

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, September 8, 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 August 11, 2026

B. ACTION ITEM

1. Recommendation to consider approval of the Ashley Estates Subdivision Phase 2 Amendment (James Morton) for property located at 392 South 1070 West & 388 South 1070 West, Parcel # 05:055:0324 & 05:055:0327 - 2026-035-SUB – Braeden Christofferson
2. Recommendation to consider approval of the Robbinwood Acres Subdivision Amendment (Geraldine Buckalew) for property located at 621 West 1100 South, Parcel # 05:065:0020 - 2026-034-SUB – Braeden Christofferson

C. DISCUSSION ITEM

ADJOURN

MINUTES of the Vernal City PLANNING COMMISSION

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

August 11, 2026

5:30 pm

Members Present: Hailee Todich, Troy Allred, Aaron Bancroft, & Brittany Young

Members Excused: Stephen Lytle, Samantha Chapoose & Ryan Balch

Alternates Present: Click here to enter text.

Alternates Excused:

Staff Present: Braeden Christofferson, Assistant City Manager; Gay Lee Jeffs, Administrative Secretary.

WELCOME AND DESIGNATION OF CHAIR AND MEMBERS: The meeting was called to order by Braeden Christofferson. It was noted that both the Planning Commission Chair and Vice Chair were absent due to personal reasons.

In accordance with Section 3(B) of the Planning Commission Bylaws, which provides that when neither the Chairperson nor Vice Chairperson is present, the Commission may elect a meeting chair from among the members present, Mr. Christofferson conducted the election.

Brittany Young nominated Troy Allred to serve as the meeting chair. Hailee Todich seconded the motion. The motion passed. Troy Allred was elected to serve as Chairperson for the meeting.

Mr. Christofferson then turned the meeting over to Chair Allred for the remainder of the meeting.

APPROVAL OF MINUTES FROM, July 14, 2026: Acting Chair, Troy Allred, asked if there were any changes to the minutes from, July 14, 2026. The minutes were approved with there being no corrections, *Brittany Young moved to approve the minutes of, July 14, 2026 as presented. Hailee Todich seconded the motion. The motion passed with Brittany Young, Hailee Todich, Aaron Bancroft and Troy Allred voting in favor.*

RECOMMENDATION TO CONSIDER APPROVAL OF THE WILD MOUNTAIN INVESTMENTS, LLC (HEATHER SMITH) REZONE FOR PROPERTY LOCATED AT 291 SOUTH VERNAL AVENUE, PARCEL #050320156 – 2026-025-REZ

Braeden Christofferson introduced to the Wild Mountain Investments LLC rezone application, located at 291 South Vernal Avenue, Parcel No. 050320156, requesting a change from R-3 Residential to C-2 Commercial. Mr. Christofferson explained that the property is currently surrounded by commercial zoning to the West and that the City's General Plan identifies the area along South Vernal Avenue for future commercial development. The proposed rezone would allow the property to be considered for commercial uses that are not permitted within the existing R-3 zoning.

0 Acting Chair, Troy Allred, opened the public hearing to receive public comment.

1 Written Public Comment – Collette Webb and Amadeus Guy

2 A written comment from Collette Webb and Amadeus Guy was presented by Braeden Christofferson to the
3 Commission. The letter acknowledged the City's General Plan goal of transitioning the South Vernal Avenue
4 corridor toward commercial development but requested that the property instead be designated for lower-
5 intensity commercial use like a C-1 zone or that conditions be placed on a C-2 zone approval to protect the
6 surrounding residential neighborhood.

7 The concerns expressed included increased traffic and noise, heavy truck deliveries, outdoor storage, possible
8 industrial emissions, and the potential impacts of higher-intensity commercial uses on adjacent residential
9 properties. The letter suggested that lower-intensity commercial development could provide a better transition
0 between the commercial corridor and surrounding residential areas.

1 The letter also requested that, if C-2 zoning were approved, consideration be given to an eight (8)-foot solid
2 privacy wall, restrictions on dumpsters, loading docks and mechanical equipment near property boundaries,
3 limitations on overnight deliveries and heavy truck idling, restrictions on exterior lighting, and a prohibition on
4 noxious or toxic emissions.

5 Mr. Christofferson clarified that Vernal City does not have a C-1 zoning designation as described in the
6 submitted public comment. The City has several commercial zoning classifications, including C-2, CC-1, CP-2,
7 and CP-1, with similar permitted uses but differing requirements.

8 Calleen Gamble, 1621 West 2450 North, owner of property at 287 South Vernal Avenue, stated that she would
9 support the property being zoned commercial but expressed concerns about the intensity of future uses. She
0 specifically mentioned concerns regarding heavy trucks, nighttime activity, diesel trucks, and storage.

1 Ms. Gamble stated that she supports businesses having opportunities to grow but felt future development should
2 be compatible with the established neighborhood. She also discussed pedestrian traffic in the area and concerns
3 regarding the condition of sidewalks. She expressed a desire for future development to complement the
4 surrounding residential properties and maintain an attractive streetscape.

5 Ms. Gamble expressed an additional concern regarding the long-term use of the property if it were sold in the
6 future. She asked whether future property owners could bring in large trucks or change the nature of the use.

7 Mr. Christofferson explained that a Conditional Use Permit may establish conditions that must be followed by
8 the property owner. Mr. Christofferson also explained that a future change in use may require additional review,
9 and significant changes to traffic flow could require review through the Master Site Plan process. A future
0 rezone or additional Conditional Use Permit, if required, would come before the appropriate approval body.

1 Mr. Christofferson further explained that the City's General Plan has identified the area along South Vernal
2 Avenue for commercial development, with the commercial designation dating back to approximately 2010 and
3 subsequent minor changes occurring in later years.

4 Cajun Laub, 9704 North 8500 East, Tridell, Utah, the proposed purchaser of the property, explained the
5 intended use of the site. He stated that the proposal is for a family entertainment center with approximately
6 16,000 square feet of building space. He stated that the business would not involve heavy trucks or overnight
7 deliveries and anticipated business hours primarily during the daytime Monday through Thursday, from 11

Vernal City Planning Commission Minutes

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8 o'clock to 8 o'clock during the weekdays. Weekend business hours would be from 10 o'clock to 9 or 10 o'clock,
9 depending on staff.

0 Mr. Laub explained that the location was selected because of its proximity to residential neighborhoods, the
1 Recreation Center, downtown activities, and other commercial properties. He stated that the business would
2 provide opportunities for families and children to walk to the facility and would offer activities and discounts
3 associated with local events.

4 He further explained that the property would have a paved parking lot, privacy fencing, and improvements
5 intended to make the site attractive. Access was proposed from both Vernal Avenue and 100 East, in part to
6 provide emergency access and distribute traffic.

7 Mr. Laub stated that the proposed C-2 zoning was intended to be consistent with the surrounding commercial
8 zoning. Mr. Christofferson clarified that the proposed amusement enterprise use would require a Conditional
9 Use Permit regardless of which applicable commercial zoning designation was selected.

0 Amadeus Guy, 72 East 200 South, reiterated concerns included in their written letter. He stated that he would
1 prefer development that incorporated landscaping and maintained a more neighborhood-oriented, boutique
2 commercial character.

3 Mr. Guy expressed concerns regarding the proposed privacy fencing, the number of visitors and vehicle trips
4 that could be generated by the proposed facility, building height, outdoor versus indoor activities, and exterior
5 lighting. He also expressed interest in seeing development that would complement the City's downtown
6 revitalization efforts and support smaller, neighborhood-oriented businesses.

7 Mr. Christofferson explained that the rezone itself would establish the zoning designation but would not
8 approve the specific development proposal. If the rezone were approved, the proposed use would proceed
9 through the Conditional Use Permit process and subsequently through the Master Site Plan process. Mr.
0 Christofferson explained that the Master Site Plan would address items including landscaping, green space,
1 buffers, fencing, building height, traffic, utilities, and other site-specific concerns.

2 Lyle Southam, 89 North 800 West, expressed concerns regarding the potential impact of the proposed
3 development on traffic, water, and sewer systems in the surrounding area. Mr. Southam stated that the area has
4 historically been quieter and expressed concern about additional traffic entering and leaving the property,
5 particularly near First East.

6 He also questioned whether the existing water and sewer infrastructure would be adequate to serve the proposed
7 development. Mr. Southam stated that he supports progress but felt additional questions regarding traffic and
8 infrastructure should be considered before moving forward.

9 Commissioner Hailee Todich explained that the property is currently zoned R-3, which could allow residential
0 development at approximately 16 units per acre. Based on the approximately 1.67-acre property, residential
1 development could potentially result in a greater number of residential units and associated water and sewer
2 demand than the proposed commercial use. Mr. Christofferson stated that water and sewer concerns would be
3 reviewed during the subsequent development process.

4 There being no further public comments, Acting Chair, Troy Allred closed the public hearing.

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Commissioner Brittany Young acknowledged that the traffic, water, and sewer capacity were legitimate concerns but noted that many of the issues would be addressed during subsequent stages of development, including the Conditional Use Permit and Master Site Plan processes.

Mr. Christofferson stated that the Public Works Director would work with the applicant to address traffic and utility concerns and that the City could require additional review or a traffic study if warranted. The Commission also discussed the potential traffic and utility impacts of residential development under the existing R-3 zoning compared with the proposed commercial use.

A further question was raised regarding the anticipated number of daily users and vehicle trips associated with the proposed family entertainment center. Mr. Christofferson explained that those details were not available at the rezone stage and could be evaluated through subsequent development review if a traffic study were determined to be necessary.

Brittany Young moved to forward a positive recommendation to the City Council to consider approval of the Wild Mountain Investments, LLC (Heather Smith) Rezone for property located at 291 South Vernal Avenue, parcel #050320156 – 2026-025-REZ. Hailee Todich seconded the motion. The motion passed with Brittany Young, Hailee Todich, Aaron Bancroft and Troy Allred voting in favor.

ADJOURN: There being no further business, *Brittany Young moved to adjourn. Hailee Todich seconded the motion. The motion passed with a unanimous vote, and the meeting was adjourned.*

Troy Allred Planning Commission Acting Chair

Vernal City Planning Commission Staff Report

Prepared By: Braeden Christofferson

Date: 08/02/2026

Action Items

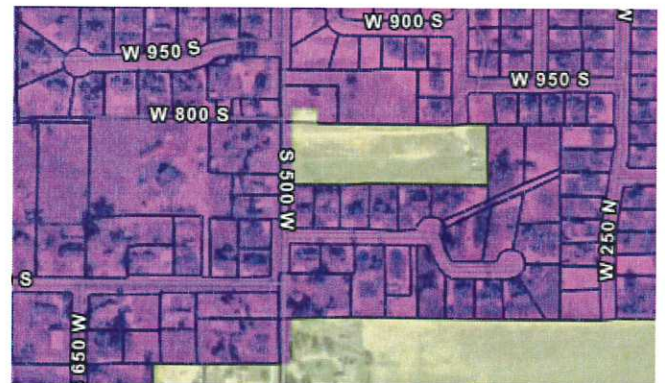
1. **Recommendation to consider the approval of the Ashley Estates subdivision amendment for property located at 392 W 1070 S; 388 W 1070 S and 388 W 1070 S and Parcels # 05:055:0324; 05:055:0327 and 05:055:0327 - 2026-035-SUB**
 - A. **Type of PC Decision: Administrative**
 - B. **Application: Amended Plat/Subdivision Amendment**
 - C. **Applicant: Morton. James**
 - D. **Location: 392 W 1070 S; 388 W 1070 S; 388 W 1070 S**
 - E. **Parcel # 050550324; 050550327; 050550327**
 - F. **Code Reference: VCMC 16.58.110; Utah State Code §10-20-811**
 - G. **Description and Background:**

The applicant, James Morton, is requesting to combine two adjoining lots located within Ashley Estates Subdivision Phase 2. The properties are located at 392 South 1070 West and 388 South 1070 West and are identified as Parcel #s 05:055:0324 and 05:055:0327.

The proposed action will combine the two existing lots into a single lot and will not create any additional lot or parcel. The properties are already located within a recorded subdivision.

The applicant initially submitted a Record of Survey showing the proposed lot combination. City staff reviewed the proposed combination and determined that it did not appear to create an additional parcel, create a remnant parcel, violate applicable land use regulations, or affect a public street, right-of-way, municipal utility easement, public infrastructure, or other public interest.

Because the properties are located within an existing recorded subdivision, the proposed combination was also reviewed with the Uintah County Recorder and County surveying staff. The County Recorder recommended that the combination be reflected through an amended subdivision plat rather than solely through a Record of Survey in order to maintain a clear subdivision and title record and avoid potential issues with future conveyances or lending.



The applicant has therefore proceeded with an amended plat reflecting the combination of the two existing subdivision lots.

H. Analysis:

VCMC 16.58.118 establishes the City's process for lot combinations and lot consolidations. Under this section, two or more adjoining lots or parcels may be combined into fewer lots or parcels. A lot combination does not create a subdivision and does not require a subdivision amendment unless an amended plat or other recording document is required by Utah Code, the Vernal City Code, the County Surveyor, the Uintah County Recorder, or the Zoning Administrator.

The Zoning Administrator is designated as the land use authority for lot combinations and may approve or consent to a combination when the proposal:

1. Does not create an additional lot or parcel;
2. Does not create a remnant parcel or piece of land;
3. Does not result in a lot that violates applicable land use regulations;
4. Does not improperly vacate or amend a public street, right-of-way, municipal utility easement, public easement, infrastructure, or other public interest; and
5. Complies with applicable State, City, and recording requirements.

The proposed Ashley Estates combination meets these criteria. The two existing lots are being combined into one larger lot, no additional development parcel is being created, and staff has identified no apparent zoning or public infrastructure conflict resulting from the combination.

Utah Code similarly provides that joining a lot or lots to a parcel does not constitute a subdivision as to the resulting parcel.

A public hearing is not required for this lot combination. Formal Planning Commission approval is also not required by VCMC 16.58.118 because the Zoning Administrator serves as the land use authority for lot combinations.

However, because the affected properties are part of a recorded subdivision and the Uintah County Recorder recommended use of an amended subdivision plat to provide a clear record of the resulting lot configuration, staff has elected to bring the amended plat before the Planning Commission as a formal administrative review. This review provides an additional public record that the combination has been reviewed for compliance with applicable City requirements before the amended plat is recorded.

I. Findings:

1. The proposed action combines two adjoining existing lots into a single lot.
2. The proposed combination does not create an additional lot or parcel.
3. The proposed combination does not create a remnant parcel or piece of land.
4. The resulting lot does not appear to violate applicable land use regulations.

5. The proposed combination does not appear to vacate or amend a public street, public right-of-way, municipal utility easement, public easement, public infrastructure, or other public interest.
6. The proposed action qualifies as a lot combination under VCMC 16.58.118.
7. A public hearing is not required for the proposed lot combination.
8. The Zoning Administrator is the designated land use authority for lot combinations under VCMC 16.58.118.
9. An amended subdivision plat is being used at the recommendation of the Uintah County Recorder to clearly document the resulting configuration of the affected lots within Ashley Estates Subdivision Phase 2.

J. Staff Recommendation:

Staff recommends that the Planning Commission acknowledge the proposed Ashley Estates Subdivision Phase 2 amended plat and recommend that the lot combination proceed to final review and recording, subject to completion of any remaining survey, recording, signature, easement, or plat corrections required by Vernal City, the Uintah County Surveyor, or the Uintah County Recorder.

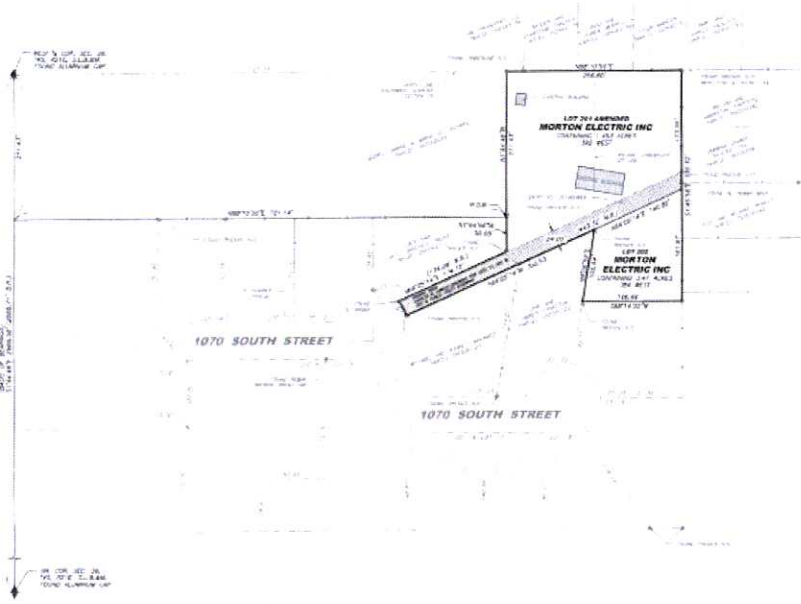
The formal land use approval for the lot combination remains with the Zoning Administrator pursuant to VCMC 16.58.118.

K. Plat changes are as follows:

1. Combine the two existing Ashley Estates Subdivision Phase 2 lots identified as Parcel #s 05:055:0324 and 05:055:0327 into one lot.
2. Remove the existing common boundary between the two lots.
3. Reflect the resulting combined lot on an amended Ashley Estates Subdivision Phase 2 plat.
4. Preserve all applicable existing easements, rights-of-way, utilities, and other recorded interests.
5. Complete all required City, County Surveyor, and County Recorder corrections and signatures prior to recording.

Exhibit A: Plat Map - Next Page

A PART OF THE SOUTHWEST QUARTER OF SECTION 26
TOWNSHIP 4 SOUTH, RANGE 21 EAST OF THE S.L.B.&M.
INTERNAL MOUNTAIN COUNTY, OREGON
AMENDING CO'S 22, 24 AND 25



Curve #	Length	Radius	Delta	Speed Direction	WSP Length
21	26.28	10.00	27°00'00"	120° to 67°30'	26.00

FORESIGHT
— LAND SURVEYING —

PROJECT NO. 22046 C000
APPROXIMATE COMPLETION DATE 9/30/2022

VERNAL CITY PLANNER

APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, CALIFORNIA, ON _____, 2006, BY THE VERNAL CITY _____

Subject:

UNTAH COUNTY TREASURER

IF THAT THE PROPERTY TAXES ARE PAID AND
NOT SET UP _____ 2008.

UNTAH COUNTY SURVEYOR

201371 10/1 THE JUDICIAL COUNTY SUPERVISOR
TO THE JAIL FOR ANTHONY CORRECTION
14 AND FOR ANTHONY WITH LINDS AND WOL

THE COUNTY OFFICE, THE APPROVAL OF THE COUNTY COMMISSIONER DOES NOT ALLOW THE TOWN AND EXERCISE THIS RIGHT FROM THE

SUPERIOR'S CERTIFICATE

[illegible]

Amendment Boundary

[illegible]

PROPERTY MAP
TOWNSHIP 36N, RANGE 120E, COUNTY 27W

OWNER'S CERTIFICATE OF DEDICATION

AS SHOWN IN "SOUTH" STATES DISCUSSION PAGE 2 SECOND
"AMERICAN", FURTHER, HE CONVEY TO ANY AND ALL PUBLIC UTILITY
COMPANIES A PERPETUAL, NON-CONVEYING AGREEMENT UNDER THE PUBLIC UTILITY
LAWS OF THE STATE OF TEXAS, THE SAME TO BE USED FOR INSTALLATION,
MAINTENANCE AND OPERATION OF SUCH LINES AND FACILITIES. WE ALSO
CERTIFY ANY OTHER AGREEMENTS BE SHOWN ON THE PLAT TO THE PARTIES
NAMED THEREIN AND THE PURPOSES OF THE SAME.
IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND THE
SEAL OF _____, 2008.

JAMES M. KIRBY
NATIONAL CENTER FOR CHILDREN

CORPORATE ACKNOWLEDGMENT

[illegible]

COUNTY RECORDER'S NO.

STATE OF OHIO, COUNTY OF OHIO, RECORDED AND FILED AT THE
REQUEST OF: _____
DATE: _____ TIME: _____ FEES: _____
ENTRY: _____ PAGE: _____
INDEX _____
FILE NO. FILE OF PLATE _____ COUNTY RECORDER _____

2. **Recommendation to consider the approval of the Robinwood Acres Subdivision Subdivision amendment for property located at 621 W 1100 S; 567 W 1100 S; 1165 S 650 W; 621 W 1100 S and 145 S 650 W, Parcel #s 05:065:0020; 050650013; 050650012; 050650040 and 050650038 - 2026-020-SUB**

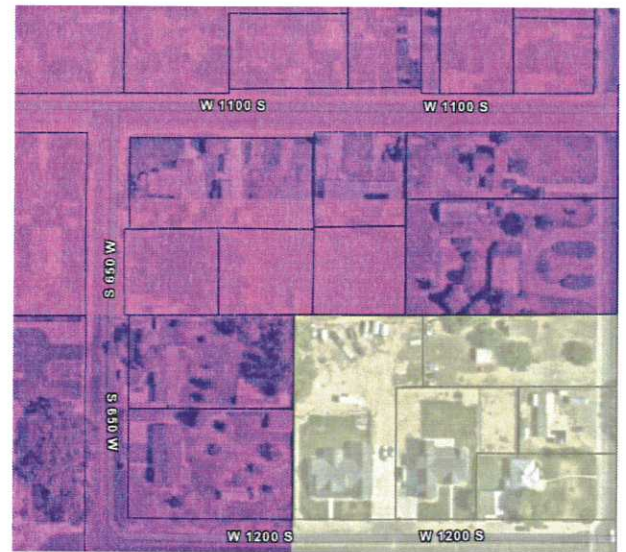
- A. **Type of PC Decision: Administrative**
- B. **Application: Amended Plat/Subdivision Amendment**
- C. **Applicant: GERALDINE D BUCKALEW**
- D. **Location: 621 W 1100 S; 567 W 1100 S; 1165 S 650 W; 621 W 1100 S; 145 S 650 W**
- E. **Parcel # 05:065:0020; 050650013; 050650012; 050650040; 050650038**
- F. **Code Reference: VCMC 16.58.110; Utah State Code §10-20-811**
- G. **Description and Background:**

The applicant, Geraldine Buckalew, originally submitted a request to amend the Robinwood Acres Subdivision in order to address property boundary and access issues involving properties associated with Lot 12. The immediate purpose of the request was to allow a future boundary adjustment that would provide improved access to the southeastern property.

The history of Lot 12 is complicated. Over time, portions of the original lot were conveyed and divided through deeds and metes-and-bounds legal descriptions; however, those subsequent property configurations were not fully reflected through amendments to the original subdivision plat. As a result, the recorded Lot 12 subdivision boundary does not cleanly correspond with the current parcel and ownership configuration.

The original approach was to enlarge and amend Lot 12 so that the affected properties and future boundary adjustments could be incorporated into an updated subdivision plat. As part of that effort, written approval was received from all affected ownership groups, including the Rohrs, the Richardsons, the Atwoods, and the applicant, Geraldine Buckalew.

Following additional review with the surveyors, staff determined that maintaining and expanding the existing Lot 12 subdivision configuration may create unnecessary complications and expense for the affected property owners. Staff and the surveyors therefore evaluated whether removing the Lot 12 subdivision designation would provide a cleaner long-term solution.



The proposed approach would remove Lot 12 from the recorded subdivision while leaving the existing properties, ownership boundaries, and deed descriptions unchanged. The properties would continue under their existing metes-and-bounds legal descriptions rather than remaining tied to the historic Lot 12 subdivision boundary.

Any future boundary adjustment, including the adjustment intended to address access to the southeastern property, would occur separately after the Lot 12 issue is resolved.

Because the affected owners previously signed documents supporting an amendment and enlargement of Lot 12, staff will communicate the revised approach to each affected owner and confirm that they understand the proposed change before the matter is finalized.

H. Findings:

1. The affected properties are associated with Lot 12 of the Robinwood Acres Subdivision.
2. Portions of Lot 12 have historically been conveyed and described through separate deeds and metes-and-bounds legal descriptions.
3. The resulting parcel configuration is not fully reflected on the recorded subdivision plat.
4. The existing Lot 12 subdivision boundary creates complications for current and future boundary adjustments involving the affected properties.
5. The original application contemplated enlarging and amending Lot 12 through an amended subdivision plat.
6. The Rohrs, Richardsons, Atwoods, and Geraldine Buckalew previously provided written approval for the proposed modification of Lot 12.
7. Additional review with the surveyors identified removal of the Lot 12 subdivision designation as a cleaner long-term solution than expanding and maintaining the existing subdivision configuration.
8. Removing the Lot 12 subdivision designation would not itself alter existing property ownership or existing property boundaries.
9. The affected properties would continue under their applicable recorded deed and metes-and-bounds legal descriptions.
10. Future boundary adjustments or property-description corrections would be addressed separately as needed.
11. The revised approach would reduce the likelihood that future corrections involving the affected properties would require repeated amendments to the Robinwood Acres Subdivision.
12. Staff will communicate the revised approach to the affected property owners before the matter is finalized.

I. Staff Recommendation:

Staff recommends that the Planning Commission support resolving the Robinwood Acres Subdivision Amendment by removing the Lot 12 subdivision designation rather than requiring preparation of a comprehensive amended subdivision plat.

Staff further recommends that the existing property ownership, parcel boundaries, legal descriptions, easements, rights-of-way, utility interests, access rights, and other recorded interests

