

**MANAGEMENT COMMITTEE MEETING 2:** February 10, 2009  
Vernal City General Plan Update 12:00 Noon

In Attendance:

Gary Jensen, Vernal Police Dept.  
Ken Bassett, Vernal City  
Darlene Burns, Uintah County  
Si Hutt, Ashely Regional Medical Center  
Nikki Farmer, Dinosaurland Travel Board  
Glade Allred, Vernal City  
Mike Davis, Vernal City  
Matt Cazier, Uintah County  
Robin O'Driscoll, Uintah Recreation District  
Chris Hoem, Naples City  
Heather Hoyt, Uintah County  
Cheri McLurdy, Uintah Transportation  
Sonja Norton, Vernal City  
Howard Carrdii, Vernal City Planning  
Joseph Evans, KNEU  
Lianna Etehberger, USU  
Jeff Duncan, Anadarko  
Dusty McCormick, Maesar Water Improvement District  
Paul Wages, Anadarko  
Body Workman, Ashley Valley Water  
Allen Parker, Vernal City  
Mark Vlastic, Landmark Design  
Jan Striefel, Landmark Design  
Andrea Olson, InterPlan  
Geoff Butler, Wikstrom Economics  
Lisa Benson, Landmark Design

The design team reviewed a summary of the issues gathered during the scoping process in January, and gave a report and summary of progress on the existing conditions analysis. The management committee then participated in a Visual Preference Survey, followed by a condensed version of the public workshop. The management committee was divided into 3 groups to work on the three different growth scenarios projected for Vernal City: bust with recovery, baseline, and boom. A summary of each group's workshop are shown below. A summary map and analysis for each group will be provided later.

Group #1: Bust with Recovery Scenario – 2,342 net population growth

Most of the growth was focused west and south of the City. Downtown was updated with mixed use and new commercial within one block north and south of Main Street. Commercial uses and higher density housing were added near USU and along north Vernal Avenue north of Ashley Creek. Public transit such

LANDMARK

DESIGN

INCORPORATED



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as a trolley system was included along Main Street between Lowe's and 700 East and along Vernal Avenue from 1000 South to the northern City boundary. A loop trail system around the valley ties into a trail along Ashley Creek and along many of the canals in town. A new planned community similar to Daybreak was shown at the west side of the valley along Highway 40 with a mix of commercial, residential, office, and open space. Several roads were connected through around USU to create smaller blocks.

Group #2: Baseline Scenario – 3,338 net population growth

Most of the growth was focused west and south of the City. Several major roads were connected through the valley such as 2500 South, Main Street, and 1500 North. Commercial, high density housing, and a community center were added near USU. Commercial, office, and higher density housing were added on north Vernal Avenue north of Ashley Creek. High density housing was added east of the recreation center. Additional housing was added near Don Pedro's where a new LDS Chapel is scheduled to be built. A neighborhood commercial center was added near Lowe's, and a new commercial center was added at the west end of the valley on Highway 40.

Group #3: Boom Scenario – 19,065 net population growth

Growth was spread out in all directions into the County. Downtown was enhanced with mixed uses along Main Street and south Vernal Avenue. A large new commercial center is added near USU and the west entrance to the valley along Highway 40, along with offices, higher density housing, and mixed use. Several new parks are added throughout the City to provide access for new housing developments. A new commercial center is also shown along north Vernal Avenue north of Ashley Creek, and included offices and higher density housing. The Ashley Creek corridor is preserved for agricultural uses, trails, and parks. A community center is shown near USU. Small neighborhood commercial centers are shown at 500 West 1500 South and at 1500 North 3000 West.