

**VERNAL
ORDINANCE 2026-23**

**AMENDING THE VERNAL CITY MUNICIPAL CODE SECTION 16.16.050,
PROPOSED DEVELOPMENT—SUBMISSION OF PLANS AND DOCUMENTS**

WHEREAS, Section 16.16.050 of the Vernal City Municipal Code establishes submittal and review procedures for Planned Residential Unit Developments; and

WHEREAS, the existing section contains outdated hard-copy submittal requirements and language requiring final plat approval by the Planning Commission and City Council; and

WHEREAS, the City’s subdivision regulations designate the applicable land use authorities for preliminary and final subdivision review; and

WHEREAS, the proposed amendment modernizes PRUD submittal requirements, preserves substantive preliminary PRUD review, and coordinates final plat approval with Chapter 16.58; and

WHEREAS, the proposed amendment does not remove applicable fees, technical review, public improvement requirements, improvement assurances, utility requirements, recording requirements, or other development obligations; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on July 14, 2026, and forwarded its recommendation to the City Council; and

WHEREAS, the City Council has reviewed the proposed amendment, the staff report, the Planning Commission recommendation, and the record presented in connection with the ordinance;

NOW THEREFORE, be it ordained by the Council of the Vernal, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** “Section 16.16.050 Proposed Development -- Submission Of Plans And Documents” of the Vernal Municipal Code is hereby *amended* as follows:

AMENDMENT

Section 16.16.050 Proposed Development -- Submission Of Plans And Documents

- A. Discuss Proposed PRUD with City Planner. Any person wishing to create a PRUD within Vernal City, Utah, shall secure from the City Planner information pertaining to the City's plan of streets, parks, drainage, land use, and other general plan

- requirements affecting the land proposed for the PRUD.
- B. Prepare Vicinity Plan. ~~The developer shall then prepare a vicinity plan and shall submit nine (9) copies of the same to the Planning Commission. The applicant shall prepare a vicinity plan and shall submit one digital copy of the same to the Planning Department.~~
- C. Obtain Planning Commission Approval of Vicinity Plan. ~~The Planning Commission shall review and shall approve or disapprove the general design of the subdivision or approve it subject to required changes or alterations. The Planning Commission shall review and may approve, approve with modifications, or deny the general design of the proposed PRUD.~~
- D. Prepare Preliminary Plat and Engineering Drawing ~~and Pay Preliminary Plat Fees to City Clerk.~~ Upon approval of the vicinity plan by the Planning Commission, ~~the developer~~the applicant shall prepare a preliminary plat of the PRUD and shall submit ~~to the Planning Commission~~ the following to the Planning Department:
1. ~~Nine (9) copies of the preliminary plat for the proposed PRUD should be submitted to the Planning Commission at least fourteen (14) days prior to the scheduled Planning Commission meeting. The preliminary plat should show proposed uses, dimensions, locations of proposed structures, landscaping, recreational facilities and areas reserved as common open space and utility easements. The preliminary plat shall also indicate the following tabulations:~~
One digital copy of the preliminary plat for the proposed PRUD shall be submitted to the Planning Department at least fourteen (14) days prior to the scheduled Planning Commission meeting. The preliminary plat should show proposed uses, dimensions, locations of proposed structures, landscaping, recreational facilities and areas reserved as common open space and utility easements. The preliminary plat shall also indicate the following tabulations:
 - a. Total number of acres in the proposed development;
 - b. Total number of dwelling units;
 - c. Number of off-street parking spaces;
 - d. Percentage of total lot area maintained in open green space.
- E. ~~Three (3) copies~~One (1) digital copy of the engineering drawings shall also be submitted prior to final approval, showing:
1. Typical cross sections of streets;
 2. Provisions for drainage;
 3. Location and size of both on-site and off-site water mains and sewer lines.
- F. The Planning Commission shall hold a public hearing, review and shall approve or disapprove the preliminary plat, or approve it with modifications within thirty (30) days from the date of submission of the preliminary plat. Notice of the public hearing shall be posted on the Utah Public Notice Website and also on the City's website at least ten (10) days prior to the public hearing. ~~The action of the Planning Commission shall be written on the face of two (2) copies of the plat, one (1) of which shall be returned to the developer. The action of the Planning Commission shall be~~
documented in the meeting record and provided to the applicant.
- G. ~~Prepare Final Plat and Obtain Approval of Planning Commission and Pay Final Plat Fees to City Clerk. After the preliminary plat has been approved, the developer shall~~

then prepare and submit one (1) tracing, three copies of the finalized covenants, conditions and restrictions to the Planning Commission. The following documents shall also be submitted to the Planning Commission prior to final approval: Final Plat Submittal and Review. After preliminary plat or preliminary PRUD approval has been granted, the applicant may submit a final plat and all required supporting documents in accordance with Chapter 16.58 of this title and any applicable planned residential unit development requirements.

- A. ~~A declaration of management policies and the covenants setting forth the responsibilities and duties of the occupants within the development (homeowners association articles of incorporation and bylaws);~~
 - 1. A declaration of management policies and covenants setting forth the responsibilities and duties of the occupants within the development, including homeowners association articles of incorporation and bylaws, if applicable;
 - 2. An agreement, development agreement, declaration, easement, plat note, or other instrument acceptable to the City addressing, as applicable;
- B. ~~An agreement between the developers and Vernal City stating among other things:~~
 - a. That in the event of failure or neglect on the part of the owners, successors or assigns to ~~maintain the common areas, landscaping and other improvements in good condition, the City may perform the necessary work and for this purpose may enter upon the land and do the work and charge the cost thereof, including reasonable attorney's fees, against the owners or their successors and assigns, and~~ maintenance of common areas, landscaping, private streets, private utilities, and other private improvements;
 - b. ~~That the developer will construct the project in accordance with approved plans, and~~ Construction of the project in accordance with approved plans;
 - c. ~~That the agreement shall be binding upon the heirs, assigns, receivers or successors of the project for the life of the building or project, and~~ Binding effect upon heirs, assigns, receivers, successors, owners, and occupants of the project;
 - d. ~~That the required open space shall be protected against building development by conveying to the City an open space easement over such open space areas, and~~ Protection of required open space through an easement, dedication, plat note, declaration, or other legal instrument acceptable to the City; and
 - e. ~~That the project shall be subject to any other conditions that the Planning Commission deems reasonably necessary to carry out the intent of this title.~~
 - f. Any other condition or requirement reasonably necessary to carry out the intent of this title and the approved PRUD.
- A. ~~Obtain Approval of the City Council. After setting up an escrow account, the plat, shall be submitted to the City Council for approval. Unless otherwise provided on the plat, approval of the final plat shall constitute acceptance by the City of all streets and other properties dedicated for public use.~~
- B. ~~Record Final Plat. After obtaining approval of the City Council, the developer shall submit the final plat tracing to the office of the Uintah County recorder for recording within ninety (90) days of the date of approval by the City Council.~~

H. Improvement Assurance. Before final plat approval or recording, the applicant shall either complete all required public improvements or provide an improvement assurance, guarantee account, bond, escrow, or other security acceptable to the City in accordance with Chapter 16.58 of this title and applicable City standards.

I. Record Final Plat. After final plat approval by the land use authority designated in Chapter 16.58, and after all required signatures, approvals, corrections, assurances, and recording documents have been completed, the applicant shall submit the final plat to the office of the Uintah County Recorder for recording within the time required by Chapter 16.58. Approval and recording of the final plat shall be governed by Chapter 16.58 and applicable Utah Code requirements.

(PZSC § 03-07-005)
(Ord. 2005-07, Amended, 06/01/2005)

PASSED AND ADOPTED BY THE VERNAL COUNCIL

July 15, 2026

	AYE	NAY	ABSENT	ABSTAIN
Councilmember Ted Munford	☒	☐	☐	☐
Councilmember Randel Mills	☒	☐	☐	☐
Councilmember Robin O'Driscoll	☒	☐	☐	☐
Councilmember Edward Long	☒	☐	☐	☐
Councilmember Nick Porter	☒	☐	☐	☐

Presiding Officer

Corey Foley
Corey Foley, Mayor, Vernal

Attest

Sara Bell
Sara Bell, City Recorder, Vernal

