

TO THE PUBLIC AND RESIDENTS OF VERNAL CITY:

Notice is hereby given that the **VERNAL CITY PLANNING COMMISSION** will hold a Regular Meeting on **Tuesday, May 12, 2026 at 5:30 P.M.** in the Vernal City Council Chambers at 374 East Main Street, Vernal, Utah.

AGENDA

A. STANDING BUSINESS

1. Welcome and Designation of Chair and Members
2. Approval of Meeting Minutes for April 14, 2026

B. ACTION ITEMS

1. Recommendation to consider approval of an amendment to the Uintah Heights Preliminary Plat for properties located at 70 East 500 South; 76 East 500 South; and 80 East 500 South, Parcel #(s): 050520125, 050520126, 050520127 – 2026-016-SUB – Braeden Christofferson
2. Recommendation to consider approval of an amendment to the Quail Run II Preliminary Plat for properties located at 1621 West 500 South, Parcel #050670044 – 2026-015-SUB – Braeden Christofferson

ADJOURN

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

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

3 April 14, 2026

4 5:30 pm

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

8
9 **Members Excused:**

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

12
13 **Alternates Excused:**

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

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

20 Before moving into standing business, Chairman Lytle emphasized that everyone present shares a
21 common interest in and passion for Vernal City, with the goal of supporting what is best for the
22 community, even when opinions differ. Members of the public will have one opportunity to speak
23 on each topic during the public hearing, with a limit of five minutes per person that cannot be
24 transferred or extended. If clarification is needed from staff or applicants, time may be paused to
25 allow for responses. Participants are expected to remain on topic, follow meeting rules, and avoid
26 disruptions to ensure all voices can be heard during the public hearing portion of the meeting. To
27 help manage time and avoid repetition, individuals are encouraged to simply state their name,
28 address, and agreement if a previous speaker has already expressed the same concerns. While
29 public input and opinions are welcomed, any statements presented as fact should be supported by
30 evidence. The commission is required to base its decisions on the evidence provided, the Vernal
31 City General Plan, applicable land use codes, and the overall welfare of the community, and cannot
32 deny an application solely based on its popularity, but rather must determine its consistency with
33 the City’s long-term planning goals.

34
35 **APPROVAL OF MINUTES FROM March 10, 2026:** Stephen Lytle Chair asked if there were
36 any changes to the minutes from March 10, 2026. The minutes were approved with there being
37 no corrections, *Samantha Scott moved to approve the minutes of March 10, 2026 as presented.*
38 *Hailee Todich seconded the motion. The motion passed with Samantha Chapoose, Troy Allred,*
39 *Ryan Balch, Brittany Young, Hailee Todich and Aaron Bancroft voting in favor.*

40
41 **RECOMMENDATION TO CONSIDER APPROVAL OF THE FRANCISCO REZONE**
42 **(REBECCA FRANCISCO) FOR PROPERTY LOCATED AT 356 EAST 100 NORTH,**
43 **PARCEL #050200075 – 2026-010-REZ**

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44 Chair Stephen Lytle noted for the record that written correspondence regarding the rezone
45 request had been received from members of the public.

46 Braeden Christofferson presented a request from Rebecca Francisco to rezone the property
47 located at 356 East 100 North, Vernal, Utah, from R-4 Residential to Commercial. The request
48 was made to bring the existing business use into compliance, as operating this particular business
49 is not a permitted use within the R-4 zone. Mr. Christofferson noted the property is adjacent to
50 commercially zoned land and that the proposed rezone is consistent with the City's General Plan,
51 which designates the area as appropriate for commercial use. Mr. Christofferson also indicated
52 that parking and site-related concerns could be addressed at a later stage through a site plan
53 review, though written public comment had been received expressing concerns regarding
54 parking, water use, and neighborhood impacts.

55 Chair Stephen Lytle opened the public hearing to receive public comment.

56 Aigul Kaufman, 366 East 100 North, Vernal, Utah, expressed concerns regarding ongoing
57 parking issues associated with the existing business. She stated that customers frequently park in
58 front of her residence, limiting her ability to park her own vehicles, place garbage cans, and
59 maintain her property. She also noted concerns related to winter snow removal, irrigation
60 conflicts, and disturbances caused by unfamiliar vehicles affecting her household and pet. Ms.
61 Kaufman requested that parking and related impacts be resolved prior to approval of any rezone.

62 Rebecca Francisco, 3784 South 1500 West, Vernal, Utah, responded as the business owner. She
63 explained that the business is a low-impact massage therapy practice with limited client traffic,
64 typically involving no more than four vehicles at a time. She stated that parking is managed
65 through use of the driveway, limited street parking, and alternative parking arrangements when
66 necessary. Ms. Francisco indicated efforts have been made to avoid impacting neighboring
67 properties and emphasized that the business generates less utility demand than a typical
68 residential use. She also noted that the surrounding area along 100 North functions as a
69 transitional corridor with a mix of residential and commercial uses.

70 There being no further public comments, Chair, Stephen Lytle closed the public hearing.

71 The Commission discussed the rezone request, including questions regarding parking
72 requirements and timing of addressing potential impacts. Mr. Christofferson clarified that
73 parking considerations would be evaluated at a later stage and that the current decision focused
74 solely on the appropriateness of the zone change. The Commission acknowledged receipt of
75 written public comment from Aigul Kaufman.

76 After discussion, the Commission found the request to be consistent with the General Plan and
77 appropriate given the surrounding land uses. ***Samantha Chapoose moved to forward a positive***
78 ***recommendation to the City Council for approval of the Francisco rezone (Rebecca Francisco)***
79 ***for property located at 356 East 100 North, parcel #050200075 – 2026-010-REZ. Troy Allred***
80 ***seconded the motion. The motion passed with Samantha Chapoose, Troy Allred, Ryan Balch,***
81 ***Brittany Young, Hailee Todich and Aaron Bancroft voting in favor.***
82

83 **RECOMMENDATION TO CONSIDER APPROVAL OF THE CIVIL SOLUTIONS**
84 **GROUP REZONE (JAKE BLACK) FOR PROPERTY LOCATED AT 350 NORTH 500**
85 **WEST, PARCEL #050220054 – 2026-007-REZ**

86 Chair Stephen Lytle noted for the record that written correspondence regarding the rezone
87 request had been received from members of the public.

88 Braeden Christofferson presented the rezone request for Civil Solutions Group, located at 350
89 North 500 West, to rezone approximately 8.66 acres, Mr. Christofferson explained that the
90 property is currently zoned R-3 (Moderate Density Residential), which allows for a variety of
91 residential development types, including single-family homes, duplexes, townhomes, and other
92 multi-unit configurations at a moderate density level. He stated that the applicant is requesting a
93 rezone to R-4 (High Density Residential), which would allow for increased residential density
94 and a broader range of housing types, including larger multi-family developments such as
95 apartment-style units, as well as the potential for assisted living or senior housing.

96 Mr. Christofferson clarified that the conceptual plans submitted by the applicant were provided
97 strictly for illustrative purposes and are not binding. He emphasized that the Planning
98 Commission's decision on the rezone should not be based on a specific site layout, as any future
99 development would be subject to additional review processes, including preliminary and final
100 plat approval, site plan review, and compliance with all applicable development standards.

101 Mr. Christofferson explained that the surrounding area is predominantly residential, with a mix
102 of zoning designations, and includes nearby institutional and commercial uses. He specifically
103 referenced the Uintah Basin Medical Center located directly west of the property along 500 West
104 (Highway 121), as well as churches and other non-residential uses in the vicinity. He stated that
105 this mix of uses contributes to the area functioning as a transitional zone within the City.

106 Mr. Christofferson also referenced the City's General Plan, noting that amendments made in
107 approximately 2014 and 2018/2019 designated portions of the area for a combination of
108 commercial, medium-density residential, and high-density residential uses. He explained that this
109 reflects an overall vision for a mixed-use area, with higher intensity uses generally located closer
110 to major roadways and lower density transitioning toward established neighborhoods.

111 Mr. Christofferson further explained that, regardless of zoning designation, any development on
112 the property would be required to meet access requirements established by City Code and State
113 regulations. He stated that developments exceeding a certain number of units would require
114 multiple access points and that access could be provided either directly from 500 West (subject
115 to UDOT approval) or through connections to existing streets within the surrounding
116 neighborhood. He acknowledged that several dead-end streets currently exist adjacent to the
117 property and could potentially be extended, depending on the design of the development.

118 Mr. Christofferson emphasized that the decision before the Planning Commission is limited to
119 whether the proposed zoning change is appropriate based on City Code, the General Plan, and
120 surrounding land uses, and that detailed design, infrastructure improvements, and mitigation
121 measures would be addressed in subsequent phases of the development process.

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122 Commissioner Hailee Todich provided detailed comments regarding the proposal. She reiterated
123 that a similar rezone request had been considered in approximately 2013 and was ultimately
124 denied by the City Council due to concerns about traffic impacts and neighborhood
125 compatibility. She expressed that many of those same concerns remain relevant.

126 Ms. Todich stated that the current R-3 zoning already allows for a substantial level of
127 development, estimating approximately one hundred three (103) units could be constructed under
128 existing code, with the potential for additional units depending on future code amendments. She
129 emphasized that R-3 zoning already provides flexibility for a mix of housing types, including
130 duplexes, fourplexes, and townhomes, which she believes are more consistent with the
131 surrounding neighborhood.

132 Commissioner Todich discussed the existing character of the area, noting that surrounding
133 properties are predominantly single-family homes, with some smaller-scale multi-family units.
134 She expressed concern that allowing R-4 zoning would introduce a higher level of density that is
135 not compatible with the existing development pattern.

136 Commissioner Todich further stated that the General Plan designates the area primarily for
137 medium-density residential use, and she expressed concern that approving R-4 zoning, which
138 allows higher density and taller buildings, would be inconsistent with that designation. She
139 emphasized the importance of adhering to the General Plan as a guiding document for land use
140 decisions.

141 Commissioner Todich additionally addressed traffic concerns, noting that traffic volumes along
142 500 West have increased since the prior proposal and that the area already experiences
143 congestion. She expressed hesitation in supporting a rezone without first understanding the
144 results of a traffic study and how potential impacts would be mitigated.

145 Commissioner Todich concluded by stating that she did not see a demonstrated need to increase
146 density beyond what is already allowed under R-3 zoning and expressed concern that the
147 proposal represents a significant departure from both the General Plan and the established
148 character of the neighborhood.

149 Commissioner Ryan Balch questioned whether traffic concerns identified in the past had been
150 addressed, noting that traffic conditions on 500 West have likely worsened since the earlier
151 proposal.

152 Commissioner Todich also raised concerns regarding building height, noting that R-4 zoning
153 allows for structures up to four (4) stories. She expressed concern that taller buildings would
154 impact surrounding properties, including privacy and neighborhood character.

155 Commissioner Brittany Young stated that, while the developer indicated flexibility, it is
156 reasonable to assume that the increased allowances would be utilized if granted.

157 In response to questions regarding traffic, Braeden Christofferson explained that 500 West is a
158 Utah Department of Transportation (UDOT)-controlled highway, and that the City does not have

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159 direct authority over traffic capacity or roadway modifications on that corridor. He stated that
160 any proposed development would be required to complete a traffic impact study, which would be
161 reviewed by UDOT to determine whether roadway improvements are necessary. He provided
162 examples of potential mitigation measures, such as acceleration or deceleration lanes, that could
163 be required depending on the findings of such a study. He emphasized that these requirements
164 would be determined through the development review process and are not part of the rezone
165 decision itself.

166 Mr. Christofferson acknowledged concerns about existing traffic conditions and stated that while
167 the roadway experiences higher traffic volumes at certain times of day, it is designed and
168 intended to function as a major transportation corridor. He reiterated that UDOT continuously
169 evaluates and manages traffic conditions on the highway and would play a key role in
170 determining what improvements, if any, are required to accommodate additional development.

171 In response to questions regarding building height and zoning standards, Mr. Christofferson
172 confirmed that R-4 zoning allows for taller structures than R-3, including buildings up to four
173 stories. However, he clarified that approval of the rezone does not guarantee that the maximum
174 height or density will be utilized, as the final design would be subject to additional review and
175 compliance with other development standards, including parking, landscaping, and site layout
176 requirements.

177 Mr. Christofferson also explained differences between R-3 and R-4 zoning in terms of
178 development standards. He stated that R-4 allows for increased flexibility, including reduced
179 landscaping requirements and adjustments to parking and site design standards, which can allow
180 for a higher number of units depending on how the project is designed. He emphasized that while
181 a theoretical maximum number of units could be calculated based on zoning, the actual number
182 of units achievable on the site would be constrained by requirements such as parking, roadway
183 access, landscaping, and other infrastructure considerations.

184 Jake Black, Applicant/Developer, 286 West 590 North, Vineyard, Utah, responded to questions
185 from the Commission. Mr. Black stated that the project is still in early stages and that the rezone
186 request is intended to allow flexibility in development. He explained that the goal is to provide a
187 mix of housing types, including one-, two-, and three-bedroom units, as well as potential senior
188 or assisted living components. He stated that this mix would better meet community needs and
189 allow for more effective absorption in a smaller market.

190 Mr. Black stated that while development could occur under R-3 zoning, the flexibility provided
191 by R-4 would better support a mixed-product approach and allow for adjustments in unit types,
192 landscaping, and site design. He acknowledged that the project may not proceed if the rezone is
193 denied, depending on feasibility and contractual considerations.

194 Mr. Black further stated that the property is a key infill site within Vernal City, with existing
195 infrastructure including roads, water, sewer, and utilities on or near the property. He emphasized
196 that the site has direct access to a major arterial roadway (Highway 121), which makes it more
197 suitable for higher-density development compared to interior neighborhood locations. He also

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198 stated that higher density could be concentrated near the highway, with lower density
199 transitioning toward surrounding residential areas.

200 Mr. Black emphasized that the project would still be subject to multiple levels of review,
201 including traffic studies, geotechnical reports, infrastructure analysis, and City approvals, and
202 that the rezone is only the first step in a longer process.

203 Chair Stephen Lytle opened the public hearing to receive public comment.

204 Leon Hoyt, 336 North 300 West, Vernal, provided detailed concerns regarding site conditions,
205 specifically the historically high groundwater table in the area. He explained that past
206 developments, including nearby institutional properties such as the medical center and adjacent
207 church, required the importation of several feet of fill material to make construction feasible. He
208 stated that many homes in the surrounding neighborhood rely on sump pump systems due to
209 persistent groundwater intrusion and noted that basements are generally not constructed in the
210 area for that reason. Mr. Hoyt also referenced historical irrigation practices, indicating that while
211 flood irrigation has decreased, runoff from properties north of the site continues to impact the
212 area. He expressed concern that these conditions could create complications for higher-density
213 development and suggested that these issues be thoroughly evaluated during project planning.

214 Sherry Gross, 405 West 400 North, Vernal, reiterated concerns previously raised during a similar
215 rezone request approximately 13 years prior. She emphasized that the proposed development
216 would directly border her property and expressed significant concern regarding loss of privacy
217 due to the potential for three- and four-story structures overlooking her backyard. She also
218 discussed traffic concerns in detail, stating that access to 500 West is limited and controlled by
219 UDOT, and that previous discussions indicated additional access points may not be feasible. She
220 expressed concern that traffic would instead be diverted through surrounding residential streets,
221 increasing congestion and safety risks. Ms. Gross further noted that children in the area are not
222 bused and must either walk or be transported, and she expressed concern that increased traffic
223 would create unsafe conditions. She also stated that there are already multiple apartment
224 complexes in the vicinity and questioned whether additional high-density housing is necessary or
225 appropriate for the area.

226 Tyler Shurtliff, 251 North 500 West, Vernal, described ongoing traffic challenges along
227 Highway 121, stating that congestion is already significant and continues to worsen. He
228 indicated that it can take multiple vehicles passing before he is able to safely exit his driveway
229 and noted that traffic conditions are particularly difficult during peak hours and events such as
230 the Fourth of July. He expressed concern that additional development would exacerbate these
231 issues. Mr. Shurtliff also raised concerns about infrastructure capacity, including water pressure
232 and aging sewer systems, stating that current conditions are already strained. He added that when
233 he purchased his home, he did not anticipate adjacent high-density development and had
234 expected a lower-impact use for the property. He urged denial of the rezone request.

235 Harold Garcia, 320 West 300 North, Vernal, explained that his property is located on a dead-end
236 street that could potentially be extended to provide access to the development. He stated that
237 several nearby roads, including 300 North and 350 North, are narrow and were not designed to

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238 accommodate through traffic or higher volumes. He expressed concern that opening these roads
239 would significantly increase traffic and create safety concerns for residents. Mr. Garcia also
240 discussed the scale and intensity of potential development, noting that multi-story apartment-
241 style housing would introduce a level of density inconsistent with the existing neighborhood. He
242 expressed concern about increased vehicle ownership associated with higher-density housing and
243 the resulting impacts on parking and congestion. He also noted that taller buildings would impact
244 views and alter the overall character of the area.

245 Dan Dilsaver, 201 North 1500 West, Vernal, questioned the feasibility and safety of access to the
246 proposed development. He stated that, based on the conceptual information provided, access
247 appears limited and could result in significant congestion, particularly during peak traffic
248 periods. He expressed concern that left-hand turns onto 500 West would be difficult or unsafe,
249 potentially forcing drivers to travel north to find safer turning opportunities. He encouraged the
250 Commission to carefully evaluate traffic patterns and access design before approving the rezone.

251 Rex Howe, 675 North 500 West, Vernal, expressed concerns regarding infrastructure capacity
252 and long-term planning. He compared the potential impacts of the proposed development to
253 experiences in other Utah communities, such as Vineyard and Spanish Fork, where rapid growth
254 has led to congestion and infrastructure challenges. He stated that he does not want to see similar
255 conditions develop in Vernal and emphasized the importance of ensuring infrastructure keeps
256 pace with growth. Mr. Howe also expressed concern about the visual impact of higher-density,
257 multi-story buildings, stating that such development could alter the character of the area and
258 diminish the views currently enjoyed by residents.

259 Aigul Kaufman, 166 East 100 North, Vernal, asked questions related to livability and design
260 considerations for higher-density housing. She inquired whether the development would include
261 designated safe play areas for children and whether there would be adequate accommodations for
262 pets, such as dog-walking areas. Ms. Kaufman's comments reflected concern about how quality-
263 of-life elements would be incorporated into a higher-density residential project.

264 In response to public questions regarding amenities and site design, Mr. Christofferson stated
265 that specific elements such as open space, play areas, and pet accommodations would be
266 addressed during the site plan review process and are not determined at the rezone stage. He
267 emphasized that all developments, regardless of zoning, are required to comply with City
268 standards related to safety, infrastructure, and livability.

269 Michael Spackman, 342 North 300 West, Vernal, stated that his property is located near a
270 potential access point and that increased traffic would likely pass directly by his residence. He
271 acknowledged that the property will likely be developed but expressed concern about the
272 intensity of development under R-4 zoning compared to R-3. He stated that existing streets are
273 not designed to accommodate significant increases in traffic and that congestion would likely
274 result. Mr. Spackman also sought clarification regarding the differences between R-3 and R-4
275 zoning, specifically asking what additional allowances R-4 would provide. He summarized that
276 R-4 would allow higher density, reduced landscaping requirements, and increased flexibility, and
277 questioned whether those changes justify the potential impacts.

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278 Scott Gross, 405 West 400 North, Vernal, raised concerns regarding water availability and long-
279 term sustainability, particularly in relation to agricultural water rights and current drought
280 conditions. He stated that, based on his understanding and conversations with local farmers and
281 canal companies, there are concerns that the City may already be utilizing more culinary water
282 than originally allocated, potentially drawing from water sources traditionally designated for
283 agricultural use.

284 Mr. Gross emphasized that much of the water in the Uintah Basin is historically deeded to
285 farmers rather than municipalities, and he suggested that agricultural users have been working to
286 conserve water through improvements such as piping canals to reduce loss. He expressed
287 concern that, despite these efforts, there may be increasing pressure on those agricultural water
288 resources to support municipal growth.

289 He questioned the accuracy of projections indicating a 30-year water supply, stating that current
290 conditions—particularly low snowpack and reduced reservoir storage—suggest a more
291 immediate concern. He described the current year as not only drought-impacted but indicative of
292 a potential ongoing shortfall in water availability. He urged the Commission to further verify
293 water supply data and to consult directly with water companies and agricultural stakeholders to
294 better understand the full scope of available water and existing obligations.

295 In addition to water supply concerns, Mr. Gross expressed opposition to the scale of potential
296 development under R-4 zoning. He specifically referenced existing multi-story developments in
297 Vernal, noting that taller buildings can overlook neighboring properties and diminish privacy. He
298 stated that allowing up to four-story buildings in this location would be incompatible with the
299 surrounding single-family neighborhood and would negatively impact residents who purchased
300 their homes based on the existing character of the area.

301 Mr. Gross concluded by urging the Commission to consider the broader, long-term impacts of
302 the rezone, including both water resource limitations and neighborhood compatibility, before
303 making a recommendation.

304 Regarding water availability, Mr. Christofferson clarified that Vernal City has conducted long-
305 term planning for water resources and has identified sufficient capacity to support approximately
306 30 years based on 1.6% growth. He explained that this projection is based on engineering studies
307 and water resource planning conducted by qualified professionals. He acknowledged that current
308 drought conditions have resulted in lower-than-normal water availability in recent years but
309 stated that such conditions are considered anomalies when compared to long-term averages. He
310 reiterated that the City's planning efforts are based on long-term data and projections rather than
311 short-term fluctuations.

312 In response to additional questions, Mr. Christofferson clarified that the water projections
313 referenced apply specifically to Vernal City's municipal water system and service area. He also
314 noted that issues related to agricultural water rights and private water companies are separate
315 from the City's culinary water system, although he acknowledged that water is a shared and
316 important resource within the region.

317 There being no further public comments, Chair, Stephen Lytle closed the public hearing.

318 *Samantha Chapoose moved to forward a positive recommendation to the City Council for*
319 *approval of the Civil Solutions Group rezone (Jake Black) for property located at 350 North 500*
320 *West, parcel #050220054 – 2026-007-REZ. Ryan Balch seconded the motion. The motion passed*
321 *with the following roll call vote:*

322 *Commissioner Chapooseaye;*

323 *Commissioner Allredaye;*

324 *Commissioner Youngnay;*

325 *Commissioner Balchaye;*

326 *Commissioner Todichnay;*

327 *Commissioner Bancroftaye;*

328

329 **RECOMMENDATION TO CONSIDER APPROVAL OF THE EVERBUILT REZONE**
330 **(JACOB SPEIRS) FOR PROPERTY LOCATED AT 1315 WEST 500 NORTH, 1189 WEST**
331 **400 NORTH, AND 381 NORTH 1250 WEST, PARCEL #'S 050060012, 050060013,**
332 **050050029 – 2026-012-REZ**

333 Chair Stephen Lytle noted for the record that written correspondence regarding the rezone
334 request had been received from members of the public.

335 Braeden Christofferson presented a request to rezone approximately nine acres located at 1315
336 West 500 North in Vernal, Utah, from R-1 Residential to R-3 Residential. The applicant
337 indicated a potential intent to develop townhome-style housing on the property; however, no
338 formal site plan or development layout was submitted with the application, as such plans are not
339 required for a zoning amendment. Mr. Christofferson clarified that the request is limited solely to
340 a change in zoning designation and does not constitute approval of any specific development
341 proposal.

342 Mr. Christofferson explained that the R-1 zone is intended to accommodate low-density
343 residential development, while the R-3 zone allows for moderate-density residential uses. The
344 subject property is located along 500 North, which functions as a UDOT corridor providing
345 regional connectivity. Surrounding land uses include a mix of single-family residential
346 properties, agricultural land, institutional and open space areas, and low-intensity commercial
347 uses located across 500 North within Uintah County jurisdiction.

348 Commission Hailee Todich disclosed that she resides within the broader neighborhood of the
349 subject property but not on the immediate street. She stated she would not recuse herself but
350 wanted to acknowledge her proximity to the area.

351 Commissioner Todich then presented a detailed analysis referencing Vernal City Code Section
352 16.58.120(A), which requires subdivision layouts to conform to the Vernal City General Plan.
353 She directed attention to specific sections of the General Plan, including results from a public
354 visual preference survey indicating that residents favor non-urban environments, preserved open
355 space, and lower-density development patterns, while expressing dislike for high-density
356 housing, traffic congestion, and large-scale urban features.

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357 She further referenced the Future Land Use section of the General Plan, which emphasizes
358 growth within city limits while maintaining compatibility with existing development patterns and
359 preserving the open and rural character of areas on the outskirts of the community.

360 Commissioner Todich noted that the subject property is located on the outer edge of Vernal City,
361 where the plan encourages lower-density or cluster-style development rather than higher-density
362 residential forms.

363 Commissioner Todich discussed definitions within the General Plan, noting that medium-density
364 residential development is generally defined as two (2) to four (4) units per acre, while moderate
365 density ranges from four (4) to eight (8) units per acre. High-density residential development is
366 identified as ranging from eight (8) to sixteen (16) or more units per acre. She pointed out that
367 the current R-1 zoning allows approximately four (4) units per acre, which aligns with the
368 medium-density classification described in the General Plan. In contrast, the proposed R-3
369 zoning allows up to twelve (12) units per acre, which more closely aligns with high-density
370 development rather than moderate density.

371 Based on this analysis, Commissioner Todich expressed concern that the proposed zoning
372 change is inconsistent with the General Plan and represents a significant increase in density
373 beyond what is envisioned for the area. She further stated that the proposal could be considered
374 spot zoning and raised concerns regarding potential impacts to surrounding properties, including
375 increased traffic, reduced privacy, additional noise, possible decreases in property values, and
376 strain on existing infrastructure systems such as water and sewer.

377 Commissioner Todich further stated that the subject property is one of the few remaining parcels
378 in Vernal City currently zoned R-1 and expressed concern that rezoning the property would
379 reduce opportunities for low-density, single-family housing within the community. She indicated
380 that there are only a small number of remaining R-1 areas within the City and that preserving
381 those areas is important for maintaining housing diversity.

382 Commissioner Todich also provided historical context, explaining that similar proposals for the
383 same general area had been brought before the Planning Commission and City Council multiple
384 times between 2007 and 2008. According to the records reviewed, those proposals were
385 repeatedly denied due to concerns regarding density, incompatibility with the General Plan, and
386 traffic impacts. It was noted that approval was only granted in the past when a development
387 proposal was revised to maintain low-density residential use and limit connectivity to
388 surrounding neighborhoods in order to reduce traffic impacts. She emphasized that many of the
389 concerns identified in those earlier discussions remain relevant today and that the primary
390 difference in the current application is the presence of a new developer rather than a change in
391 surrounding conditions.

392 Chair Stephen Lytle acknowledged community concerns while highlighting broader housing
393 challenges in Vernal. He noted that a frequent concern expressed by residents is the lack of
394 available and affordable housing, particularly for single-family homes in R-1 zones, which are
395 increasingly out of reach for many families. As a result, many residents are compelled to live in
396 higher-density housing, such as apartments, despite a preference for single-family living.

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397 Chair Lytle stated he understands concerns related to increased traffic, privacy, and
398 neighborhood impacts, and acknowledged he would share similar concerns if directly affected.
399 However, he emphasized the need to consider the issue from a community-wide perspective. He
400 explained that opportunities for new development within City limits are limited, and that
401 directing growth away from areas like the subject property would likely push development into
402 surrounding County lands, potentially resulting in the loss of agricultural land and long-standing
403 homesteads.

404 Drawing from personal experience living near a multi-story apartment building, Chair Lytle
405 noted that impacts can be mitigated through measures such as landscaping and buffering. He
406 expressed that the City faces a difficult balance between preserving its current character and
407 accommodating future growth. Chair Lytle concluded that the decision presents challenges on
408 both sides, as maintaining the status quo limits housing availability, while approving higher-
409 density development may alter existing neighborhood conditions. Ultimately, he indicated that
410 given the City's limited space and continued growth projections, such developments may be
411 necessary, though the decision is not clear-cut.

412 Commissioner Brittany Young drawing on prior experience in real estate, expressed agreement
413 with earlier comments regarding the challenges of housing affordability and availability in
414 Vernal. She explained that many individuals and families desire traditional single-family homes,
415 such as three-bedroom, two-bath residences on larger lots within city limits; however, such
416 housing options are no longer attainable at lower price points. Commissioner Young noted that
417 homes meeting those expectations are not realistically available in the current market for under
418 \$200,000, highlighting a significant gap between housing demand and affordability.

419 Based on this experience, Commissioner Young acknowledged that there is a clear and growing
420 demand for higher-density housing options, as these tend to be more financially accessible. She
421 stated that while she had not conducted as extensive a historical review as others, she had given
422 considerable thought to the issue and recognized that the subject property has remained
423 undeveloped despite multiple past opportunities. She suggested that the continued R-1 zoning
424 may be a contributing factor, as it limits the type of development that can occur and may make
425 projects financially unfeasible, resulting in the property remaining vacant. Commissioner Young
426 also noted the possibility that maintaining the property as open space may align with community
427 preferences, but questioned whether that outcome supports the City's broader growth needs.

428 Commissioner Young expressed general support for development and community growth,
429 emphasizing the benefits of increasing population, expanding the tax base, and supporting
430 additional commercial activity. However, she also acknowledged broader economic trends, both
431 statewide and nationally, which have made traditional R-1 single-family housing increasingly
432 unattainable for many residents. As a result, she indicated that accommodating growth may
433 require the inclusion of higher-density housing options.

434 At the same time, Commissioner Young recognized that higher-density development is not
435 universally supported within the community, as some residents prefer to maintain the existing
436 small-town character and limit population growth. She personally expressed a preference for
437 preserving that character and stated she is not in favor of large-scale or high-rise developments.

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438 However, she reiterated that without incorporating some level of higher-density housing, many
439 individuals and families may be unable to afford to live in Vernal.

440 Commissioner Young further observed that many existing R-1 neighborhoods are occupied by
441 long-term residents or individuals with greater financial resources, reinforcing the idea that such
442 housing is not broadly accessible. While she expressed some hesitation regarding the proposed
443 R-3 zoning, particularly given the absence of a conceptual development plan, she suggested that
444 the lack of development on the property to date may be directly tied to the limitations imposed
445 by its current R-1 designation.

446 Commissioner Todich responded to earlier comments regarding the lack of development on the
447 subject property, providing additional context based on personal knowledge and past efforts to
448 acquire portions of the land. She explained that the property had only recently been subdivided
449 and was previously held as a large parcel by an out-of-state investor who was unwilling to divide
450 or rezone the land. As a result, potential buyers were unable to purchase smaller portions for
451 development. She noted that the size and configuration of the parcel, combined with its
452 ownership and pricing, made it financially unattainable for most local buyers, which contributed
453 to the lack of development rather than a lack of interest in R-1 projects.

454 Commissioner Todich further stated that the timing of prior development efforts coincided with
455 the 2008 economic downturn, which significantly impacted the housing market and likely
456 prevented planned R-1 development from moving forward. She suggested that under different
457 market conditions, such as those present several years ago, development of the property as
458 single-family housing may have been more feasible.

459 Commissioner Todich also expressed concern about the broader trend toward predominantly
460 higher-density housing, including townhomes and apartments. While acknowledging the need for
461 additional housing, she questioned whether focusing primarily on higher-density development
462 could limit future opportunities for single-family homeownership. Commissioner Todich
463 emphasized that developers may favor higher-density projects due to greater financial returns,
464 but cautioned against allowing market pressures to eliminate options for traditional housing
465 types.

466 Commissioner Todich raised the concern that an overreliance on higher-density development
467 could result in a lack of housing diversity, potentially leaving future residents with limited
468 choices. She also noted uncertainty regarding long-term market conditions, questioning whether
469 current demand for higher-density housing would remain stable or whether a future economic
470 downturn could lead to an oversupply of such units. She concluded by expressing concern that
471 continued shifts toward higher-density zoning could eventually reduce the availability of land for
472 single-family homes, limiting housing options for future residents.

473 Braeden Christofferson provided additional information obtained from a local real estate
474 professional, indicating that the median income in Vernal is approximately \$70,000 per year.
475 Based on current market conditions, homes priced around \$250,000 would result in monthly
476 mortgage payments near \$1,750, though homes at that price point are largely unavailable. Rental
477 rates for apartments average approximately \$1,600 per month, while affordable housing is

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478 generally considered to be closer to \$1,100 per month. It was also noted that housing inventory
479 within lower and mid-range price points is extremely limited and tends to sell quickly when
480 available.

481 Quentin Daniel, co-owner of Everbuilt, addressed the Planning Commission and introduced
482 himself as a lifelong resident of Vernal. He provided his business address as 2727 West 1500
483 North, Vernal, Utah. Mr. Daniel emphasized his personal connection to the community, noting
484 that both he and his business partner returned to Vernal after living elsewhere in order to raise
485 their families locally.

486 Mr. Daniel explained that through both personal experience and professional work, he has
487 observed that many individuals in Vernal, including those with stable employment, are unable to
488 afford homeownership, particularly following market changes after the COVID-19 pandemic. He
489 stated that this challenge motivated Everbuilt to pursue attainable housing projects.

490 Mr. Daniel referenced a recently completed subdivision project consisting of thirty-two (32)
491 townhomes, which had been approved by the Planning Commission in 2023. He reported that the
492 project was successfully completed and described it as one of the most rewarding experiences of
493 his career. He highlighted that the homes were purchased by a range of local residents, including
494 teachers, retirees, young families, and first-time homebuyers. Mr. Daniel emphasized that these
495 homes provided opportunities for individuals who otherwise may not have been able to enter the
496 housing market.

497 Mr. Daniel urged the Commission to consider not only the concerns of developers or
498 neighboring property owners, but also the needs of individuals and families seeking affordable
499 housing opportunities. He stated that the decision would significantly impact those who may or
500 may not have the opportunity to purchase a home in Vernal.

501 Jacob Spears, co-owner of Everbuilt, then presented additional details regarding the rezone
502 request. Mr. Spears provided his address as 493 East 2900 South, Vernal, Utah, and clarified that
503 he resides in Uintah County. He acknowledged the value of public input and expressed
504 appreciation for the opportunity to participate in a public process where differing opinions can be
505 shared.

506 Mr. Spears explained that the proposed rezone is intended to support development similar to the
507 previously completed townhome project. He stated that townhomes provide a more affordable
508 housing option due to their smaller size and construction efficiency, as well as their appeal to
509 individuals seeking lower-maintenance living.

510 Mr. Spears indicated that the proposal had been discussed with Vernal City staff and that R-3
511 zoning was determined to be more appropriate than higher-density alternatives such as R-4 or
512 mixed-use zoning. He expressed his belief that the proposal aligns with the City's long-term
513 goals and would contribute to increasing the housing supply.

514 Mr. Spears provided broader housing context, noting that the average age of first-time
515 homebuyers has increased significantly, indicating growing barriers to entry into the housing

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516 market. He stated that increasing housing supply within City limits would support affordability
517 and help prevent development from shifting into surrounding County areas, where agricultural
518 land may be impacted.

519 Mr. Spears also emphasized the importance of local development, stating that Everbuilt is a local
520 company invested in the long-term success of the community. He expressed a desire to
521 contribute positively to Vernal's growth and housing availability.

522 As part of his presentation, Mr. Spears shared data from their previous townhome development,
523 noting that approximately 78 percent of units were owner-occupied, with a majority being first-
524 time homebuyers. He stated that this demonstrates the effectiveness of townhome developments
525 in meeting local housing needs.

526 Mr. Spears further explained that the proposed location is well-suited for higher-density housing
527 due to its proximity to schools, including Uintah High School, Ashley Elementary, Uintah Basin
528 Technical College, and Utah State University campuses, as well as nearby parks and existing
529 infrastructure. He also noted that the property is located along a UDOT corridor, where higher-
530 density development is more typical than single-family housing.

531 In response to questions, Mr. Spears provided pricing details from the prior development, stating
532 that townhomes ranged from approximately \$245,000 to under \$300,000, with typical layouts
533 consisting of three bedrooms, two and a half bathrooms, and approximately 1,400 square feet.

534 Mr. Spears explained that construction of single-family homes at similar price points is not
535 financially feasible due to the cost of land, infrastructure, and development requirements. He
536 stated that higher density is necessary to distribute those fixed costs and make housing attainable.

537 Chair Stephen Lytle opened the public hearing to receive public comment.

538 Alan Hacking 306 North 1250 West expressed significant concern regarding the City's aging
539 sewer infrastructure. Drawing on decades of personal experience working on local sewer
540 systems, he stated that the existing lines—some installed in the 1950s—are already strained and
541 incapable of supporting additional high-density development. He noted that nearby systems are
542 currently experiencing surcharge issues and warned that adding more demand could result in
543 system failures, including potential sewage backups into streets or homes. He emphasized that
544 major infrastructure upgrades would be required, potentially costing hundreds of thousands of
545 dollars, and questioned whether those costs would fall on taxpayers. He urged the Commission to
546 prioritize infrastructure analysis before approving additional density.

547 Chris Cummings 474 North 1500 West opposed the rezone, emphasizing the importance of
548 preserving the existing R-1 zoning and neighborhood character. He highlighted that the
549 surrounding area is predominantly composed of single-level homes, which provide unobstructed
550 views of surrounding mountains. He expressed concern that higher-density or multi-level
551 developments would negatively impact these views and alter the established character of the
552 neighborhood. He recommended maintaining R-1 zoning and limiting development to single-
553 story residential homes.

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554 Mitch Phillips 1215 West 250 North raised concerns about the loss of agricultural land and
555 questioned the consistency of repeated rezoning attempts. He noted that the property has
556 historically been used for flood irrigation and agricultural purposes. He also expressed concerns
557 about traffic congestion along Highway 121, particularly during peak school hours, and pointed
558 out the proximity of industrial uses such as a propane facility, which could present safety risks
559 with increased population density. He suggested that single-family homes would still sell
560 successfully in the current market without requiring a zoning change.

561 Mike Robinson 288 North 1500 West stated that there are already multiple high-density housing
562 developments within close proximity and felt that the area has reached its capacity for such
563 projects. He supported maintaining the R-1 designation.

564 Tammy Brusto 348 North 1250 West emphasized the impact on privacy and property
565 expectations. She explained that when purchasing her home, she relied on assurances that the
566 surrounding zoning would remain R-1 and was told that a change would be highly unlikely. She
567 expressed concern that higher-density development would overlook her property and diminish
568 privacy and views. She also questioned the developer's plans if the rezone were denied,
569 highlighting uncertainty about future land use.

570 Julie Harris 379 North 1150 West provided detailed concerns about traffic and safety. Having
571 lived in the area for decades, she described a significant increase in traffic volumes, particularly
572 during school hours, with congestion, limited visibility, and frequent near-accidents. She
573 explained that turning onto major roads has become increasingly difficult and that drivers often
574 reroute through residential streets to avoid congestion. She also raised concerns about parking
575 overflow from higher-density housing and its impact on surrounding streets. Additionally, she
576 cited ongoing sewer maintenance issues in the area and expressed fear of potential backups
577 affecting homes with basements.

578 George Lambroff 1211 West 250 North reiterated that the proposed homes were expected to fall
579 within a price range of approximately \$200,000 to \$300,000 and noted that, based on prior
580 statements, a household would need to earn over \$70,000 annually to reasonably afford such
581 housing. The speaker used this point to question the true accessibility of the development,
582 suggesting that these homes may not be attainable for many residents despite being framed as
583 "affordable."

584 Mr. Lambroff continued by citing a recent personal review of housing listings on Zillow, stating
585 that a number of homes are already available on the market. This observation was used to
586 support the argument that the current housing situation is not solely defined by a lack of supply.
587 Expanding on this, he referenced broader economic cycles, describing housing trends as subject
588 to "ebbs and flows" and suggesting that the current conditions represent a temporary phase rather
589 than a permanent crisis. Mr. Lambroff also referenced a statistic, reportedly obtained through a
590 general online search, indicating that the average age of a homebuyer is currently 59 rather than
591 40, further emphasizing the belief that the housing market is in an atypical period.

592 Drawing from personal experience, he shared that he had relocated from Atlanta and described
593 his initial impression of Vernal as resembling a Norman Rockwell painting—highlighting its

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594 small-town charm, sense of community, and aesthetic appeal. This comparison underscored a
595 central concern: that increased growth and higher-density development could fundamentally alter
596 the character of the community. Mr. Lambroff posed rhetorical questions to the Commission
597 about the ultimate goals of growth, asking where expansion would end and cautioning against
598 allowing Vernal to evolve into a larger, more congested metropolitan area like Atlanta.

599 Mr. Lambroff acknowledged that some level of growth is both inevitable and beneficial,
600 particularly in supporting local businesses, noting that he personally owns three businesses
601 within the Vernal community. However, he stressed that growth must be measured and
602 intentional. He expressed concern that the proposed rezoning represents a step too far, potentially
603 initiating a level of development that could become difficult to control.

604 Addressing the concept of “affordable housing,” Mr. Lambroff challenged its effectiveness and
605 sustainability. He shared an anecdote involving an acquaintance who resides in a local housing
606 development referred to as Pheasant Glen, which was characterized as low-income or affordable
607 housing. The individual recently experienced a rent increase to approximately \$2,000 per month,
608 prompting Mr. Lambroff to question whether such developments truly remain affordable over
609 time. This example was used to argue that projects initially presented as affordable may not
610 continue to meet that objective in the long term.

611 Mr. Lambroff also raised concerns about density and its associated impacts, particularly traffic
612 and parking. Referring to an image presented during the meeting, he noted that a depiction of
613 two homes appeared to include approximately eight vehicles, suggesting a higher occupancy rate
614 than anticipated. He extrapolated this observation to the full scale of the proposed development,
615 which includes a significant number of units, and warned that such density could lead to
616 substantial increases in traffic congestion, overflow parking, and strain on surrounding
617 neighborhoods. He emphasized that existing residential streets, where children currently live and
618 play, could be adversely affected by increased traffic flow.

619 In discussing broader housing issues, Mr. Lambroff pushed back against the notion that rising
620 home prices are driven solely by a lack of available housing. He argued that multiple factors
621 contribute to housing costs and cautioned against oversimplifying the issue. Additionally, he
622 expressed frustration with the framing of the “American Dream,” interpreting some arguments in
623 favor of affordable housing as implying that current homeowners are unsympathetic or opposed
624 to others achieving homeownership. Mr. Lambroff countered this by sharing his own experience,
625 stating that it took him over four decades to purchase his home, and suggesting that delayed
626 homeownership is a reality many individuals face.

627 Mr. Lambroff further emphasized concerns about infrastructure, referencing comments made by
628 a previous speaker regarding the potential demands that the development would place on existing
629 systems. He argued that approving the rezoning without fully addressing infrastructure needs
630 would be akin to “putting the cart before the horse,” expressing concern that the community
631 would ultimately bear the consequences of insufficient planning after the fact.

632 While acknowledging the importance of allowing families to grow and individuals to pursue
633 homeownership, Mr. Lambroff maintained that the proposed development is not appropriately

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634 located and may not achieve its intended goals. He reiterated that there is a time and place for
635 such housing initiatives but expressed strong belief that this particular proposal does not align
636 with the best interests of the neighborhood.

637 Mr. Lambroff firmly stated his opposition to the rezoning request. He urged the Commission to
638 carefully weigh the long-term impacts of their decision, emphasizing the need to preserve the
639 character of the community, protect existing neighborhoods, and ensure that growth is
640 approached in a deliberate and sustainable manner.

641 Lisa McDonald 474 North 1500 West emphasized the importance of maintaining the existing
642 low-density character of the neighborhood. She expressed concern that increased density would
643 lead to congestion, safety issues, and a decline in quality of life. She noted that the area already
644 experiences frequent emergency vehicle activity and believed additional development would
645 exacerbate these issues.

646 Helen Stewart 57 North 1250 West highlighted roadway limitations, describing 1250 West as
647 extremely narrow and often reduced to a single lane due to on-street parking. She warned that
648 increased traffic from higher-density development would create unsafe conditions, particularly
649 for residents and children. She also noted that the road is likely to be used as a cut-through route,
650 further increasing traffic volumes in an already constrained area.

651 Scott Gross 405 West 400 North questioned whether adequate studies had been conducted to
652 assess the capacity of sewer, water, gas, and electrical systems. He expressed concern that
653 decisions were being made without sufficient data regarding infrastructure limitations and
654 impacts on downstream users.

655 Dan Dilsaver 201 North 1500 West reflected on historical housing challenges and emphasized
656 that affordability issues are not unique to the present. He expressed concern that increasing
657 density may compromise the community's character and stressed the importance of measured,
658 sustainable growth that aligns with infrastructure capabilities.

659 Robert Wilkins 401 North 1500 West described severe traffic congestion along nearby roadways,
660 particularly during school hours, noting long delays and difficulty navigating intersections. He
661 stated that additional density would worsen already problematic conditions.

662 Cindy Dilsaver 201 North 1500 West referenced past community planning efforts that
663 emphasized preserving Vernal's small-town character. She expressed concern that continued
664 high-density development could erode the qualities that make the community desirable,
665 including neighborhood identity and lower-density living.

666 Larry Anderson 1264 West 250 North raised safety concerns related to nearby schools, noting
667 heavy pedestrian traffic from students walking to and from school. He emphasized that increased
668 vehicle traffic in the area would heighten the risk of accidents and negatively impact student
669 safety.

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670 Richard Case 317 North 1250 West stated that he purchased property in the area based on its R-1
671 zoning and quiet residential character. He expressed concern that rezoning would introduce
672 traffic and disruption inconsistent with the expectations of existing homeowners.

673 Michael Spackman 292 North 300 West raised broader planning concerns, questioning whether
674 repeated up-zoning could undermine the City's long-term land use plan. He also asked about the
675 permanence of zoning changes and whether properties could revert back if development proved
676 infeasible.

677 Karen Hatch 1245 West 150 North opposed the rezone, expressing concern that approval could
678 lead to further increases in density over time. She emphasized the interests of existing
679 homeowners who invested in the area under current zoning expectations and noted the presence
680 of existing higher-density housing nearby, arguing that the neighborhood has already contributed
681 to housing diversity.

682 Jill Seitz 289 North 1250 West reiterated safety concerns, particularly for children walking to
683 nearby schools and recreational areas. She described existing traffic issues and near-accidents,
684 stating that additional density would significantly increase risks.

685 Overall, public comments reflected strong opposition to the proposed rezone, with recurring
686 themes including inadequate infrastructure, traffic congestion and safety concerns, preservation
687 of neighborhood character, protection of property values and views, and skepticism about the
688 long-term benefits of high-density housing in this location.

689 There being no other public comments, Chair, Stephen Lytle closed the public hearing.

690 *Hailee Todich moved to forward a negative recommendation to the City Council for approval*
691 *of the Everbuilt rezone (Jacob Speirs) for property located at 1315 West 500 North, 1189 West*
692 *400 North, and 381 North 1250 West, parcel #'s 050060012, 050060013, 050050029 – 2026-*
693 *012-REZ Ryan Balch seconded the motion. The motion passed with the following roll call vote:*
694 *Commissioner Chapoosenay;*
695 *Commissioner Allrednay;*
696 *Commissioner Youngabstain;*
697 *Commissioner Balchaye;*
698 *Commissioner Todichaye;*
699 *Commissioner Bancroftaye;*

700
701

702 **RECOMMENDATION TO CONSIDER APPROVAL OF THE QUAIL RUN II**
703 **PRELIMINARY PLAT (JOSHUA FLAKE) FOR PROPERTIES LOCATED AT 1621**
704 **WEST 500 SOUTH, PARCEL #050670044 – 2026-011-SUB**

705 Braeden Christofferson presented a preliminary plat application submitted by JL Construction
706 Development, LLC for a multi-phase townhome-style subdivision located at 1621 West 500
707 South. The subject property consists of approximately 11.2 acres and is zoned R-3 Residential.
708 The proposal includes the development of approximately one hundred thirty-two (132)

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709 residential units (corrected from an earlier figure of one hundred thirty-six (136) units) within
710 approximately thirty-three (33) buildings, subject to final plat configuration.

711 Mr. Christofferson explained that the application is for a preliminary plat and not a rezone, as the
712 existing R-3 zoning is consistent with the proposed development. The project is being reviewed
713 under both the base R-3 zoning standards and the Planned Residential Unit Development
714 (PRUD) provisions, which allow for flexibility in design and increased density up to twelve (12)
715 units per acre. The proposed density aligns with PRUD allowances.

716 The preliminary plat was reviewed for compliance with Vernal City Municipal Code Section
717 16.58.080, including subdivision layout, lot configuration, site organization, and phasing. Mr.
718 Christofferson indicated the plat meets the general layout and design requirements of the Code. It
719 was clarified that the proposal complies with current code requirements, not any potential future
720 amendments.

721 Chair Stephen Lytle suggested a five (5) minute break. ***Samantha Chapoose moved to enter into***
722 ***a five (5) minute recess. Brittany Young seconded the motion. The motion passed with Samantha***
723 ***Chapoose, Troy Allred, Ryan Balch, Brittany Young, Hailee Todich and Aaron Bancroft voting***
724 ***in favor.*** After a five (5) minute recess, the Commission reconvened.

725 Braeden Christofferson explained the flexibility provided under PRUD standards, particularly
726 regarding setbacks, street design, and infrastructure. He noted that the development is proposed
727 with private roads rather than public streets. Public streets would require thirty-eight (38) feet of
728 asphalt width, whereas private roads may be reduced to approximately thirty-two (32) feet of
729 asphalt, subject to applicable standards.

730 A question was raised by Commissioner Todich regarding road widths and compliance with fire
731 safety standards. Mr. Christofferson referenced applicable Code provisions and indicated that
732 private roads must meet State standards, including right-of-way widths between forty-five (45)
733 and fifty-five (52) feet, with a minimum asphalt width of thirty-two (32) feet.

734 The applicant, Joshua Flake, 95 North 500 West, Gunnison, Utah, representing JL Construction
735 Development, LLC, addressed the Commission and provided additional details. He confirmed
736 the development will include a fifty (50) foot right-of-way with thirty-two (32) feet of asphalt,
737 mountable curb and gutter, sidewalks, and utility easements. He stated the road design exceeds
738 minimum International Fire Code (IFC) access requirements, which typically require twenty (20)
739 feet for one-way and twenty-four (24) feet for two-way traffic. The City Building Official, Matt
740 Tate, has reviewed the proposal and indicated compliance with fire access standards.

741 Mr. Flake described the project layout as simple and efficient, with no cul-de-sacs and a
742 continuation of the existing Quail Run Phase 1 development. He also presented conceptual
743 building designs, describing two-story townhome units consisting of three (3) bedrooms, two-
744 and-a-half (2 ½) bathrooms, and approximately one thousand six hundred (1,600) square feet per
745 unit. Each unit includes a private entrance, garage, and covered porch.

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746 Additionally, Mr. Flake indicated plans to include community amenities such as two (2)
747 pickleball courts, a half (1/2) basketball court, and a clubhouse to serve residents, while
748 maintaining overall affordability.

749 Chair Stephen Lytle discussed the nature of the application, noting that approval is based on
750 compliance with established Code requirements. Mr. Christofferson confirmed that the
751 preliminary plat meets applicable standards, and that further review of utilities, infrastructure,
752 and detailed design will occur during the final plat stage.

753 Chair Stephen Lytle opened the public hearing to receive public comment. There being no public
754 comments, Chair, Stephen Lytle closed the public hearing.

755 *Ryan Balch moved to approve the Quail Run II Preliminary Plat (Joshua Flake) for properties*
756 *located at 1621 West 500 South, parcel #050670044 – 2026-011-SUB. Brittany Young seconded*
757 *the motion. The motion passed with Samantha Champoose, Troy Allred, Ryan Balch, Brittany*
758 *Young, Hailee Todich and Aaron Bancroft voting in favor.*

759
760 **RECOMMENDATION TO CONSIDER APPROVAL TO AMEND THE VERNAL CITY**
761 **MUNICIPAL PLANNING AND ZONING CODE SECTIONS 16.04 – DEFINITIONS, 16.26**
762 **– OFF-STREET PARKING AND VEHICLE ACCESS STANDARDS, 16.27 –**
763 **LANDSCAPING REQUIREMENTS, 16.42 – R-3 RESIDENTIAL ZONE, 16.44 – R-4**
764 **RESIDENTIAL ZONE – ORDINANCE #2026-09**

765 Braeden Christofferson began the presentation by clearly stating that the proposed changes were
766 not initiated in response to any specific developer or recent project. Instead, the amendments are
767 the result of ongoing internal discussions among the City Manager, the Building Official, and
768 planning staff regarding how to improve the effectiveness and clarity of the City's development
769 standards.

770 Mr. Christofferson explained that the existing R-3 and R-4 zones are very similar, with only
771 minor differences in density and permitted uses. This similarity has created confusion for both
772 applicants and staff. Over time, staff has encountered repeated challenges when applying the
773 current code, particularly in calculating density. He described the existing process as overly
774 complicated, noting that developers must convert acreage into square footage and apply layered
775 formulas that include base square footage requirements plus additional square footage per unit.
776 This method has led to frequent questions and inconsistencies.

777 As part of the proposed amendments, staff has worked to simplify density calculations by
778 transitioning to a straightforward units-per-acre standard. Mr. Christofferson noted that this
779 change would provide greater clarity and consistency, making it easier for both developers and
780 staff to understand and apply the Code. He also discussed the removal of ambiguous
781 terminology, specifically the term "row house," which has been interpreted in multiple ways.
782 That term is being replaced with "townhome," which is more clearly defined. Additionally,
783 outdated terms such as "bachelor unit" are being replaced with "studio apartment" to modernize
784 the Code.

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785 Mr. Christofferson further explained that inconsistencies in the current Code have made it
786 difficult for staff to apply standards uniformly across different projects. The proposed revisions
787 are intended to create a more predictable framework for development review. He also addressed
788 updates to landscaping standards, noting that drought conditions and water conservation
789 concerns have played a significant role in shaping these changes. The amendments allow for
790 xeriscaping as an acceptable option, reduce overall landscaping requirements, and lessen the
791 expectation for traditional front-yard lawn areas. These changes are intended to reduce water
792 usage and maintenance burdens for property owners while still maintaining an acceptable
793 aesthetic standard.

794 Parking requirements were also discussed as a key factor influencing development. Mr.
795 Christofferson emphasized that parking is often the primary limiting factor in determining how
796 many units can realistically be constructed on a site. While density numbers may appear higher
797 on paper, developers must still meet parking, setback, and landscaping requirements, which
798 naturally restrict the number of units that can be achieved. Updated parking standards include
799 maintaining requirements for multi-family housing while allowing reduced parking for fifty-five
800 (55)-and-older communities, reflecting the lower likelihood of multiple vehicles per household in
801 those developments.

802 Mr. Christofferson then outlined the proposed density changes, explaining that the R-3 zone
803 would increase from twelve (12) to fourteen (14) units per acre, while the R-4 zone would be set
804 at twenty-five (25) units per acre. He reiterated that these figures represent maximum allowable
805 density and that real-world constraints typically prevent developments from reaching those
806 limits. He emphasized that the goal of increasing the density cap is to provide flexibility while
807 still relying on other Code requirements to regulate actual development outcomes.

808 Chair Stephen Lytle asked for clarification regarding how the proposed changes would apply to
809 projects currently in progress. Mr. Christofferson explained that projects with an approved or
810 submitted preliminary plat prior to a tentative cutoff date of May 6 could be considered vested
811 and may have the option to proceed under either the old or new code, depending on timing and
812 approval status. He clarified that rezones alone do not establish vested rights, whereas projects
813 that have advanced further in the process may retain the ability to proceed under previously
814 approved standards. He also referenced previously approved developments, noting that they
815 would continue under the old Code unless substantial changes require resubmittal.

816 Commissioner Todich expressed support for simplifying the density calculations and
817 acknowledged that the previous method was difficult to follow. However, she raised concerns
818 about increasing the R-3 density from twelve (12) to fourteen (14) units per acre. She noted that
819 while a two-unit increase may seem minor on a per-acre basis, it becomes significant when
820 applied to larger parcels, potentially resulting in a notable increase in total units, traffic, and
821 parking demand. Commissioner Todich suggested that maintaining the current twelve (12)-unit
822 standard might reduce pressure on both developers and the Commission during project review.

823 Mr. Christofferson responded by explaining that the proposed increase is largely theoretical, as
824 developments are still constrained by parking, setbacks, and other requirements. He stated that
825 even under the current code, developers rarely achieve the maximum allowable density.

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826 Commissioner Todich questioned why the increase was necessary if it is difficult to reach in
827 practice. Mr. Christofferson clarified that the change is intended to improve clarity and provide
828 flexibility, and that the specific number is somewhat subjective because real-world limitations
829 ultimately control development intensity.

830 Commissioner Todich expressed concern that increasing the base density could encourage
831 proposals that push closer to maximum limits, potentially increasing the burden on the
832 Commission when reviewing projects. Mr. Christofferson responded that the overall burden
833 would not significantly change, as all developments must still comply with infrastructure
834 requirements, safety standards, and code regulations. He emphasized that the preliminary plat
835 process and administrative review ensure that projects meet all applicable requirements,
836 regardless of the maximum density allowed.

837 Chair Stephen Lytle opened the public hearing to receive public comment.

838 Joshua Flake, of 95 North 500 West in Gunnison, Utah, spoke in favor of the proposed changes.
839 Drawing on his recent experience developing a subdivision, he explained that increasing density
840 to fourteen (14) units per acre provides practical benefits without significantly altering the
841 appearance of a development. He stated that slightly higher density allows for narrower
842 townhome designs, which can reduce the overall cost of housing. He provided examples from his
843 own project, explaining that while twenty-two (22)-foot-wide townhomes fit within a twelve
844 (12)-unit-per-acre standard, achieving smaller and more affordable twenty (20)-foot-wide units
845 becomes more feasible at fourteen (14) units per acre. He emphasized that this difference can
846 reduce home prices by approximately \$15,000 to \$25,000, which is significant for buyers. He
847 also noted that other development constraints, such as setbacks and parking requirements, remain
848 unchanged, meaning that the overall layout and appearance of a subdivision would not be
849 drastically different.

850 Quentin Daniel, of 2727 West 1500 North in Vernal, also spoke in support of the amendments.
851 He stated that he has previous experience working through development processes and found the
852 existing density calculations to be frustrating and unnecessarily complex. He expressed
853 appreciation for the effort to simplify the Code. Mr. Daniel also shared a broader perspective on
854 property rights, emphasizing that property owners should have greater freedom to determine how
855 their land is used. He recounted a personal story involving his father, who supported a
856 neighboring development despite potential impacts, based on the principle that property owners
857 should be allowed to make decisions about their own land. He argued that excessive regulation
858 can be burdensome and that reducing restrictions, even slightly, is a positive step. He concluded
859 by supporting the increase to fourteen (14) units per acre as a move toward greater flexibility and
860 reduced regulation.

861 There being no other public comments, Chair, Stephen Lytle closed the public hearing.

862 ***Samantha Chapoose moved to forward a positive recommendation to the City Council to amend***
863 ***the Vernal City Municipal Planning and Zoning Code Sections 16.04 – Definitions, 16.26 – Off-***
864 ***Street Parking and Vehicle Access Standards, 16.27 – Landscaping Requirements, 16.42 – R-3***
865 ***Residential Zone, 16.44 – R-4 Residential Zone – Ordinance #2026-09. Brittany Young***

866 *seconded the motion. The motion passed with Samantha Chapoose, Troy Allred, Ryan Balch,*
867 *Brittany Young, Hailee Todich and Aaron Bancroft voting in favor.*

868
869 **RECOMMENDATION TO CONSIDER APPROVAL OF THE MARCELLA MEADOWS**
870 **SUBDIVISION AMENDMENT (TYLER & MARILEE SHINER) FOR PROPERTY**
871 **LOCATED AT 715 SOUTH 300 WEST, PARCEL #'S 050540038, 050540332, 050540329 –**
872 **2026-013-SUB**

873 The Planning Commission considered a request to amend an existing subdivision by
874 incorporating previously vacated land into the Marcella Meadows subdivision. Braeden
875 Christofferson explained that the subject property currently consists of three (3) lots, with a
876 portion having been vacated from the prior Tyler and Marilee Shiner Subdivision. The purpose
877 of the vacation was to allow this land to be reconfigured and absorbed into Marcella Meadows
878 through a formal subdivision amendment.

879 Mr. Christofferson clarified that under current City Code, even though a plat has already been
880 prepared, the amendment requires Planning Commission approval before it can be finalized,
881 recorded, and filed with the County Recorder's Office. It was emphasized that this item was not
882 associated with any new development proposal beyond making the parcels legally usable and
883 properly configured.

884 Chair Stephen Lytle sought clarification regarding the necessity of the subdivision. Mr.
885 Christofferson explained that in order for the land to be considered buildable and usable, it must
886 be subdivided into legally recognized parcels. Without this process, the land would not meet
887 requirements for development. The proposal would result in three (3) parcels: two (2) rear lots
888 would be integrated with an existing parcel to create a larger, functional lot, while the southern
889 lot would be separated and sold for the construction of a single-family home. Chair Lytle
890 acknowledged that the proposal was logical and aligned with standard land use practices.

891 Commissioner Brittany Young requested clarification directly from the property owner, Marilee
892 Shiner of 595 South 300 West. Ms. Shiner confirmed that she currently owns the property and is
893 initiating the subdivision. She further explained that the adjoining property owners are in
894 agreement with the proposal. Specifically, the Morrisises would incorporate the middle portion
895 into their existing property, and John Sterner is in the process of purchasing the southern lot for
896 future residential development. This confirmation addressed any remaining questions from the
897 Commission.

898 Mr. Christofferson noted that although this type of application could require a public hearing if
899 there were opposition or multiple ownership complications, it was processed as a standard action
900 item because all affected property owners were in agreement. Notifications were still sent to
901 adjacent property owners and relevant entities as a courtesy, but no public comments were
902 solicited or received.

903 *Hailee Todich moved to approve the Marcella Meadows Subdivision Amendment (Tyler &*
904 *Marilee Shiner) for property located at 715 South 300 West, parcel #'s 050540038, 050540332,*
905 *050540329 – 2026-013-SUB Ryan Balch seconded the motion. The motion passed with*

Vernal City Planning Commission Minutes
April 14, 2026

906 *Samantha Chapoose, Troy Allred, Ryan Balch, Brittany Young, Hailee Todich and Aaron*
907 *Bancroft voting in favor.*

908 Commissioner Todich briefly addressed administrative matters, expressing appreciation to staff
909 for distributing meeting packets earlier than usual, noting that it significantly improved her
910 ability to prepare. She asked whether a more consistent deadline—ideally about a week in
911 advance—could be established for packet distribution to allow for better time management and
912 avoid having to review materials all at once over a short period.

913 Braeden Christofferson responded that he generally aims to provide packets about a week prior
914 to meetings, often targeting the Tuesday before, though timing can vary depending on the
915 complexity of agenda items. He indicated a willingness to coordinate with the Chair to establish
916 a more defined timeline, provided it does not place undue strain on staff resources. Chair
917 Stephen Lytle clarified that a formal motion was not necessary and that an informal
918 understanding would be sufficient, acknowledging that occasional delays may still occur.

919 Commissioner Todich also raised a concern regarding the readability of plats included in the
920 digital packets, noting that their small size makes them difficult to review. Mr. Christofferson
921 explained that while the documents are typically provided as PDFs, they could look into options
922 for improving accessibility and visibility, such as providing larger or full-page versions. He
923 agreed to work on addressing this issue moving forward.

924 **ADJOURN:** There being no further business, *Ryan Balch moved to adjourn. Samantha*
925 *Chapoose seconded the motion. The motion passed with a unanimous vote, and the meeting*
926 *was adjourned.*

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Stephen Lytle , Planning Commission Chair

Vernal City Planning Commission Staff Report

Prepared By: Braeden Christofferson

Date:05/07/2026

Action Items

1. **Recommendation to consider the approval of the Uintah Heights Preliminary Subdivision (Gordon Hofheins)Amendment for properties located at 76, 70 , 80 E 500 S, Parcels 050520127, 050520126, 050520125 - 2026-016-SUB - Braeden Christofferson**

A. **Type of PC Decision:** Administrative

B. **Review Trigger:** Submission of Preliminary Plat (Amendment)

C. **Location / Code Reference:**§ 16.58.080

D. **Project Description and Background:**

- i. The applicant, Hoffheins Builders LLC, is requesting approval of an amendment to the previously approved Uintah Heights Preliminary Plat for property located at 70 E 500 S, 76 E 500 S, and 80 E 500 S, Vernal, Utah.
- ii. The subject property consists of approximately 39,639.6 square feet (0.91 acres) and is located within the R-4 High Density Residential Zone.
- iii. The previously existing Jacob Flemming Minor Subdivision has been vacated and the subject properties have been consolidated into a single legal parcel configuration as part of the overall development process.
- iv. The previously approved Preliminary Plat established a residential townhome-style development. The amended Preliminary Plat now includes four residential buildings consisting of two four-plex buildings, one three-plex building, and one duplex building, for a total of thirteen (13) dwelling units.
- v. The current amendment request reflects revisions related to continued engineering review, utility coordination, infrastructure refinement, dimensional adjustments, building configuration modifications, and compliance with recently adopted residential development standards.
- vi. The amended Preliminary Plat establishes the general layout of the development, including internal access, utility alignments, roadway improvements, building placement, parking configuration, landscaping, and associated infrastructure improvements.



- vii. The amendment request reflects the continued progression of the project through engineering coordination, utility review, infrastructure refinement, and updated development review under the recently adopted residential, parking, and landscaping standards.
- viii. Additional review and approval processes, including final engineering review and Final Plat approval, will still be required prior to development.

E. Analysis:

i. Zoning and Density

1. The subject property is located within the R-4 High Density Residential Zone.
2. The amended Preliminary Plat includes four residential buildings consisting of a mixture of four-plex, three-plex, and duplex residential building configurations for a total of thirteen (13) dwelling units.
3. The proposed development remains generally consistent with the intent and purpose of the R-4 zoning district and the previously approved Preliminary Plat framework.
4. The amended layout incorporates revised building configurations, dimensional refinements, and updated site organization as part of continued development review and project refinement.
5. The proposed development is generally consistent with the recently adopted residential development standards applicable to the R-4 zoning district.

ii. Parking and Access/Circulation

1. The amended Preliminary Plat includes internal vehicle circulation, driveway access, garage parking, driveway pad parking, and associated access improvements intended to serve the proposed residential development.
2. Each residential unit is proposed with two (2) garage parking spaces and two (2) driveway pad parking spaces, for a total of four (4) parking spaces per dwelling unit.
3. With thirteen (13) proposed dwelling units, the development provides approximately fifty-two (52) total parking spaces.
4. The proposed parking configuration exceeds the minimum parking requirements contained within the adopted parking standards of VCMC Title 16.
5. The proposed parking layout is designed to internalize required parking within garages and driveway pads and does not rely on roadway parking to meet required parking standards.
6. Internal roadway geometry, turnaround configuration, and access layout have been reviewed with the applicable fire review authority and have received preliminary approval, subject to final engineering and construction review.
7. Final roadway design, emergency access compliance, and dimensional verification shall remain subject to final engineering review and applicable City standards.

iii. Landscaping and Site Improvements

1. Landscaping and site improvements associated with the amended Preliminary Plat shall comply with the recently adopted landscaping standards contained within VCMC Title 16.

2. The amended Preliminary Plat includes updated landscaping areas, site improvements, and associated development refinements intended to align with adopted landscaping and site development standards.
3. Final landscaping calculations, screening, and associated site improvements shall be reviewed and verified prior to Final Plat approval.

iv. Infrastructure and Utilities

1. The amended Preliminary Plat incorporates updated engineering and infrastructure information, including refined roadway design, curb and gutter improvements, utility alignments, stormwater facilities, and associated site improvement details.
2. The amended layout reflects continued coordination with City departments, utility providers, and applicable agencies regarding infrastructure placement, serviceability, and long-term maintenance.
3. The proposed development shall provide required infrastructure improvements, including water, sewer, stormwater, roadway, curb, gutter, and utility improvements, in accordance with adopted City standards.
4. Additional utility coordination requirements, including Public Utility Easement (P.U.E.) requirements requested by utility providers, including ten-foot (10') P.U.E. requirements associated with Rocky Mountain Power coordination, shall be incorporated into the Final Plat and associated engineering plans where applicable.
5. Final utility alignments, stormwater design, grading, infrastructure improvements, and construction details shall be reviewed and approved through the Final Plat and engineering review process.

v. Easement and Site Constraints

1. The subject property contains recorded easements and associated site constraints which shall be acknowledged and addressed through the Final Plat and engineering review process.
2. Approval of the Preliminary Plat does not extinguish or modify private easements, recorded restrictions, or private property rights.

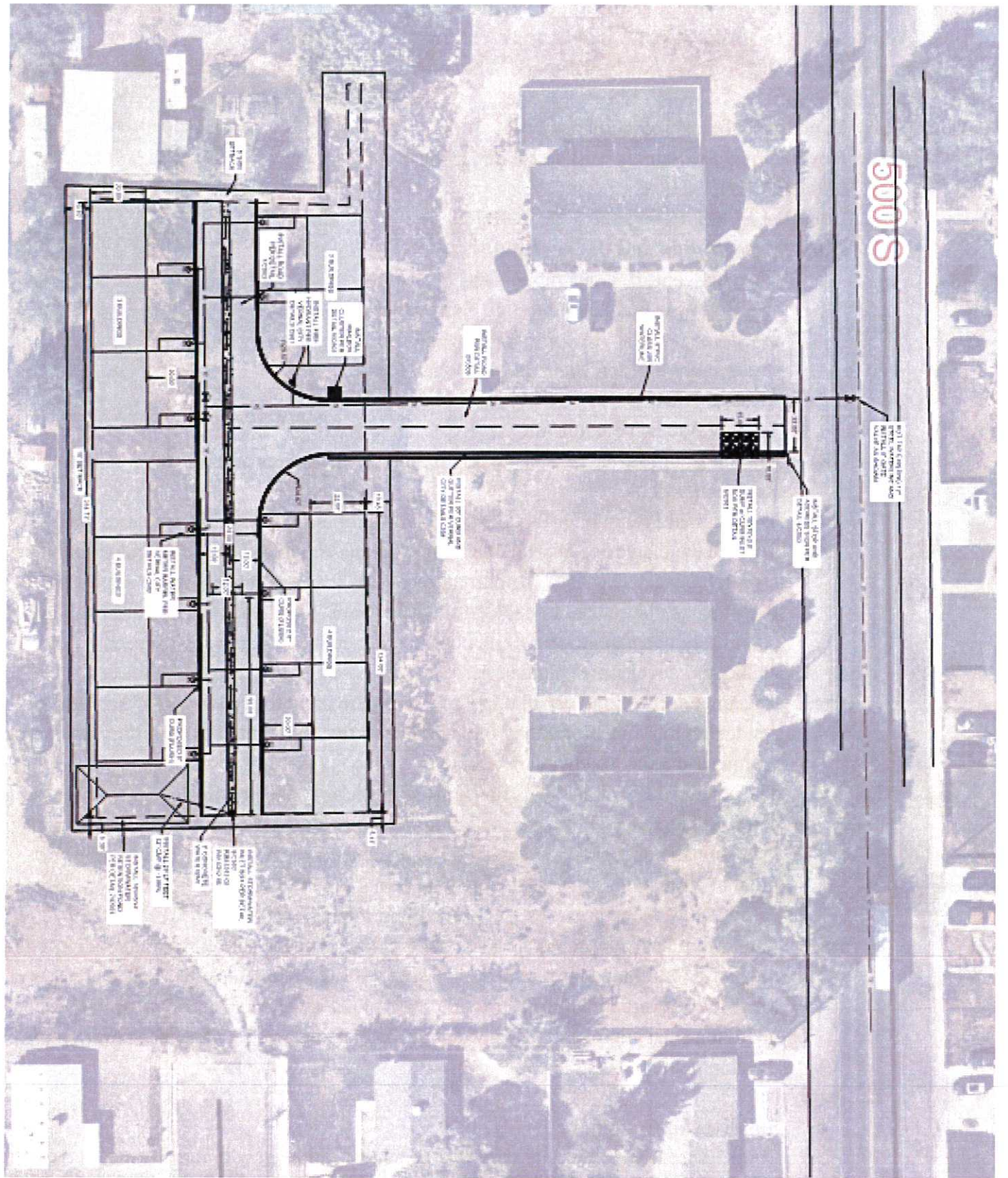
F. Findings:

- i. The amended Preliminary Plat generally complies with the applicable requirements of VCMC §16.58 and VCMC Title 16.
- ii. The proposed development remains generally consistent with the intent and purpose of the R-4 High Density Residential Zone.
- iii. The amended Preliminary Plat remains generally consistent with the previously approved Uintah Heights Preliminary Plat and overall development framework.
- iv. The amended layout incorporates updated engineering review, infrastructure coordination, utility refinement, dimensional adjustments, and revised building configurations as part of the continued development review process.
- v. The amended Preliminary Plat includes a mixture of four-plex, three-plex, and duplex residential building configurations intended to improve site organization and overall development layout.

- vi. The proposed parking configuration is designed to satisfy adopted parking standards through internalized garage and driveway parking.
- vii. The proposed internal access and turnaround configuration has undergone preliminary review with the applicable fire review authority.
- viii. The amended Preliminary Plat reflects continued coordination with utility providers and applicable agencies regarding infrastructure and Public Utility Easement requirements.

G. Staff Recommendation:

- i. Staff recommends approval of the amended Uintah Heights Preliminary Plat, subject to the following conditions:
 - 1. Compliance with all applicable provisions of VCMC Title 16, VCMC §16.58, and all other applicable City standards.
 - 2. Final engineering plans shall be reviewed and approved prior to Final Plat approval.
 - 3. All required infrastructure improvements, including roadway, water, sewer, stormwater, curb, gutter, and utility improvements, shall be installed or bonded in accordance with adopted City standards.
 - 4. Any outstanding comments from City departments, utility providers, engineering review, fire review, and applicable agencies shall be addressed prior to Final Plat approval.
 - 5. Final parking calculations, roadway dimensions, setbacks, emergency access requirements, and associated dimensional standards shall be verified for compliance with adopted City standards prior to Final Plat approval.
 - 6. Final landscaping calculations, screening requirements, and associated site improvements shall be verified for compliance with adopted City landscaping standards prior to Final Plat approval.
 - 7. All recorded easements, Public Utility Easement requirements, and associated site constraints shall be incorporated into the Final Plat and engineering review process.



C101

**SITE
DIMENSION
PLAN**

DATE: _____

SCALE: _____

**UINTAH HEIGHTS
TOWNHOMES**
70 EAST 500 SOUTH
VERNAL, UTAH 84078

OWNER: _____
DESIGNED BY: _____
DRAWN BY: _____
CHECKED BY: _____
DATE: _____

TIME LINE
Engineering & Land Surveying
210 North 500 West • Vernal, Utah
435-799-1381
UTAH • COLORADO • WYOMING

2. **Recommendation to consider the approval of the Quail Run II Preliminary Plat (Joshua Flake) Amendment for properties located at 1621 West 500 South, Parcel #050670044 - 2026-015-SUB - Braeden Christofferson**

A. Type of PC Decision: Administrative

B. Review Trigger: Submission of Preliminary Plat (Amendment)

C. Location / Code Reference: § 16.58.080

D. Project Description and Background:

- i. The applicant, JL Construction and Development LLC, is requesting approval of an amendment to the previously approved Preliminary Plat for The Village at Quail Run Phase II P.R.U.D., located at approximately 1621 W 500 S, Vernal, Utah.
- ii. The subject property consists of approximately 11.2 acres and is located within the R-3 Residential Zone.
- iii. The original Preliminary Plat for the Quail Run Phase II P.R.U.D. was previously reviewed and approved by the Planning Commission as a Planned Residential Unit Development (P.R.U.D.). The current request is for amendments to the approved Preliminary Plat related to updated site conditions, floodplain considerations, internal layout refinements, infrastructure coordination, and compliance with recently adopted residential development standards.
- iv. The amended Preliminary Plat includes approximately thirty-two (32) four-plex residential buildings for a total of one hundred twenty-eight (128) dwelling units arranged within an internal roadway network.
- v. The amended layout includes revisions to portions of the previously approved building configuration and site layout, including the removal and reconfiguration of portions of the originally approved residential building areas. The overall P.R.U.D. framework, internal circulation concept, and general development pattern remain substantially consistent with the previously approved Preliminary Plat.
- vi. The Preliminary Plat establishes the general layout of the subdivision, including internal roadways, building configurations, phasing, utility alignments, open space areas, and associated development infrastructure. Additional review and approval processes, including final engineering review and Final Plat approval, will still be required prior to development.

E. Analysis:

i. Subdivision Compliance

1. The amended Preliminary Plat generally complies with the layout and design requirements of VCMC §16.58.080, including subdivision organization, circulation, phasing, and infrastructure planning.
2. The proposed amendment maintains the overall framework and intent of the previously approved P.R.U.D. while incorporating revised site design elements and updated engineering considerations.



3. The amended layout continues to provide internal roadway circulation and connectivity throughout the development.

ii. Zoning and Density Compliance:

1. The subject property is located within the R-3 Residential Zone.
2. The amended Preliminary Plat includes approximately one hundred twenty-eight (128) dwelling units on approximately 11.2 acres.
3. The proposed density is generally consistent with the recently adopted residential density standards applicable to the R-3 zoning district.
4. The townhome-style residential configuration remains consistent with the intent and purpose of the R-3 Residential Zone and the previously approved P.R.U.D. framework.

iii. Parking and Access/Circulation:

1. The amended Preliminary Plat includes internal roadway circulation and parking areas intended to serve the proposed residential development.
2. Parking allocations, garage parking, driveway parking, guest parking, and internal circulation shall comply with the recently adopted parking standards contained within VCMC Title 16.
3. Final parking calculations and parking allocation verification shall be completed prior to Final Plat approval.
4. Final roadway design, emergency access, fire access, and roadway width compliance shall be subject to review and approval by the Vernal City Public Works Department and applicable fire review authorities.

iv. Infrastructure and Utilities:

1. The Preliminary Plat includes proposed infrastructure for water, sewer, storm drainage, and utility services.
2. Final utility alignments, stormwater design, grading, and infrastructure improvements shall be reviewed and approved through the Final Plat and engineering review process.

v. Landscaping and Open Space

1. The amended Preliminary Plat includes landscaped common areas and centralized amenity areas consistent with the overall P.R.U.D. design.
2. Landscaping, open space areas, amenity areas, and associated site improvements shall comply with the recently adopted landscaping and open space standards contained within VCMC Title 16.
3. Common amenities, including applicable parks, gathering spaces, recreation areas, courts, pavilions, and associated open space improvements, may be credited toward landscaping and open space requirements where permitted by the adopted code.
4. Final landscaping calculations and open space compliance shall be verified prior to Final Plat approval.

vi. Floodplain and Site Constraints

1. Portions of the subject property are impacted by identified floodplain and drainage considerations.

2. The amended Preliminary Plat incorporates revisions to the site layout and development configuration in response to updated floodplain information, drainage considerations, and overall site planning constraints.
3. Any development within areas affected by floodplain regulations shall remain subject to all applicable federal, state, and local floodplain requirements, engineering review, and permitting standards.

F. Findings:

- i. The amended Preliminary Plat generally complies with the requirements of VCMC §16.58.080.
- ii. The amended Preliminary Plat remains generally consistent with the previously approved Quail Run Phase II P.R.U.D.
- iii. The amended layout maintains internal circulation, infrastructure planning, and common area design consistent with the overall development framework.
- iv. The proposed development remains generally consistent with the intent and purpose of the R-3 Residential Zone.
- v. The amended Preliminary Plat incorporates revisions related to floodplain considerations, site planning constraints, and updated development standards.

G. Amendment Summary / Key Changes from Previously Approved Preliminary Plat

The applicant has submitted an amended Preliminary Plat for the previously approved Quail Run Phase II P.R.U.D. The amended layout reflects revisions related to updated site conditions, floodplain considerations, infrastructure coordination, utility requirements, and compliance with recently adopted residential development standards.

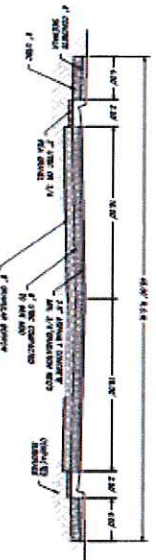
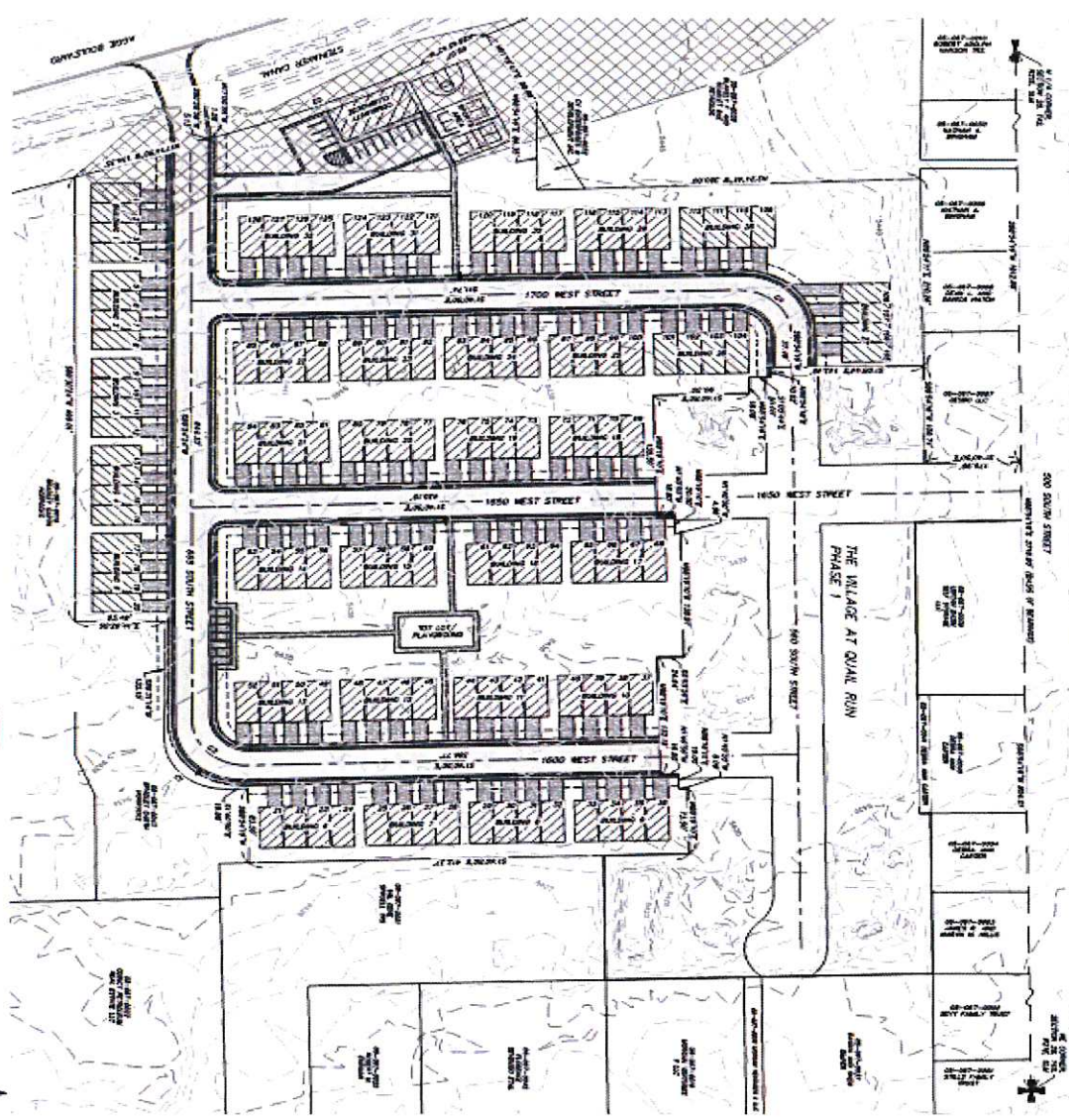
- i. Key changes between the previously approved Preliminary Plat and the proposed amended Preliminary Plat include the following:
 1. The amended Preliminary Plat reduces the overall residential unit count from approximately one hundred thirty-six (136) dwelling units to approximately one hundred twenty-eight (128) dwelling units.
 2. Portions of the previously approved building layout and site configuration have been removed and/or reconfigured as part of the amended site design.
 3. The amended Preliminary Plat incorporates identified floodplain and drainage areas into the site layout and overall development configuration.
 4. Internal roadway alignments, circulation patterns, and site organization have been refined to accommodate updated engineering, floodplain, utility, and infrastructure considerations.
 5. The amended Preliminary Plat incorporates additional utility coordination requirements, including revised Public Utility Easement (P.U.E.) configurations and associated site adjustments, including ten-foot (10') P.U.E. requirements as requested by Rocky Mountain Power.
 6. Parking layout, building orientation, and associated site improvements have been adjusted to align with the revised development configuration and recently adopted parking standards.
 7. Landscaping areas, open space areas, and common amenity areas have been updated and refined in conjunction with the amended layout and recently adopted landscaping standards.

8. The overall P.R.U.D. framework, internal circulation concept, and general residential development pattern remain substantially consistent with the previously approved Preliminary Plat.

H. Staff Recommendation

- i. i. Staff recommends approval of the amended Preliminary Plat for The Village at Quail Run Phase II P.R.U.D., subject to the following conditions:
 1. Compliance with all applicable provisions of VCMC Title 16 and VCMC §16.58.
 2. Final engineering plans shall be reviewed and approved prior to Final Plat approval.
 3. All required utilities and infrastructure improvements shall be installed or bonded as required by City standards.
 4. Any outstanding comments from City departments, utility providers, engineering review, floodplain review, and applicable agencies shall be addressed prior to Final Plat approval.
 5. Ownership and maintenance responsibilities for all common areas and common improvements shall be clearly established prior to Final Plat approval.
 6. Parking calculations and parking allocation per unit shall be provided and verified for compliance with adopted City parking standards prior to Final Plat approval.
 7. All setbacks, roadway widths, dimensional standards, and emergency access requirements shall be verified for compliance with adopted City standards prior to Final Plat approval.
 8. Landscaping and open space calculations shall be provided and verified for compliance with adopted City landscaping standards prior to Final Plat approval.
 9. All phases of development shall maintain compliant access, infrastructure, and utility serviceability throughout each stage of construction.

THE VILLAGE AT QUAIL RUN PHASE II P.R.U.D.
 PART OF THE NE 1/4 OF SECTION 14E, 21E SLM
 HENNA CITY, HENNA COUNTY, OKLA.



TYPICAL ROAD CROSS SECTION



CURVE TABLE

| CHORD | LENGTH | ANGLE | PIECE | LINE | CURVE |
|-------|--------|-------|-------|--------|--------|
| 1 | 100.00 | 90.00 | 1 | 100.00 | 100.00 |
| 2 | 100.00 | 90.00 | 1 | 100.00 | 100.00 |
| 3 | 100.00 | 90.00 | 1 | 100.00 | 100.00 |
| 4 | 100.00 | 90.00 | 1 | 100.00 | 100.00 |
| 5 | 100.00 | 90.00 | 1 | 100.00 | 100.00 |
| 6 | 100.00 | 90.00 | 1 | 100.00 | 100.00 |
| 7 | 100.00 | 90.00 | 1 | 100.00 | 100.00 |
| 8 | 100.00 | 90.00 | 1 | 100.00 | 100.00 |
| 9 | 100.00 | 90.00 | 1 | 100.00 | 100.00 |
| 10 | 100.00 | 90.00 | 1 | 100.00 | 100.00 |



OWNER:
 QUAIL RUN DEVELOPMENT, LLC
 1000 WEST STREET, SUITE 100
 HENNA CITY, OKLA. 73446

DESIGNER:
 JAMES R. HARRIS, INC.
 1000 WEST STREET, SUITE 100
 HENNA CITY, OKLA. 73446

DATE OF PREPARATION:
 APRIL 1, 2025

PLANNING COMMISSION APPROVAL AND ACCEPTANCE:



S28 T4S R21E SLM

PRELIMINARY PLAT

THE VILLAGE AT QUAIL RUN PHASE II
 P.R.U.D.



Professional Engineer/Architect
 License No. _____
 State of Oklahoma

DATE: _____

