

AN ORDINANCE AMENDING THE VERNAL CITY MUNICIPAL CODE SECTIONS 16.36.035, 16.38.035, 16.40.035, 16.42.035, 16.44.035, 16.45.035 TO REMOVE FENCES FROM THE USE TABLE AND SECTION 16.52.040 TO ADD USE OF MEDICAL CANNABIS PHARMACY

WHEREAS, the Vernal City Municipal Code includes use tables within its zoning ordinances to identify permitted and conditional land uses for each zoning district, as codified in Sections 16.36.035 (R-1), 16.38.035 (R-2), 16.40.035 (R-3), 16.44.035 (RA-1), 16.45.025 (MH), and 16.52.040 (I-1); and

WHEREAS, the City has identified that listing “fences” as a use in the residential zoning tables is inconsistent with best practices, as fences are structures governed by development standards—not land uses—and are already regulated under Vernal City Municipal Code § 16.20.350; and

WHEREAS, the proposed amendment removes “fences” from the residential zoning use tables to reduce confusion, eliminate redundancy, and clarify the intended application of development regulations without altering any requirements for fence construction or permitting; and

WHEREAS, the City further recognizes the need to update the industrial zoning use table in Section 16.52.040 to reflect evolving regulatory and licensing frameworks under Utah State Law, including Utah Code § 26B-4-204, which permits the operation of licensed Medical Cannabis Pharmacies; and

WHEREAS, the proposed amendment adds “Medical Cannabis Pharmacy” as a permitted use in the I-1 Industrial Zone to align with state law and to provide a clear regulatory pathway for these facilities in appropriate zoning districts; and

WHEREAS, the Planning Commission has reviewed the proposed changes and recommends adoption, and the City Council finds the proposed amendments to be consistent with the General Plan, the City’s zoning framework, and the public interest;

NOW, THEREFORE, be it ordained by the City Council of Vernal City, Utah, that Vernal City Municipal Code Sections 16.36.035, 16.38.035, 16.40.035, 16.44.035, 16.45.025, and 16.52.040 are hereby amended as set forth in this ordinance.

Proposed Language Change - Listed Below -

In the following zones remove “Fences not exceeding (7) Feet”

Use	Zone	Code Reference
Fences not exceeding seven feet	R-1	16.36.035
Fences not exceeding seven (7) Feet	RA-1	16.38.035
Fences not exceeding seven (7) Feet	R-2	16.40.035
Fences not exceeding seven (7) Feet	R-3	16.42.035
Fences not exceeding seven (7) Feet	R-4	16.44.035
Fences not exceeding seven (7) Feet	MX	16.45.035

Add the following to I-1 Zone

Use	Zone	Code Reference
Medical Cannabis Pharmacy	I-1	16.52.040

SECTION 2. EFFECTIVE DATE

This ordinance shall take effect immediately upon posting in accordance with Utah law.

PASSED AND APPROVED this 20 day of August, 2025.

PASSED AND ADOPTED BY THE VERNAL CITY COUNCIL

Councilmember	AYE	NAY	ABSENT	ABSTAIN
Councilmember Robin O'Driscoll	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Corey Foley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Ted Munford	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Edward Long	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Randel Mills	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Presiding Officer

Doug Hammond

Doug Hammond, Mayor, Vernal



Attest

Sara Bell

Sara Bell, City Recorder, Vernal