

UINTAH BASIN TECHNICAL COLLEGE MASTER PLAN



09 15 2021  
prepared by method studio



UINTAH BASIN TECHNICAL COLLEGE MASTER PLAN

ACKNOWLEDGMENTS

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Many thanks to all faculty, staff, students, stakeholders, and the Uintah Basin communities.

Approved by:  
Utah State Board of Trustees  
UBTech Board of Trustees

TABLE OF CONTENTS

EXECUTIVE SUMMARY

UBTech Mission  
Introduction  
Message from President  
Institutional Profile & History  
Locations & Sites  
Demographics  
Master Plan Process  
Master Plan & Phasing Strategies  
0 - 5 Year  
5 - 10 year

PHASING

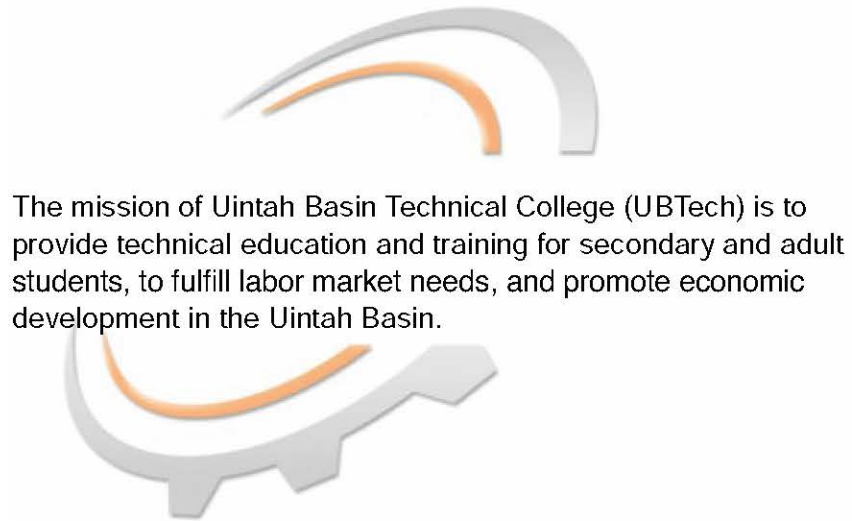
Main Campus Phasing Plans                      Roosevelt  
Extension Campus Phasing Plans                      Vernal

APPENDICES

A - Building Placement Studies                      Roosevelt  
B - Building Placement Studies                      Vernal  
C - Aerial Renderings  
D - Public-Private Land Development

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## UBTECH MISSION



## INTRODUCTION



As the Uintah Basin area continues to grow, UBTech is positioning itself to establish the necessary physical environment to meet its academic mission in the area. UBTech continues to promote economic growth by providing education and hands-on training for secondary and adult students. Health professions are a priority for UBTech. Technological advancement in the health industry requires up-to-date, state-of-the-art education and training in health sciences. This is an opportunity for UBTech to provide a quality workforce for regional healthcare providers in the area.



## MESSAGE FROM PRESIDENT



Welcome to Uintah Basin Technical College (UBTech), the first technical College in the State of Utah. UBTech is a nationally recognized technical education leader and looks forward to preparing you for success in the career path of your dreams. Thousands of today's business owners, managers, and employees have educational roots and branches at UBTech.

UBTech faculty, staff and administrators are committed to the success of every student, and stand ready to serve and assist you in your individual educational pursuits. UBTech graduates are employment ready and recognized financially for the skills they obtain through our nationally accredited certificate programs.

We ask all walks of life to experience a hands on approach to the world through the eyes of technical education. Our College has a legacy of student success, your choice to enroll at UBTech is a wise investment in your future. I invite you to experience the earning power of a technical education.

Great opportunities await you at UBTech!

Aaron K. Weight  
UBTech President/CEO



## INSTITUTIONAL PROFILE AND HISTORY

The Uintah Basin Area Vocational Center opened its doors to students on September 1, 1968. The center was funded, in part, by a \$100,000 Federal Vocational Grant through the efforts of Utah Representative Dan Dennis. The Duchesne County School District matched the grant dollar for dollar, and a center for adult and high school vocational and technical education was established.

George Thatcher was the first director of the center, as well as the part-time electronics instructor. The school districts operated the center during these early years. The opening of UBAVC was timely, as the Central Utah Project was just getting started and the Bluebell oilfield was coming into production.

In 1972, the state legislature put all three existing area vocational centers (Sevier, Uintah Basin, and Bridgerland) directly under the Utah State Board for Vocational Education. A local governing board was appointed, consisting of members from Duchesne, Uintah, and Daggett County school boards.

During that same year, planning began for a new, larger building and campus so that the center could accommodate both adult and high school students. Property was donated jointly by Uintah and Duchesne school districts for a facility that would serve multi-district needs, and ground was broken at the present Roosevelt site on November 7, 1975.

Effective July 1, 1990, the Utah State Legislature changed the name of the center to Uintah Basin Applied Technology Center to more accurately reflect the purpose and philosophy of the school as a technical training facility for the region.

## INSTITUTIONAL PROFILE AND HISTORY

During the 2020 Legislative Session, the Legislature passed S.B. 111, Higher Education Amendments, which merged the Utah System of Higher Education and the Utah System of Technical Colleges into one System. On July 1, 2020, Utah's two systems of postsecondary education combined as a joint Utah System of Higher Education, overseen by a single governing Board, the Utah Board of Higher Education.

UBTech is one of the eight technical colleges that combined with two community colleges, four regional universities, and two research universities that now make up the Utah System of Higher Education. UBTech has served the Uintah Basin region for over 50 years. Governance and name changes are part of UBTech's history, however, the primary mission of providing quality technical education to the citizens of the Uintah Basin has remained constant. The college is committed to its mission and is excited to continue its role as an economic development engine for northeastern Utah.



REGIONAL CONTEXT



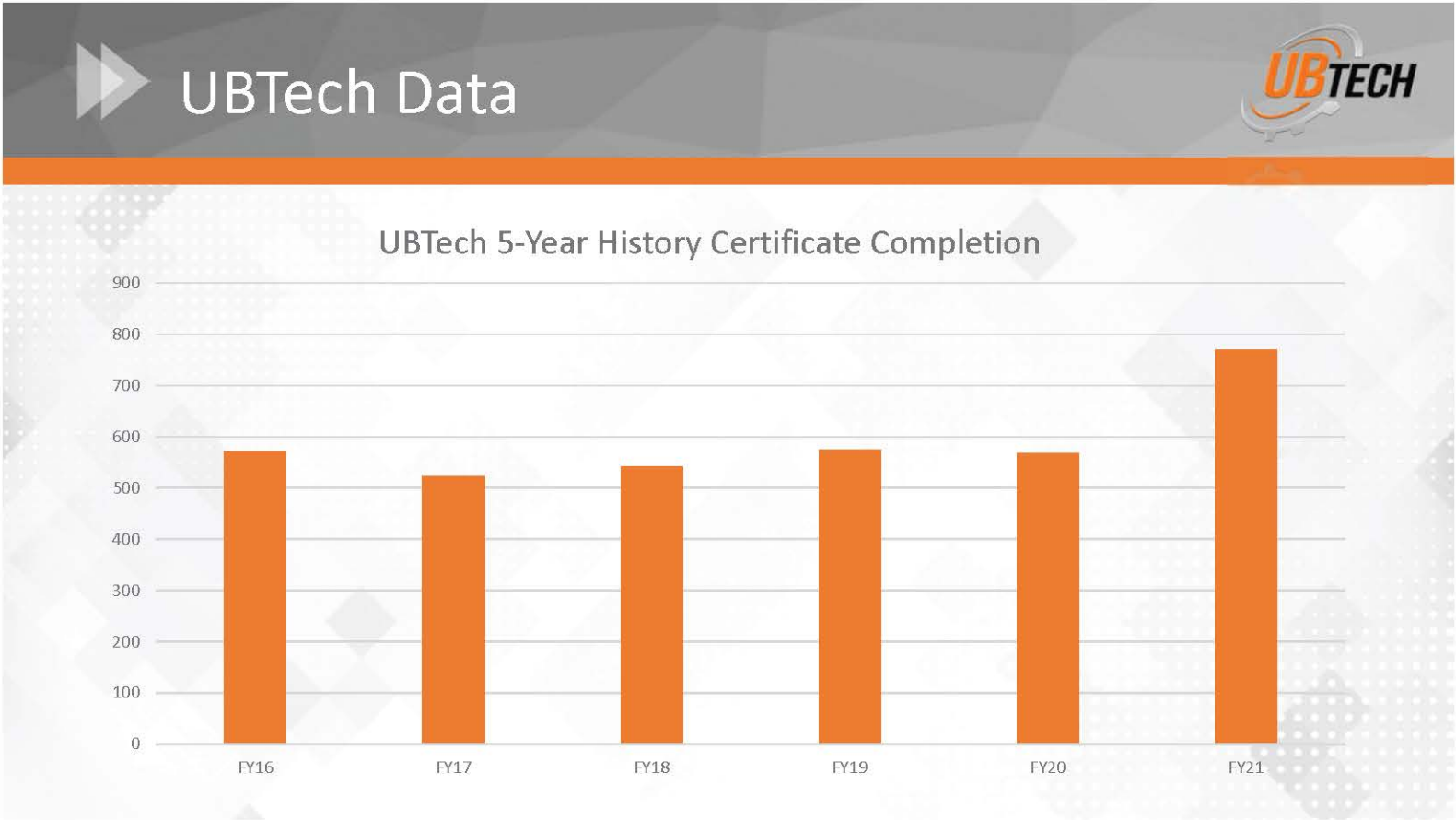
## LOCATIONS & SITES

The main campus in Roosevelt opened for students in 1977. The campus currently is a 24-acre site with a number of structures only utilizing half of the site. The main campus building is a 92,000 square foot brick structure consisting of classroom, lab and shop space. The welding shop/classroom building is the most recently built structure on campus.



The extension campus in Vernal opened for students in 2009. The campus currently is a 14-acre site with two structures utilizing half of the site. The main campus building is a 91,986 square foot brick, stone, and metal structure consisting of classroom, lab and shop space.





## MASTER PLAN PROCESS

The master plan committee conducted workshops and meetings with staff, community & industry members, students, faculty and board members to discover and define key drivers for space planning, program growth and physical infrastructure needs for the future, these include:

- Adequate infrastructure & quality of space
- Technology & demand
- Relationship of the existing programs
- Future programs
- Relationship with the industry and their needs
- Student recruitment



## MASTER PLAN & PHASING STRATEGIES

The master planning process primary objectives are to create a strong physical framework for development, establish sustainable goals and priorities, develop clear organizational patterns for campus wayfinding and synergy of programs and to provide innovative educational technologies to best serve students and industry needs.

At several workshops and interviews, existing building spaces and program capabilities were reviewed by the master planning committee for deficiencies, opportunities and established successes. The process yielded a set of immediate near future and long-term physical building and infrastructure needs to better serve current student and future programmatic needs. Land banking was discussed and will be needed for future campus growth. UBTech will assess future master plans and will actively look for opportunities. For now, the College will primarily focus on growth opportunities within their existing properties.

The College identified the need to consolidate and focus on certain programs at each campus location in the future, while retaining certain programs and support spaces at both. The adjacent timeline illustrates the overarching program and building plan for the College.



**0-5 Years:** New Health Professions Building @  
Roosevelt Campus

**5-10 Years:** New Trades & Technology Building @  
Vernal Campus

**10 Years+:** Building for Program/Enrollment Growth  
@ Roosevelt & Vernal Campus

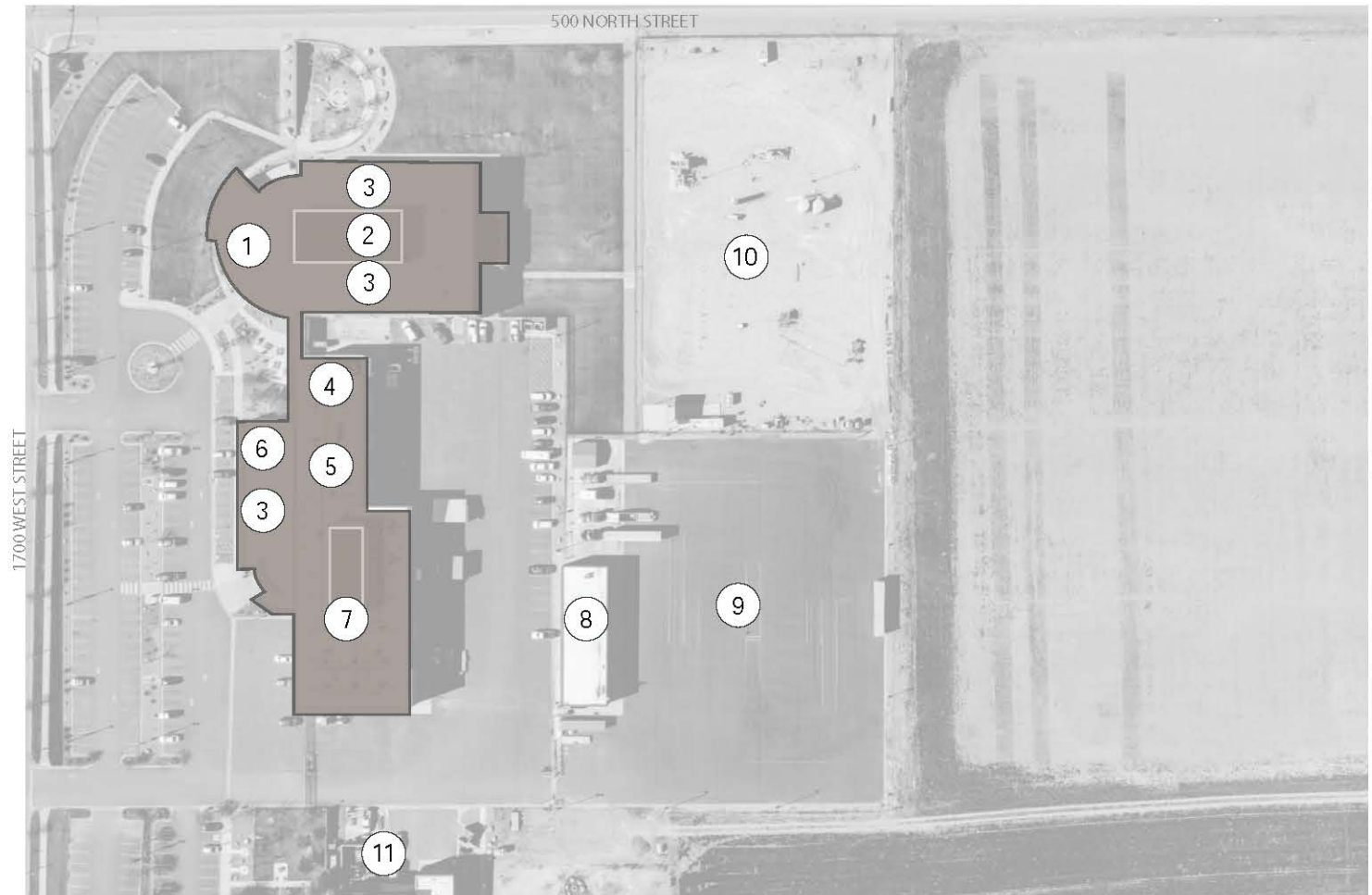
MAIN CAMPUS, ROOSEVELT  
EXISTING CAMPUS PLAN

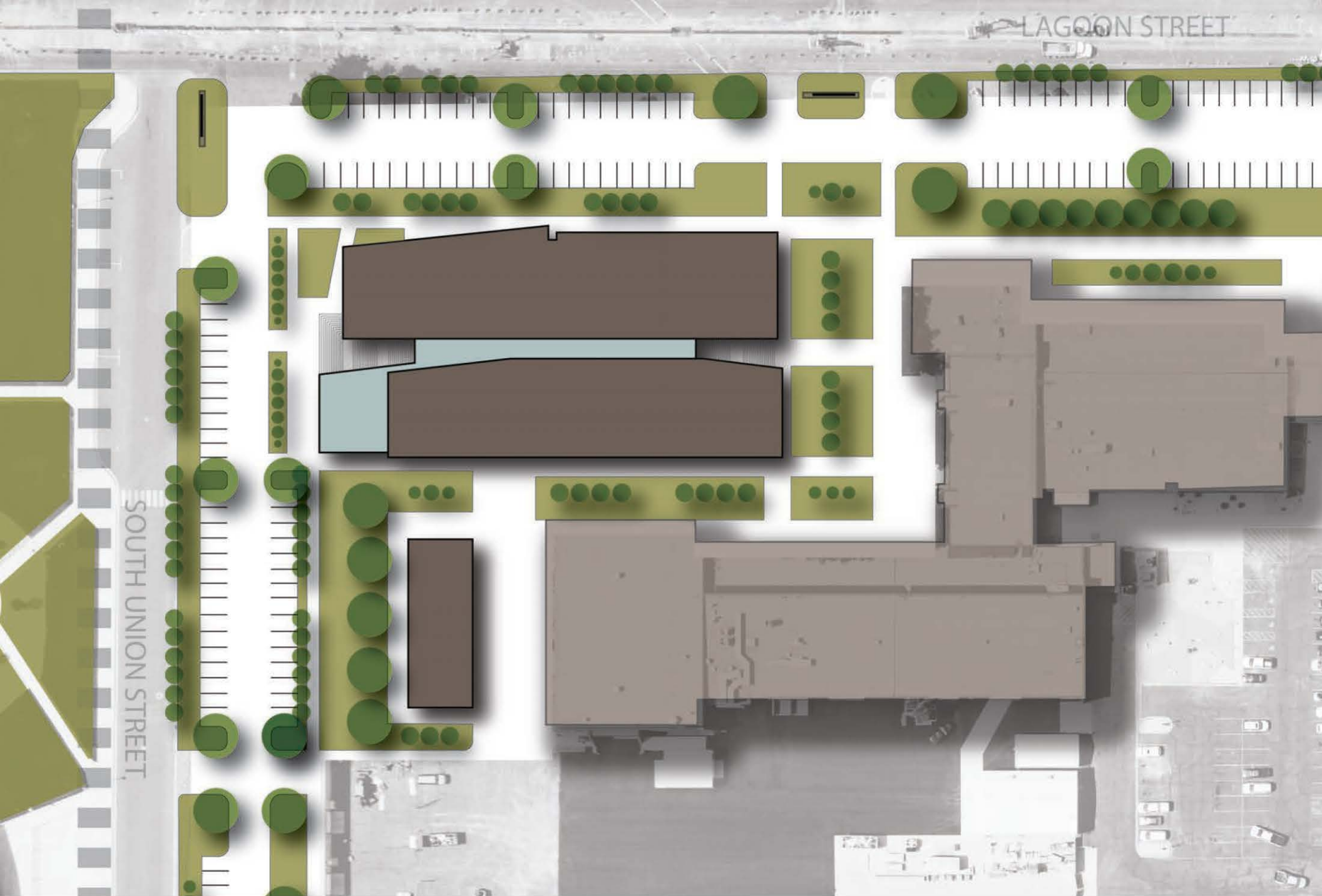
- ① Administration
- ② Career Center
- ③ Culinary Arts
- ④ Health Professions
- ⑤ Cabinetry Shop
- ⑥ Construction Shop
- ⑦ Auto Shop
- ⑧ Welding Building
- ⑨ POST Satellite Academy
- ⑩ Maintenance / Storage
- ⑪ Parking shared with Union
- ⑫ Union High School
- ⑬ Open Space



EXTENSION CAMPUS, VERNAL  
EXISTING CAMPUS PLAN

- ① Art / Computer Lab
- ② Administration
- ③ Classrooms
- ④ Construction Shop
- ⑤ Energy Services
- ⑥ Safety Classroom
- ⑦ Heavy Duty Diesel
- ⑧ Maintenance Building
- ⑨ CDL Range
- ⑩ Oil & Gas Training
- ⑪ USU Vernal Campus





## UINTAH BASIN TECHNICAL COLLEGE MASTER PLAN

ILLUSTRATIVE PLAN

MAIN CAMPUS

ROOSEVELT

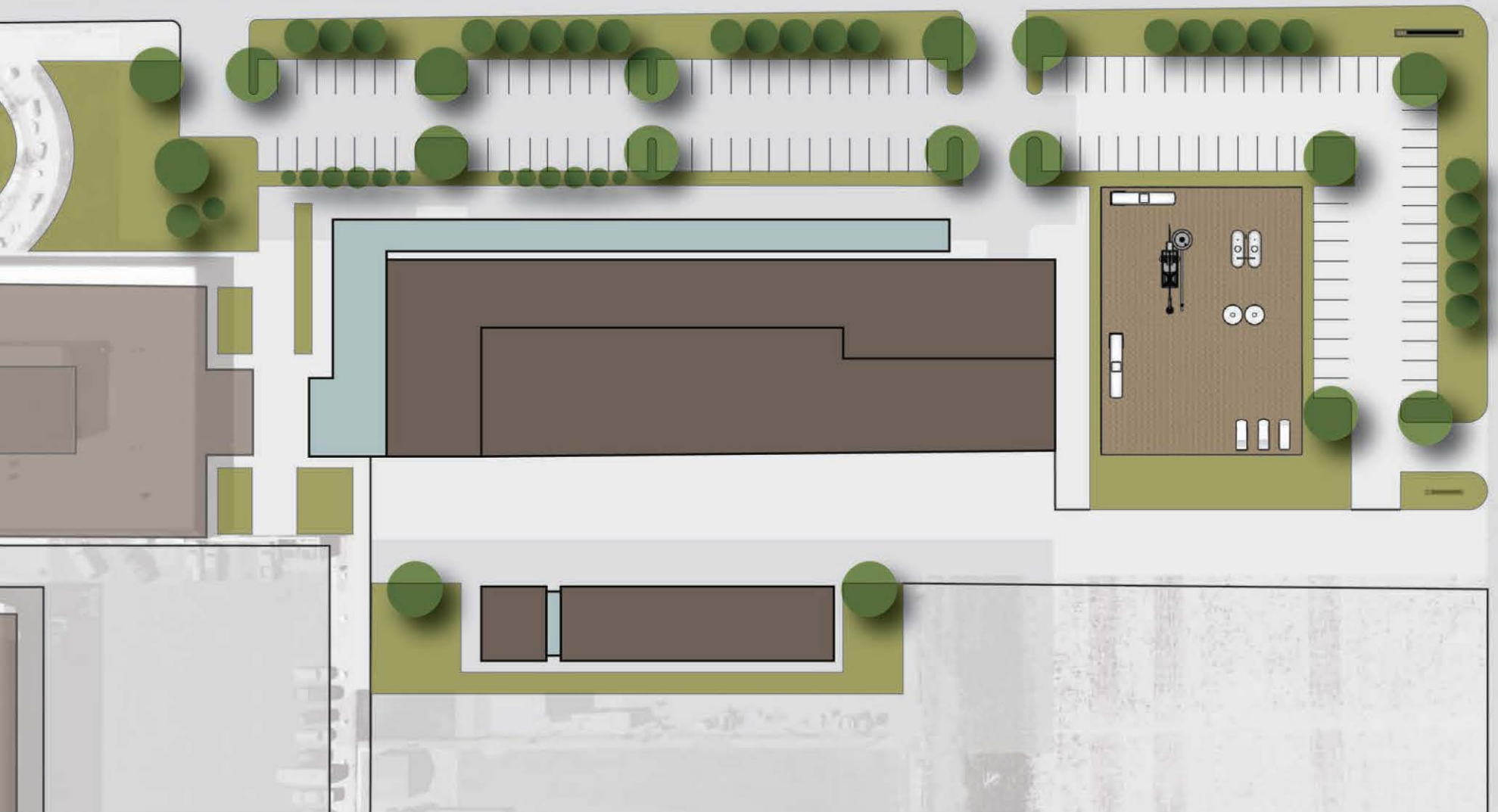
0-5 YEARS

ILLUSTRATIVE PLAN  
MAIN CAMPUS, ROOSEVELT  
PHASE:  
0-5 YEARS

- ① Future Health Professions Building
- ② Future Culinary Arts + Multi-Purpose Room
- ③ Future Maintenance Building
- ④ Existing Administration
- ⑤ Future POST / Previous Health Professions
- ⑥ Existing Welding Building
- ⑦ Existing Cabinetry Shop
- ⑧ Existing Auto Shop
- ⑨ Union High School
- ⑩ USU Roosevelt Campus
- ⑪ Union High School Extension
- ⑫ Existing CDL Range
- ⑬ Open Space



500 NORTH STREET



UINTAH BASIN TECHNICAL COLLEGE MASTER PLAN

ILLUSTRATIVE PLAN

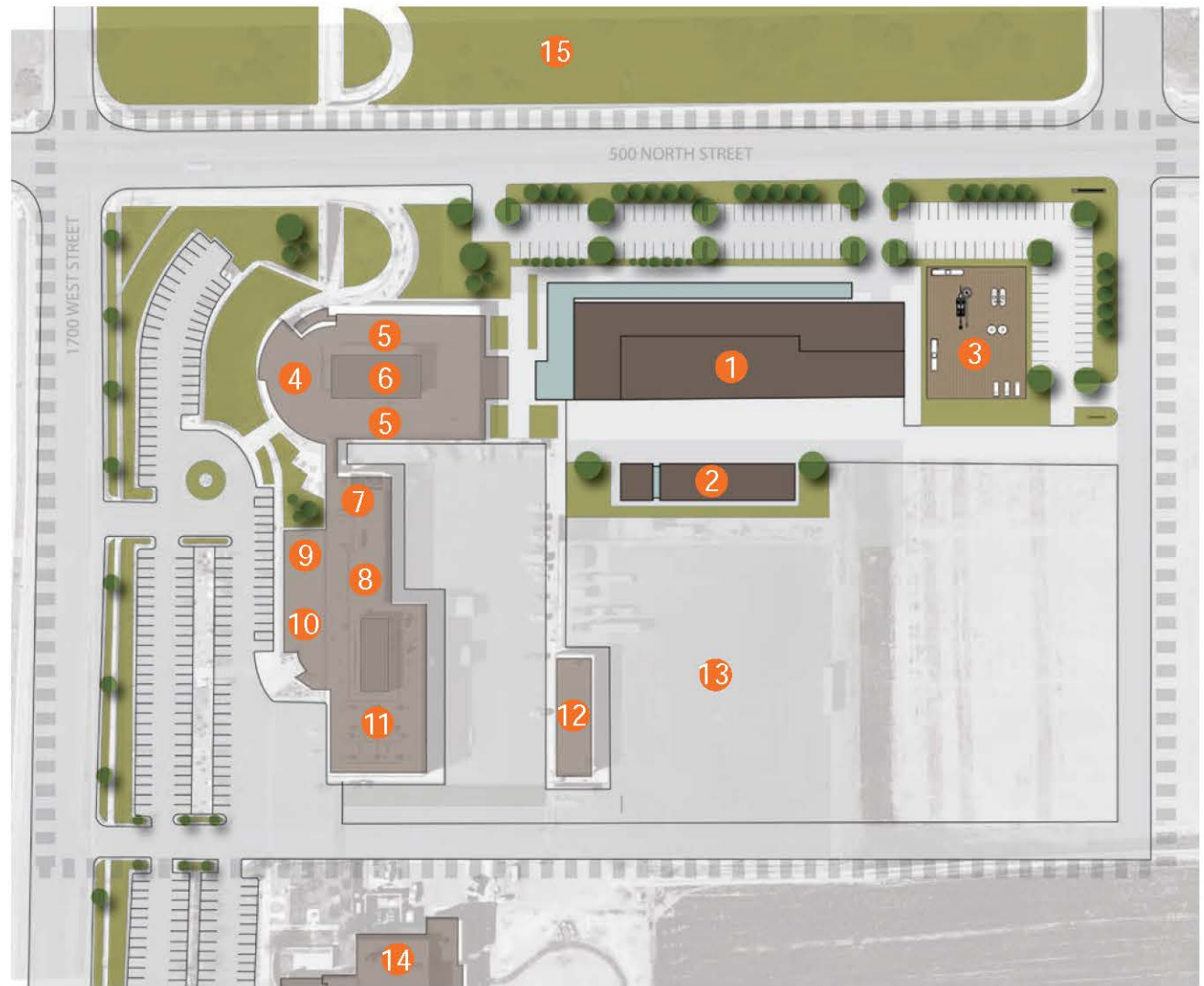
EXTENSION CAMPUS

VERNAL

5-10 YEARS

ILLUSTRATIVE PLAN  
EXTENSION CAMPUS, VERNAL  
PHASE:  
5-10 YEARS

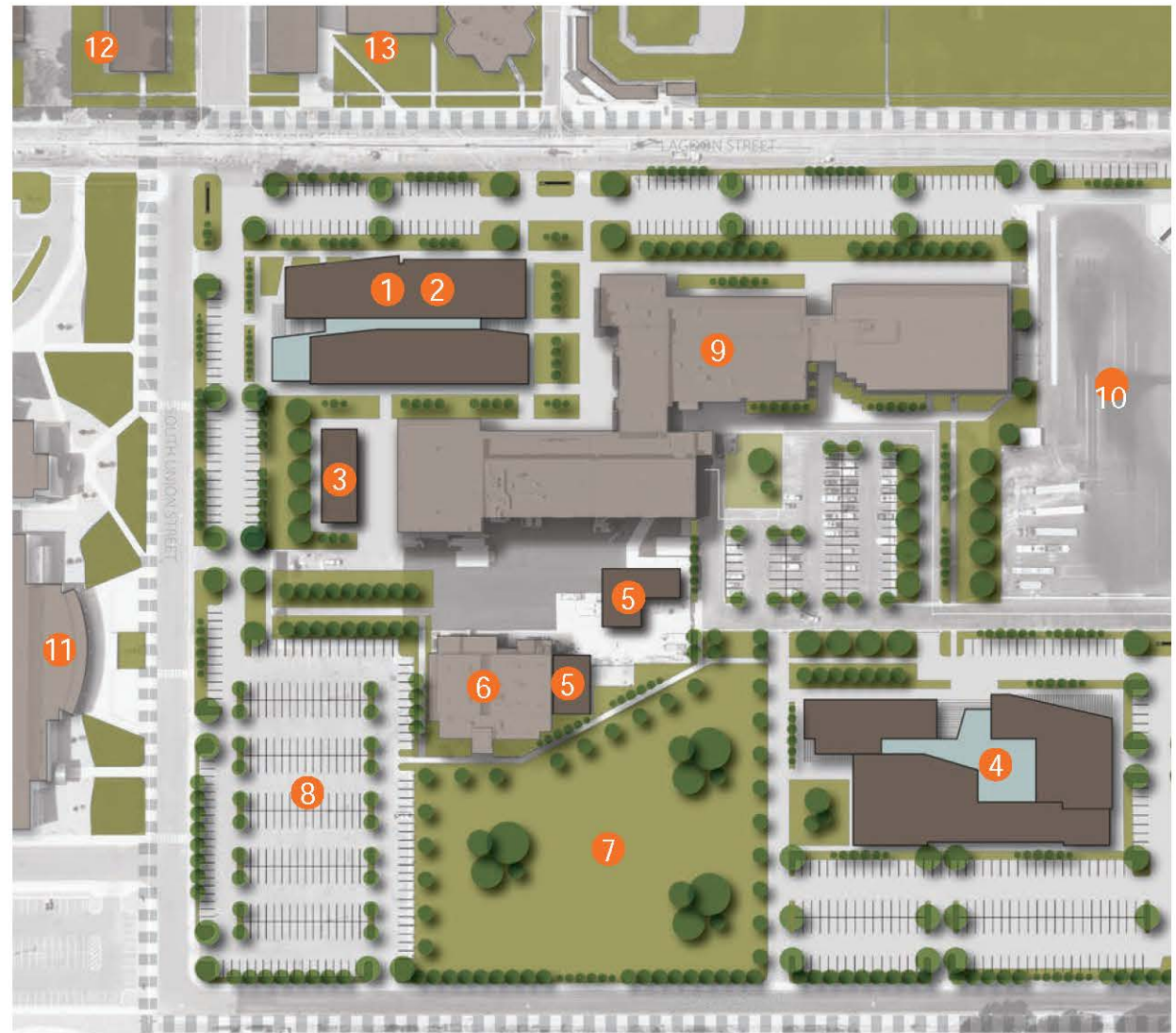
- 1 New Trades & Technology Building
- 2 New Storage Facility
- 3 Oil & Gas Training
- 4 Art / Computer Lab
- 5 Classrooms
- 6 Administration
- 7 Construction Shop
- 8 Energy Services
- 9 Safety Classroom
- 10 Classroom
- 11 Heavy Duty Diesel
- 12 Maintenance Building
- 13 CDL Range
- 14 USU Vernal Campus
- 15 Uintah High School



UINTAH BASIN TECHNICAL COLLEGE MASTER PLAN

ILLUSTRATIVE PLAN  
MAIN CAMPUS, ROOSEVELT  
PHASE:  
10 - BEYOND YEARS

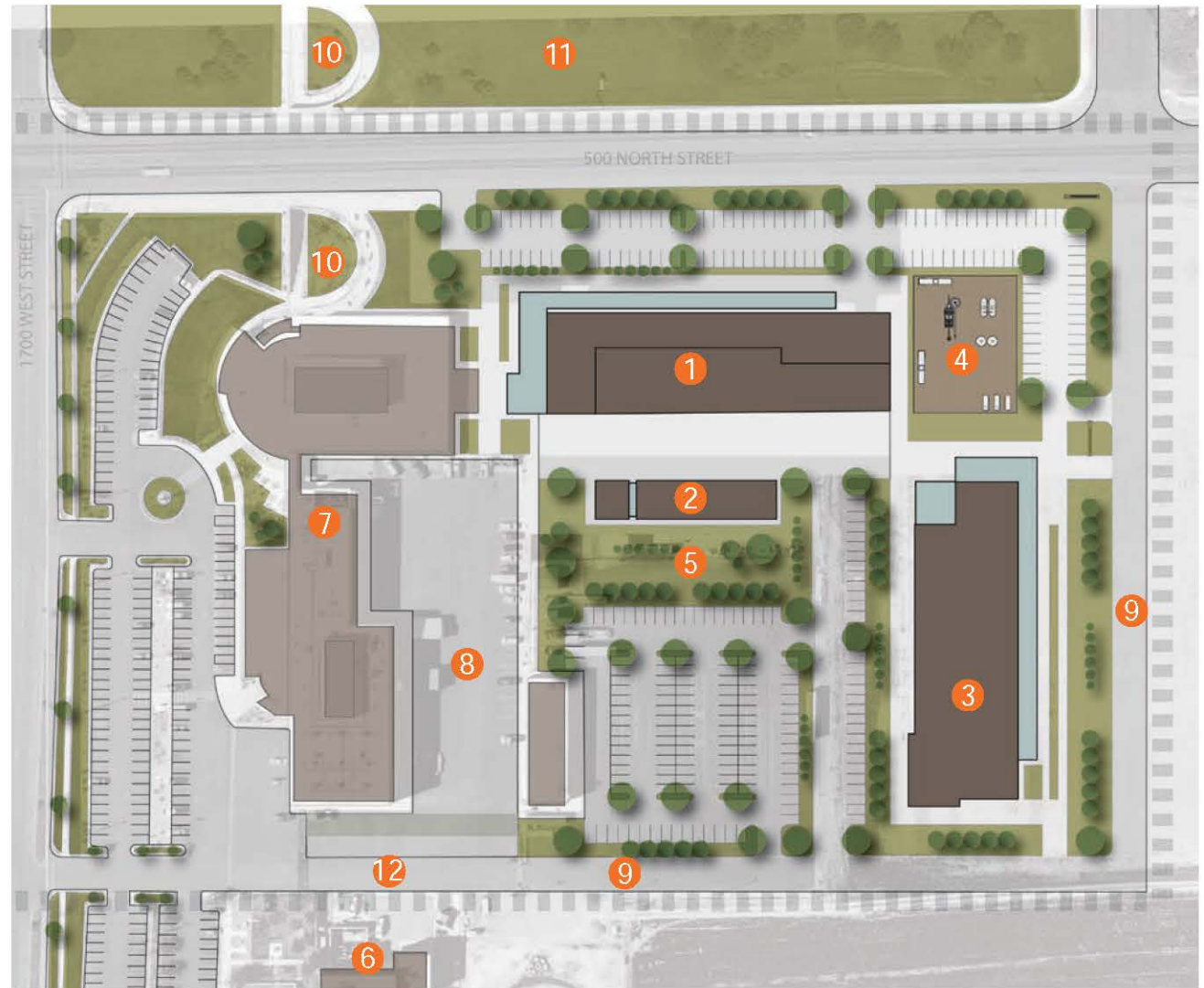
- ① Future Health Sciences Building
- ② Future Culinary Arts + Multi-Purpose Room
- ③ Future Maintenance Building
- ④ Future Building
- ⑤ Future Classroom Addition
- ⑥ Welding Building
- ⑦ Student Events Green Space
- ⑧ Parking Shared with Union
- ⑨ Existing & Expanded Programs
- ⑩ CDL Range
- ⑪ Union High School
- ⑫ USU Roosevelt Campus
- ⑬ Union High School Extension



UBTech will look for opportunities to land bank for future growth on main campus, Roosevelt.

ILLUSTRATIVE PLAN  
EXTENSION CAMPUS, VERNAL  
PHASE:  
10 - BEYOND YEARS

- ① Future Trades & Technology Building
- ② Future Storage Facility
- ③ Future Building
- ④ Oil & Gas Training
- ⑤ Student Green Space (10 - beyond)
- ⑥ USU Vernal Campus
- ⑦ Existing & Expanded Programs
- ⑧ Secured Utility Yard
- ⑨ Future Belt Road
- ⑩ Student Underground Pass
- ⑪ Uintah High School
- ⑫ Enhanced Campus Entrance



UBTech will continue for opportunities to land bank for future growth on extension campus, Vernal.



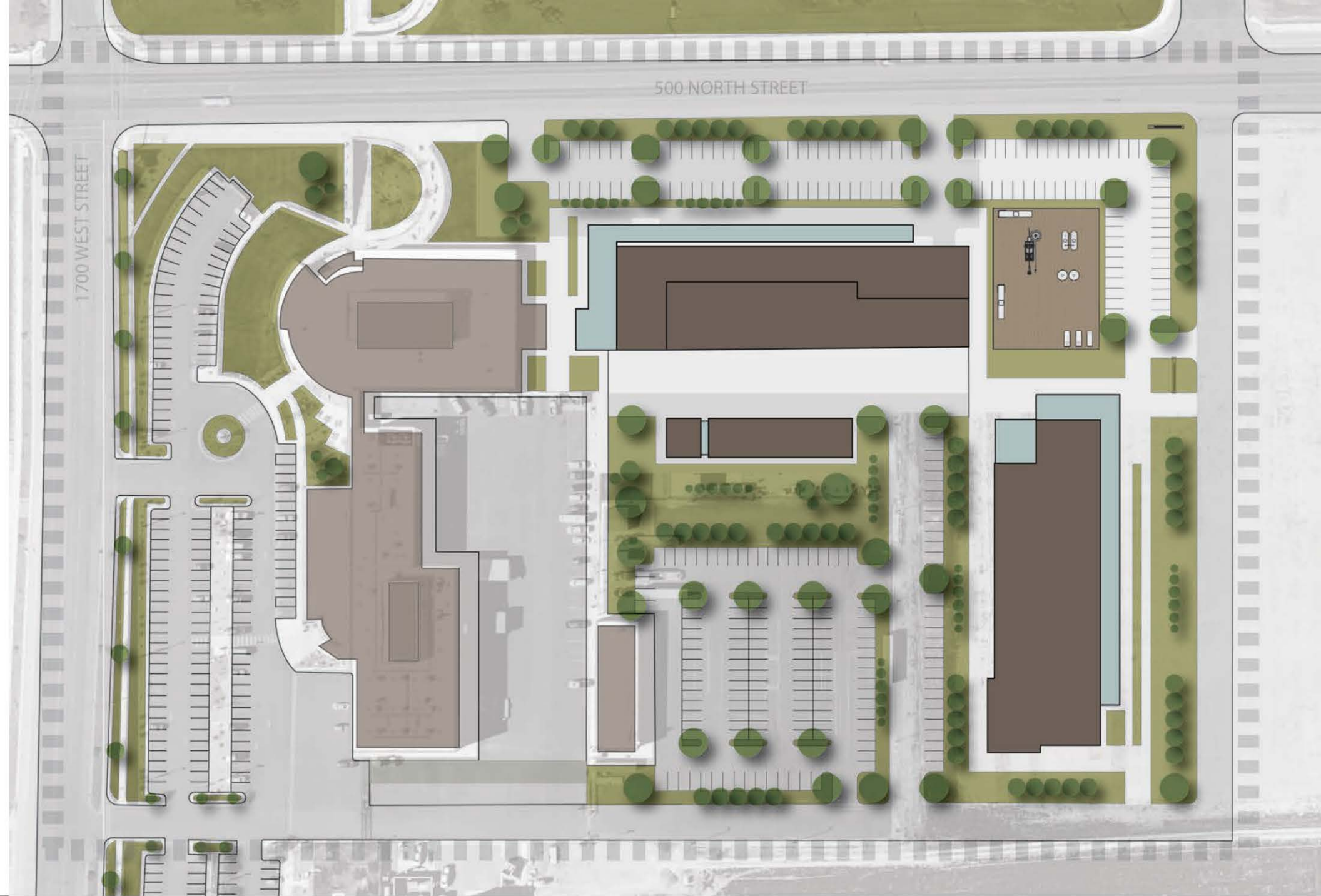
UINTAH BASIN TECHNICAL COLLEGE MASTER PLAN

ILLUSTRATIVE PLAN

MAIN CAMPUS

ROOSEVELT

10-BEYOND YEARS



## UINTAH BASIN TECHNICAL COLLEGE MASTER PLAN

ILLUSTRATIVE PLAN

EXTENSION CAMPUS

VERNAL

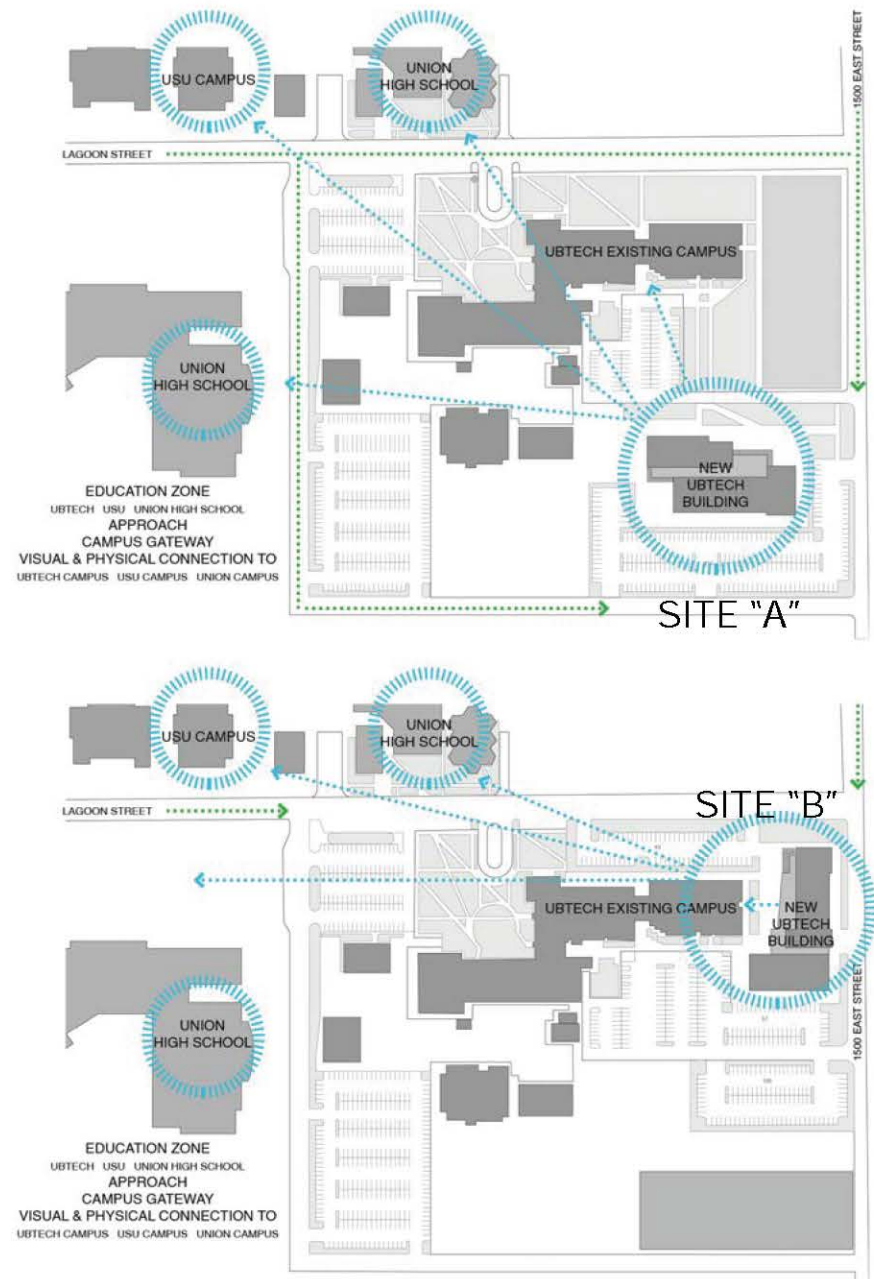
10-BEYOND YEARS

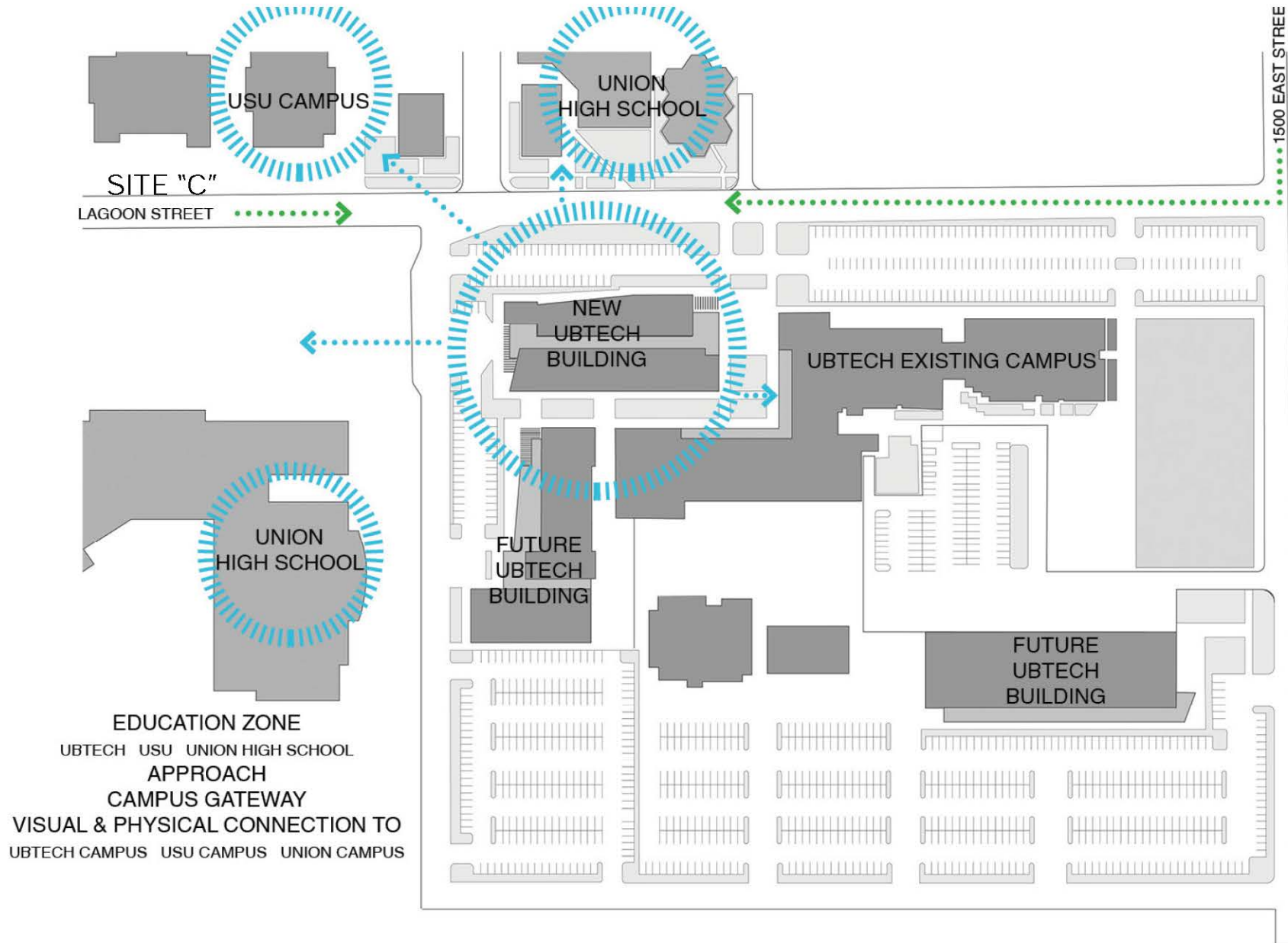
## APPENDIX A

### ROOSEVELT CAMPUS OPTION STUDIES

Three sites on campus were studied: Site "A" at South, Site "B" at the North/East of the campus & Site "C" at the North/West of UBTEch Roosevelt Campus. Opportunities/challenges & pros/cons of each were studied and "C" was selected as the site for the next building on campus. Here are some of the drivers behind the preferred site selection:

- Gateway to Campus
- Vicinity to Existing Administration
- Opportunity to Update Campus Image
- Presence on Academic Zone
- Relationship to USU Campus
- Relationship to Union High School Campus



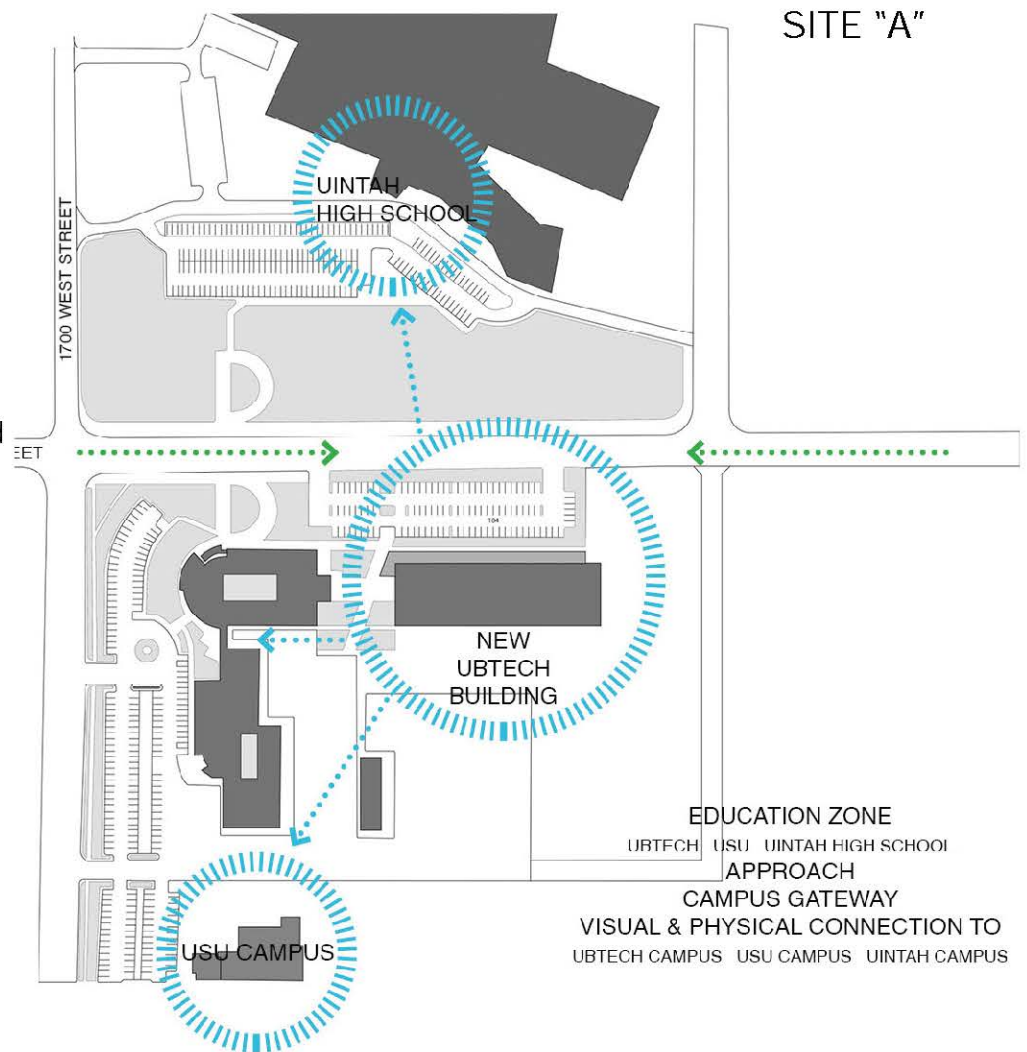


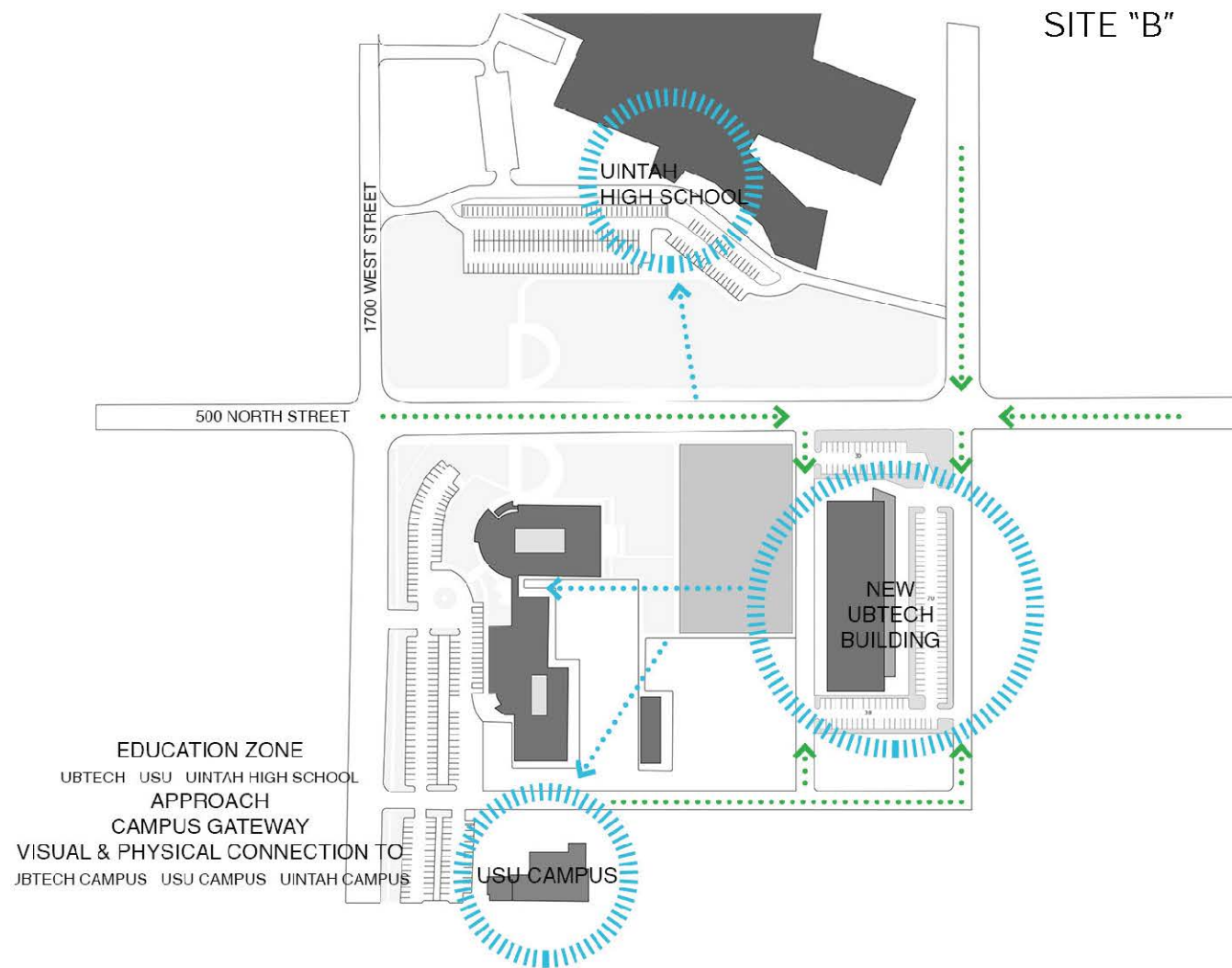
## APPENDIX B

### VERNAL CAMPUS OPTION STUDIES

Two sites on campus were studied: Site "A" at the North & Site "B" at the South/East of UBTech Vernal Campus. Opportunities/challenges & pros/cons of each were studied and "A" was selected as the site for the next building on campus. Here are some of the drivers behind the preferred site selection:

- Presence on 500 North Street
- Vicinity to Existing Campus Programs
- Campus Entry from 500 North Street
- Relationship to Future USU Master Plan
- Relationship to Uintah High School





## APPENDIX C



UINTAH BASIN TECHNICAL COLLEGE MASTER PLAN

ILLUSTRATIVE AERIAL VIEW

MAIN CAMPUS

ROOSEVELT



## UINTAH BASIN TECHNICAL COLLEGE MASTER PLAN

ILLUSTRATIVE AERIAL VIEW

EXTENSION CAMPUS

VERNAL

## APPENDIX D

### PUBLIC-PRIVATE LAND DEVELOPMENT

This section outlines development opportunities for UBTech-owned lots in Vernal and Roosevelt. The overarching goal is to establish ground lease agreements with private developers who would assume responsibility for constructing, maintaining, and managing the properties, while generating a sustainable monthly lease revenue stream for UBTech. Potential uses of these sites include, but are not limited to, thoughtfully designed multi housing communities, strategically located storage facilities, and parking solutions that serve both institutional and community needs. All public-private partnerships undertaken through this effort will fully comply with Utah Code Title 53B, Chapter 2A, Part 1, Section 113, which governs lease-purchase agreements between technical colleges, state entities, and private industry partners.

The following pages represent potential scenarios. The first scenario reviews the potential placement of multi-family units on each of seven sites: four in Vernal and three in Roosevelt. The second scenario examines possible additional uses next to existing multi-family apartments. For these sites, the plan assesses the practicality of developing small storage facilities intended to serve and align with the surrounding residential communities.

## VICINITY MAP - VERNAL, UT

### SITE #3 - Lot 3

ADDRESS: 143 E 200 N  
ZONING: R-2 (residential)

### UBTECH VERNAL CAMPUS

### SITE #1 - Shadow Creek Lot 32

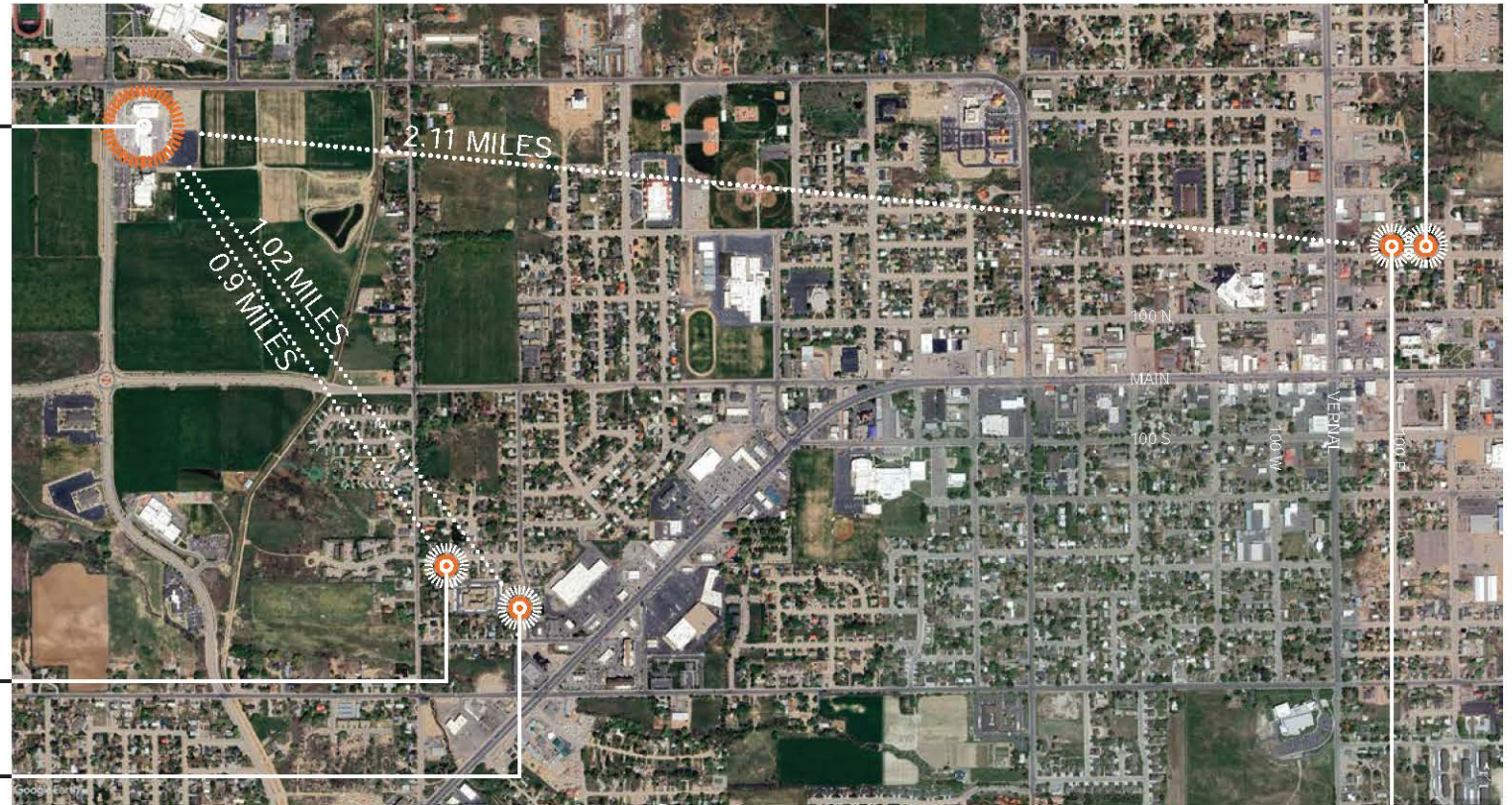
ADDRESS: 1469 W 250 S  
ZONING: R-4 (residential)

### SITE #2 - Shadow Creek Lot 21

ADDRESS: 1363 W 300 S  
ZONING: R-4 (residential)

### SITE #3 - Lot 1

ADDRESS: 216 N 100 E  
ZONING: R-2 (residential)



## VERNAL TINY HOME STANDARDS

- Tiny Home Overlay (TH-O) designation applicable in the following zones
  - R3
  - R4
  - MX (Mixed-Use)
- Min. 400 SF
- Max. 700 SF (total living space of 900 SF)
- Max (4) tiny homes per lot
- Permanent foundation required
- Min Lot Size: 2,500 Sf + 500 SF for each unit
- Min Lot Width: 45', regardless of underlying zoning requirements
- Setbacks:
  - Front: Respect underlying zone
  - Side: Min 5' from property line
  - Rear Min 5' from property line
  - Corner: 30' or 20' depending on lot orientation
  - From other Structures: Min. 5' on the same lot
- Parking
  - Min (1) parking space per unit
  - Min size: 12' x 20', out of public right-of-way
  - Coverage: Not more than 50% of the street facing wall of the structure
  - Additional parking to be provided
  - Street parking rules governed by underlying zone
- Landscaping
  - Lots less than 3,000 SF for single tiny home or less than 6,500 SF for multiple tiny homes, all areas not covered by buildings or pavements shall be landscaped.
- Trash Receptacles
  - Designated areas for trash receptacles shall be provided out side of the front setback
- Drainage: Plans to account for adequate drainage/runoff management
- Emergency Access: Developments must ensure clear access for emergency vehicles and services, with appropriately designed ingress and egress points to safeguard residents properly

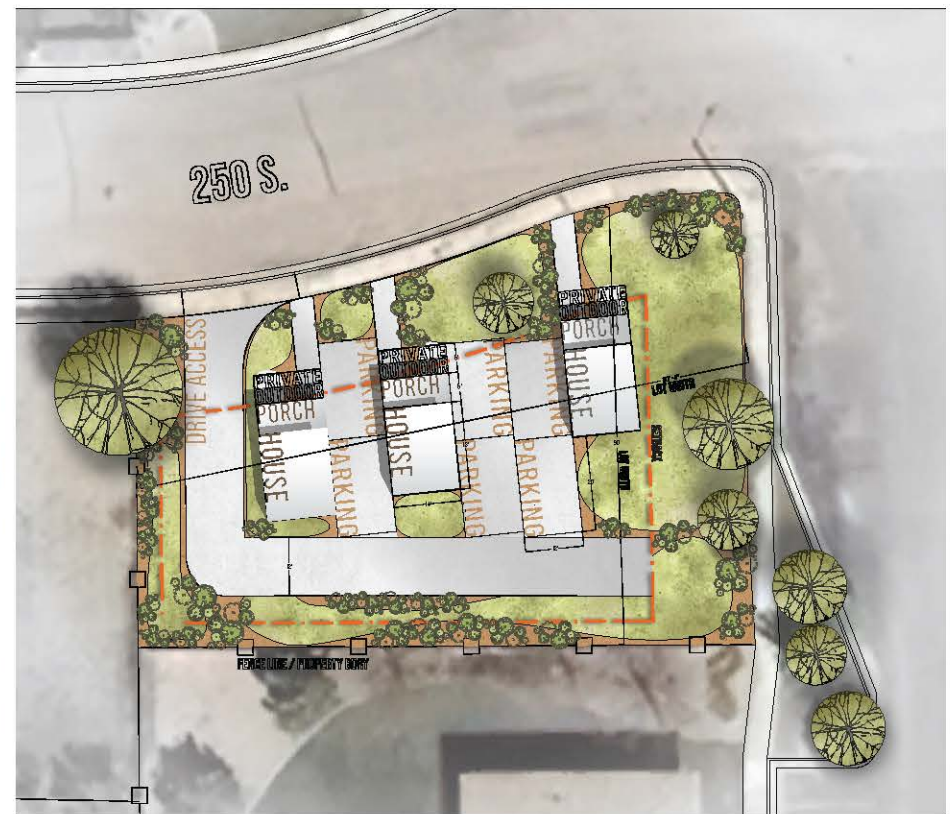
## VERNAL TINY-HOME SITE #1

Shadow Creek Lot 32: ~10,081 SF

ADDRESS: 1469 W 250 S

ZONING: R-4

- Minimum Area Requirements for 3 units: N/A
- Minimum Width Requirements: 45'
- Front Setback: 20' from property line
- Side Setback: 5' from property line
- Rear Setback: 5' from property line
- Max Height: 20'



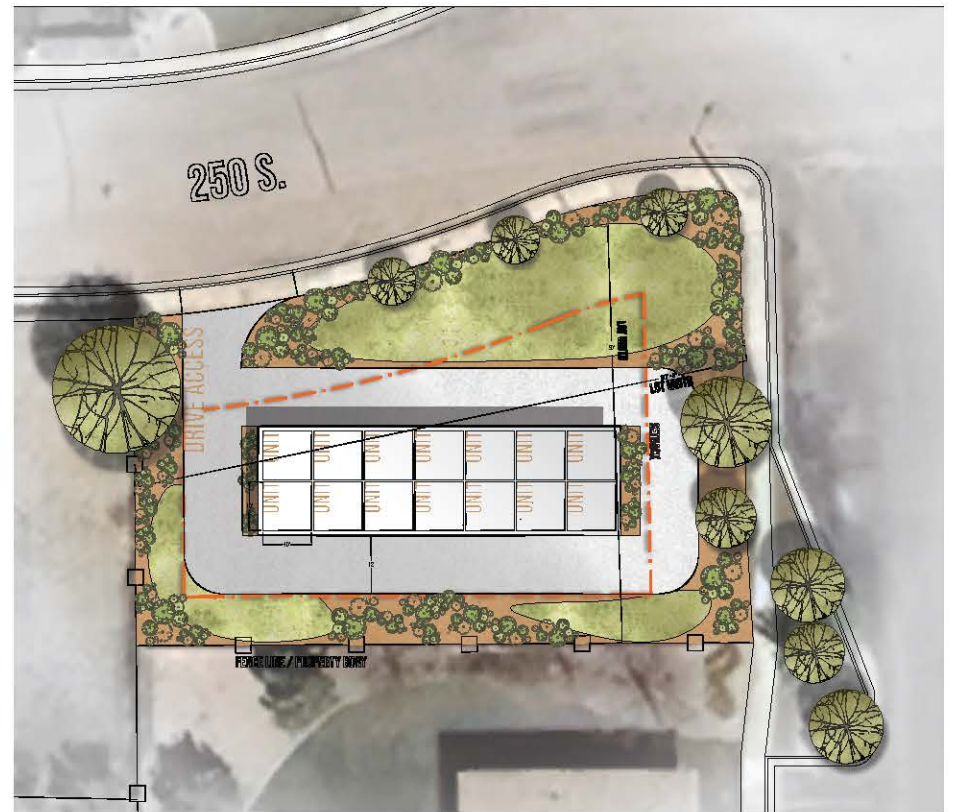
## VERNAL STORAGE UNITS SITE #1

Shadow Creek Lot 32: ~10,081 SF

ADDRESS: 1469 W 250 S

ZONING: R-4

- Use: **Not permitted**  
(requires variance)
- Minimum Width Requirements: 80'
- Front Setback: 20' from property line
- Side Setback: 5' from property line
- Rear Setback: 10' from property line
- Max Height: 45'



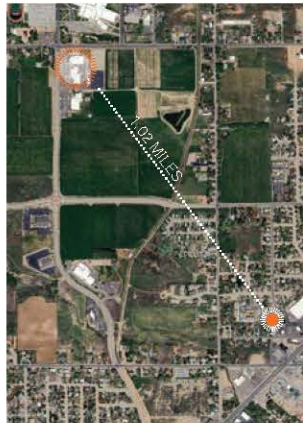
## VERNAL TINY-HOME SITE #2

Shadow Creek Lot 21: ~8,431 SF

ADDRESS: 1363 W 300 S

ZONING: R-4

- Minimum Area Requirements for 3 units: N/A
- Minimum Width Requirements: 45'
- Front Setback: 20' from property line
- Side Setback: 5' from property line
- Rear Setback: 5' from property line
- Max Height: 20'



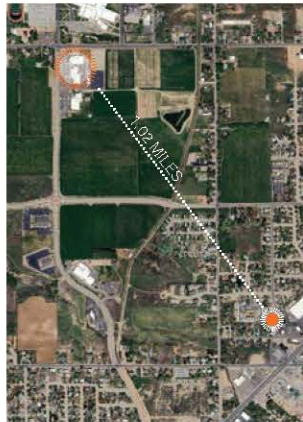
## VERNAL STORAGE UNITS SITE #2

Shadow Creek Lot 21: ~8,431 SF

ADDRESS: 1363 W 300 S

ZONING: R-4

- Use: **Not permitted (requires variance)**
- Minimum Width Requirements: 80'
- Front Setback: 20' from property line
- Side Setback: 5' from property line
- Rear Setback: 10' from property line
- Max Height: 45'



### VERNAL MINI-HOME SITE #3

Shadow Creek Lot 21: ~8,721 SF

ADDRESS: 216 N 100 E

ZONING: R-2

- Minimum Area Requirements for 3 units: N/A
- Minimum Width Requirements for 3 units: 45'
- Front Setback: 30' from property line
- Side Setback: 5' min. from property line
- Rear Setback: 5' from property line
- Max Height: 20'



## VERNAL MINI-HOME SITE #4

Shadow Creek Lot 21: ~15,224 SF

ADDRESS: 216 N 100 E

ZONING: R-2

- Minimum Area Requirements for 3 units: N/A
- Minimum Width Requirements for 3 units: 45'
- Front Setback: 30' from property line
- Side Setback: 8' min. from property line, total of 20' width
- Rear Setback: 30' from property line
- Max Height: 35'
- Max Coverage: 45%



VERNAL MINI-HOME SITES #3 &  
#4

100 E



200 N

## VICINITY MAP - ROOSEVELT, UT

### UBTECH ROOSEVELT

#### SITE #1

ADDRESS: 350 E North Poco Dr.  
ZONING: R-M-18 (residential 18  
units per acre)

#### SITE #2 - Lot 87

ADDRESS: 701 S Harrison Dr.  
ZONING: R-M-18 (residential 18  
units per acre)

#### SITE #3 - Lot 96

ADDRESS: 710 S 500 E  
ZONING: R-2 (residential 18  
units per acre)



## ROOSEVELT TINY HOME STANDARDS

- Tiny Home Overlay (TH-O) designation applicable in the following zones
  - R-1-6
  - R-M-13
  - R-M-18
- Min. 400 SF
- Max. 700 SF (total living space of 900 SF)
- Max (4) tiny homes per lot
- Permanent foundation required
- Min Lot Size: 2,500 Sf + 500 SF for each unit, max. (4)
- Min Lot Width: 45', regardless of underlying zoning requirements
- Setbacks:
  - Front: Respect underlying zone
  - Side: Min 8' from property line
  - Rear Min 8' from property line
  - Corner: 30' or 20' depending on lot orientation
- Parking
  - Min (1) parking space per unit
  - Min size: 12' x 20', out of public right-of-way
  - Coverage: Not more than 50% of the street facing wall of the structure
  - Additional parking to be provided
  - Street parking rules governed by underlying zone
- Landscaping
  - Lots less than 3,000 SF for single tiny home or less than 6,500 SF for multiple tiny homes, all areas not covered by buildings or pavements shall be landscaped.
- Trash Receptacles
  - Designated areas for trash receptacles shall be provided out side of the front setback
- Drainage: Plans to account for adequate drainage/runoff management
- Emergency Access: Developments must ensure clear access for emergency vehicles and services, with appropriately designed ingress and egress points to safeguard residents properly

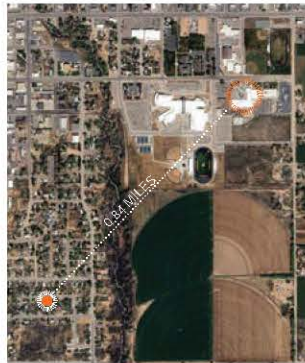
## ROOSEVELT MINI-HOME SITE #1

~9,743 SF

ADDRESS: 350 E North Poco Dr.

ZONING: R-M-18 (Tiny Home Standards Overlay)

- Max Density: 18 dwelling units per net acre
- 2,500 Sf + 500 SF for each unit, max. (4)
- Minimum Width Requirements: 45'
- Front Setback: 25' from property line
- Side Setback: 8' from property line
- Rear Setback: 8' from property line
- Max Height: 20'
- Max Coverage: 50%



## ROOSEVELT MINI-HOME SITE #2

~9,831 SF

ADDRESS: 701 S Harrison Dr.

ZONING: R-M-18 (Tiny Home Standards Overlay)

- Max Density: 18 dwelling units per net acre
- 2,500 Sf + 500 SF for each unit, max. (4)
- Minimum Width Requirements: 45'
- Front Setback: 25' from property line
- Side Setback: 8' from property line
- Rear Setback: 8' from property line
- Max Height: 20'
- Max Coverage: 50%



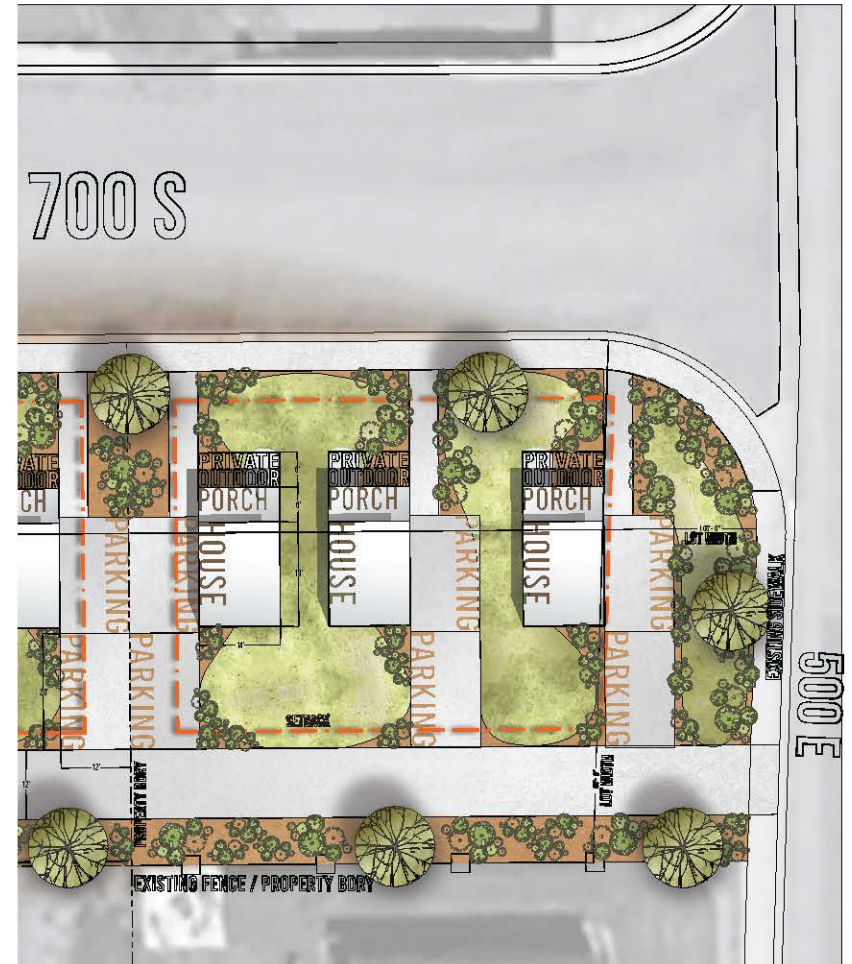
### ROOSEVELT MINI-HOME SITE #3

~9,471 SF

ADDRESS: 710 S 500 E

ZONING: R-M-18 (Tiny Home Standards Overlay)

- Max Density: 18 dwelling units per net acre
- 2,500 Sf + 500 SF for each unit, max. (4)
- Minimum Width Requirements: 45'
- Front Setback: 25' from property line
- Side Setback: 8' from property line
- Rear Setback: 8' from property line
- Max Height: 20'
- Max Coverage: 50%



## 700 S







UINTAH BASIN TECHNICAL COLLEGE  
UINTAH BASIN TECHNICAL COLLEGE MASTER PLAN