three dog attacks that I know of, and the addition of townhouses and/or apartments would bring in many, many more animals. I had a person try to break into my house early one morning, which was witnessed by Sheryl Thompson.

There are already a lot of apartments nearby. So much of the time there have been near accidents because of people running through yield signs at high speed. I was almost hit by one of these drivers. I can only imagine the problems we will have if more than single-family dwellings are built in this neighborhood. Our street would be a constant traffic hazard. Not only from people living nearby but traffic cutting through from the Maeser Highway and Dry Fork.

A new church has been built at the end of 1250 West, which took years to complete, and with many challenges. I think how it would be affected by traffic and noise from construction for multiple years. High density housing will send children unsupervised to play and harm that building, as well as children playing on their new parking lot.

In addition to the new church, there is an elementary school on the next street, 1150 West. A lot of kids that walk to and from school would be affected by all the traffic.

I feel there is plenty of property in and around Vernal that would be much more suitable for R-3 zoning. Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in cursive script that reads "Jean Riddle". The signature is written in black ink and is positioned to the right of the typed name.

Jean Riddle



Braeden Christofferson <bchristofferson@vernal.gov>

Proposed Rezone Request - 2026-012-REZ

1 message

JOHN Brusto <jjbrusto@msn.com>

Wed, Apr 8, 2026 at 9:51 AM

To: "bchristofferson@vernal.gov" <bchristofferson@vernal.gov>

Mr. Christofferson,

My name is John Brusto, my wife Tammy and I own the home at 348N on 1250W. Our home directly borders the southern edge of the subject property. When we purchased the home in 2021 we did so based on this undeveloped property being zoned R-1 and anticipating that it would eventually have single family homes. Based on the proposed rezoning request and information I was provided from the Vernal City Planning Department, a Planned Residential Unit Development (PRUD) is being proposed for the property. My understanding is that up to 12-14 units per acre are permitted under current codes for a PRUD. With the property being just over 8 acres we could see approximately 80 multi story dwelling units being built there. Current R-3 zoning allows buildings up to 35 feet in height. I was also informed that if approved 1250W, which currently ends in front of our home, would be extended to 500N.

Based on the limited information I have on the type of dwelling units the developer has planned under the PRUD the impact to the neighborhood will be significant. Here are just a few of my concerns:

- Extending 1250W to 500N will create a thoroughfare from Main St to the highway. This will dramatically increase the traffic for all us living on or near 1250W. With on street parking permitted on 1250W the street is not conducive to handle the increased volume of traffic. We also have many children in the neighborhood so safety is a concern as well.
- Depending on how the buildings are positioned, existing homes bordering the property will lose their backyard privacy as well as their views.
- Noise impact of a higher density use could be significant.
- Property value impact to the neighborhood could be significant particularly for those homes located on 1150W and 1250W.

Based on these concerns I cannot see a single benefit to the neighborhood that a multi family development would have.

In conclusion I ask that all involved in the decision making process for this proposal to " put yourself in our shoes" and ask yourselves if you would want this in your backyard!

I strongly object to the proposed rezoning of this property.

Respectfully submitted,

John Brusto

Property owner 348N 1250W

Sent from my T-Mobile 5G Device

Get [Outlook for Android](#)



Braeden Christofferson <bchristofferson@vernal.gov>

Proposed Rezone Request-2026-012-REZ

Mike Lewis <mike84078@gmail.com>

Thu, Apr 9, 2026 at 10:00 PM

To: "bchristofferson@vernal.gov" <bchristofferson@vernal.gov>

Mr. Christofferson

I am John M. (Mike) Lewis home owner at 334N 1250W, since 2001. This is the second attempt by Vernal City to change the zoning from R-1 to R-3 for the parcels listed in the rezone request, which was voted down the last time by Mayor Mashburn who cast the tie breaking vote for the property to remain R-1. In rebuttal, the builder and land owners agent at that time stated his client had invested a great amount of time and financial capitol to develop the property for multi family development. Mayor Mashburn's reply was the property was zoned R-1 when he acquired it and so it was to remain R-1. The reasoning applied the last time is still the same, I am sure you will be hearing from the many home owners that will be effected by your proposal and all the reasons against it. There is a precedent already in place for this issue and still applies at this time. It was announced at that hearing that the proposed parcels were the only property with in the Vernal City boundaries that were zoned R-1 only.

Regards

Mike and Sherry Lewis



Braeden Christofferson <bchristofferson@vernal.gov>

Proposed Rezone Request 2026-012-REZ

1 message

Rick Case <rlcase@live.com>

Fri, Apr 10, 2026 at 6:31 PM

To: "bchristofferson@vernal.gov" <bchristofferson@vernal.gov>

To Whom It May Concern,

My spouse and I moved here in 2021 after renting here and quickly falling in love with the quiet character of the neighborhood. After previously living on 10 acres, we intentionally chose this home because it offered a similar sense of space and privacy. When we purchased our home, we understood it was zoned as R-1 for low-density residential use, consistent with the surrounding neighborhood.

Rezoning this property to R-3 would introduce moderate-density development into an area that is currently R-1. This type of change would significantly impact the character of our street by increasing traffic and noise, reducing backyard privacy, and replacing open mountain views with multi-home buildings overlooking existing homes.

Our block consists of eight homes, five of which are owned by retirees who worked hard, raised families, and intentionally chose to live in a quiet, low-density neighborhood. Families nearby are also raising children on a street where it feels safe for kids to play outside. Changing the zoning here would alter the expectations of residents who purchased their homes with the understanding that the area would remain low-density.

We respectfully ask that the commission maintain the current R-1 zoning designation so that future development remains compatible with the surrounding neighborhood and preserves the established character of our community.

Thank you for your time and consideration.

Richard A Case

317 N 1250 W



Braeden Christofferson <bchristofferson@vernal.gov>

Opposition to Rezoning three properties in my neighborhood

1 message

Ms Jana Brady <janabbb@yahoo.com>

Mon, Apr 13, 2026 at 12:16 PM

To: "bchristofferson@vernal.gov" <bchristofferson@vernal.gov>

Cc: "karenriddlehatch@gmail.com" <karenriddlehatch@gmail.com>

Dear Mr. Christofferson,

We are writing to express our strong opposition to the proposed rezoning of three properties near our home from R1 to R3.

Our neighborhood has long been a quiet, low-density residential area characterized by single-family homes, open space, and even small-scale livestock and light agricultural use. This existing character is an important part of why residents, including myself, chose to live here. Rezoning these properties to allow for higher-density housing would fundamentally change the nature of our community.

One of my primary concerns is infrastructure, particularly our roads. The streets in this area were not designed to accommodate a significant increase in traffic. Adding denser housing will inevitably lead to more vehicles, congestion, and safety concerns for residents, pedestrians, and children in the neighborhood.

Additionally, increased density will bring higher noise levels and a loss of the peace and quiet that currently define this area. This change would negatively impact the quality of life for existing residents who have invested in maintaining a calm and rural-suburban environment.

We also worry that introducing R3 zoning into an area that currently supports light agricultural uses could create conflicts between new and existing residents. This incompatibility could lead to future disputes and pressure to further change the character of the neighborhood.

For these reasons, we respectfully urge you and the city to deny the proposed rezoning request and preserve the existing R1 zoning in this area.

Thank you for your time and consideration.

Sincerely,
Rory and Karen Hatch

1245 West 150 North

Vernal UT 84078

**Vernal City
Planning & Development
374 East Main Street
Vernal, Utah 84078**

April 13, 2026

Proposed Rezone Request 2026-012-REZ

As a commuter on 500 North I heard about the rezone consideration from R-1 to R-3. I understand this will allow high density housing.

I am against this rezoning for safety concerns on 500 North. The hospital at the curve already has traffic issues, then throw in the ball park, then the High School.

I am not against these establishments, but traveling that road and especially seeing the townhouses built nearby and the impacts this is a poor decision. Vehicles traveling without a turning lane and that much traffic turn in and out some without looking, have seen and had many close calls. I'm especially careful in this area by the townhouses, kids walking and drivers not watching out pulling in and out. Adding even more to this situation is not responsible.



**Tammy Ferguson
1877 E 3500 S
Vernal, Utah 84078**

Vernal City
Planning & Development
374 East Main Street
Vernal, Utah 84078

April 13, 2026

RE: Proposed Rezone Request 2026-012-REZ

I have property in the area and have received a notice of the above rezoning hearing.
My concerns are listed below:

1. 500 North already has more traffic than it can handle. Putting extra housing especially high density as indicated will increase an already heavily impacted road causing extreme safety issues.
2. When you purchase property in R-1 typically single family dwelling you are choosing an area with your planning of lower impact. Families with yards, garden, landscape a community feeling. This rezoning is changing to four plex or apartment like structures. You have an invasion of privacy situation created. People can now see into your yard, into your home.
3. Concerns about changing the dynamics of nearby elementary school. Yes this is a public school but also a community school. High density residential areas usually brings more students where in this area on a highly traffic road will put more safety risk on children walking to and from school and possibly have to change school boundaries due to that many more students.
4. Utility usage is another serious issue. High density residential will cause a much more demand on water, electrical, gas, etc. R-1 allows for building but a lower impact on these resources.
5. Last but not least a developer builds these areas make their money and leave unless they have property managers and stick around. Leaving all the above concerns falling out on the residents already established.

Vanita Schoenberger
1376 West 500 North
Vernal, Utah 84078

Vanita Simmons Schoenberger