

**VERNAL
ORDINANCE 2026-22**

**AMENDING THE VERNAL CITY PLANNING AND ZONING CODE SECTION
16.58.110 AND ADOPTING SECTIONS 16.58.112, 16.58.114, 16.58.116, AND
16.58.118 RELATED TO SUBDIVISION AMENDMENTS, SUBDIVISION
VACATIONS, BOUNDARY ADJUSTMENTS, BOUNDARY ESTABLISHMENTS,
AND LOT COMBINATIONS**

WHEREAS, Vernal City has adopted subdivision regulations governing amendments to recorded subdivisions and related boundary actions; and

WHEREAS, existing Section 16.58.110 addresses amended plats, lot line adjustments, and boundary adjustments within a single section and does not clearly distinguish among the separate procedures recognized under current Utah law; and

WHEREAS, the City Council finds and determines that subdivision amendments, subdivision vacations, boundary adjustments, boundary establishments, and lot combinations or consolidations should be addressed through separate and clearly identified procedures; and

WHEREAS, the proposed ordinance repeals and replaces Section 16.58.110 and enacts Sections 16.58.112, 16.58.114, 16.58.116, and 16.58.118 to clarify the applicable land use authority, application requirements, notice and hearing procedures, approval standards, and recording requirements; and

WHEREAS, the proposed ordinance is intended to improve consistency with current Utah law and provide learner guidance for property owners, applicants, staff, surveyors, and reviewing or recording entities; and

WHEREAS, the proposed ordinance preserves required review of public streets, rights-of-way, easements, public infrastructure, utility interests, common interests, and other matters affecting the public; 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 ordinance, 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 16.58.110 Amended Plats” of the Vernal Municipal Code is hereby *amended* as follows:

AMENDMENT

Section 16.58.110 Amended Plats

~~A. Amended plats must be filed when more than two adjacent lots of a subdivision which has been recorded are affected, an amended plat thereof approved and filed in accordance with the requirements of State code. No change shall be made in the approved plats unless approval thereof has been obtained by the Planning Commission after a public hearing is held that is published and noticed in accordance with applicable Utah codes including Title 52 Chapter 4, Title 10 Chapter 9 and Title 63G Chapter 30. The Zoning Administrator Planner shall approve lot line adjustments if; 1. No new dwelling lot or housing unit results from the lot line adjustment, and; 2. The lot line adjustment does not result in remnant land that did not previously exist; 3. The adjustment does not result in violation of applicable zoning requirements. 4. All adjoining property owners consent to the lot line adjustment and sign the plat. B. The Zoning Administrator may approve petitions to adjust boundary lines between two adjacent properties upon the filing of a record of survey and recordation of an appropriate deed. Petitions to adjust lot or parcel lines between adjoining properties not within a recorded subdivision may be executed upon the recordation of an appropriate deed after a record of survey has been approved by the Zoning Administrator, cleared for taxes by Uintah County Treasurer, and filed with the county surveyor within ninety (90) days of city Zoning Administrator approval, if; 1. No new dwelling lot or housing unit results from the lot line adjustment, and; 2. All adjoining property owners consent to the boundary adjustment, and; 3. The boundary adjustment does not result in a remnant piece of land that did not exist previously, and; 4. The boundary adjustment does not result in the violation of any applicable zoning district requirements.~~

- A. Purpose. The purpose of this section is to establish the City’s requirements for subdivision amendments and amended plats affecting a previously recorded subdivision.
- B. An amended plat shall be required when a proposed change to a recorded subdivision requires a subdivision amendment or amended plat under Utah Code.
- C. An amended plat may be required when the proposed change:
 - 1. Increases the number of lots within a recorded subdivision;
 - 2. Alters a lot line, parcel line, or other boundary within a recorded subdivision;
 - 3. Alters, vacates, or affects a public right-of-way, public easement, municipal utility easement, public infrastructure, or other public interest, subject to any additional process required by Utah Code and this chapter;
 - 4. Alters a common area or common amenity within a recorded subdivision; or
 - 5. Otherwise requires a subdivision amendment or amended plat under Utah Code.

- D. A subdivision amendment or amended plat shall not be used as a substitute for a subdivision vacation, boundary adjustment, boundary establishment, lot combination, or lot consolidation when one of those processes is required or more appropriate under Utah Code or this chapter.
- E. An application for a subdivision amendment or amended plat shall be submitted by a fee owner of land within the subdivision and shall include all information, signatures, certifications, and plat materials required by Utah Code.
- F. Amended Plat Requirements. An amended plat submitted under this section shall include, as applicable:
1. A plat name that distinguishes the amended plat from the original plat;
 2. A reference to the original recorded subdivision plat and any prior amendments affecting the property;
 3. A depiction of the portion of the subdivision proposed to be amended;
 4. A legal description of the portion of the subdivision being amended, which shall include metes and bounds calls tied to the original subdivision and any amendments to the original subdivision;
 5. The lot numbers, parcel numbers, boundaries, dimensions, acreage, or square footage affected by the proposed amendment;
 6. Existing and proposed easements affecting the amended area, including utility, drainage, access, canal, public, private, or other recorded easements;
 7. Any public street, public right-of-way, municipal utility easement, public infrastructure, common area, common amenity, private street, private easement, or other public or common interest affected by the proposed amendment;
 8. Owner certificate, owner signature, and acknowledgment blocks for all owners whose property is included in the amended plat or whose signature is required by Utah Code;
 9. A surveyor's certificate and seal when required by Utah Code, the County Surveyor, or the Uintah County Recorder;
 10. A signature block for the Zoning Administrator or other designated land use authority;
 11. A signature block for the Public Works Director, City Water and Sewer Department, or other applicable utility approval when utility service, public improvements, public infrastructure, municipal utility easements, or other public works matters are affected;
 12. A signature block for the Uintah County Treasurer for tax clearance, if required by the County for recording; and
 13. Any additional information, certificates, notes, dedications, acknowledgments, or corrections required by Utah Code, this chapter, the City, the County Surveyor, or the Uintah County Recorder for recording.
- G. Notice shall be provided as required by Utah Code.
- H. A public hearing for a subdivision amendment or amended plat shall be required when required by Utah Code, including when a timely written objection is submitted by a property owner within the subdivision proposed to be amended, or when a public

- hearing is otherwise required by applicable law.
- I. If a public hearing is not required, the subdivision amendment or amended plat may be reviewed administratively or considered at a public meeting by the designated land use authority.
- J. The Zoning Administrator is designated as the land use authority for administrative subdivision amendments and amended plats, except where Planning Commission review, a public hearing, or action by the legislative body is required by Utah Code or other applicable law.
- K. If the application includes a request to amend, vacate, or affect a public street, public right-of-way, public easement, municipal utility easement, public infrastructure, or other public interest, the request shall comply with the applicable process required by Utah Code and this chapter.
- L. The land use authority may approve a subdivision amendment or amended plat if the land use authority finds that:
1. There is good cause for the amendment;
 2. The amendment complies with applicable land use ordinances and development conditions;
 3. Required easements, utility interests, public infrastructure, and public access are identified and preserved, unless amended as allowed by Utah Code;
 4. No public street, public right-of-way, municipal utility easement, public easement, or other public interest is amended or vacated unless the process required by Utah Code and this chapter has been completed; and
 5. The amended plat complies with Utah Code and this chapter.
- M. An approved amended plat shall be recorded in the office of the Uintah County Recorder. Upon recording, the amended plat shall supersede and replace any contrary provision in a previously recorded plat of the same land as provided by Utah Code.
- N. Approval of a subdivision amendment or amended plat shall not authorize development, construction, or issuance of a building permit until all other applicable land use approvals, permits, utility approvals, improvement requirements, and recording requirements have been satisfied.

(PZSC § 03-28-005 (2) (D))

SECTION 2: ADOPTION “Section 16.58.112 Subdivision Vacation Requirements” of the Vernal Municipal Code is hereby *added* as follows:

ADOPTION

Section 16.58.112 Subdivision Vacation Requirements(*Added*)

- A. Purpose. The purpose of this section is to establish the City’s requirements for the vacation of a subdivision, or a portion of a subdivision, in accordance with Utah Code.
- B. A subdivision vacation shall be processed in accordance with Utah Code and this section.
- C. Unless otherwise authorized by Utah Code and accepted by the City through an amended plat process, a subdivision vacation shall be reviewed by the Planning Commission at a public hearing and approved, if at all, by ordinance of the City Council.
- D. A subdivision vacation application shall include:
 - 1. A completed application form;
 - 2. The required fee;
 - 3. Written consent or signatures required by Utah Code;
 - 4. A legal description of the subdivision, lot, parcel, street, easement, common area, or other interest proposed to be vacated;
 - 5. An amended plat, plat reflecting the vacation, ordinance exhibit, or other document required by Utah Code, the City, the County Surveyor, or the Uintah County Recorder for the proposed vacation;
 - 6. A statement identifying any public or private easements, rights-of-way, utilities, public infrastructure, access rights, common areas, or other interests affected by the proposed vacation; and
 - 7. Any additional information reasonably necessary for the City to verify compliance with Utah Code and applicable land use regulations.
- E. Notice and any required public hearing shall be provided as required by Utah Code.
- F. A subdivision vacation shall not be approved unless the approving authority finds that:
 - 1. There is good cause for the vacation;
 - 2. The vacation will not be detrimental to the public interest;
 - 3. Required public or private easements, rights-of-way, utility interests, public infrastructure, access rights, common areas, and other recorded interests are preserved unless specifically vacated or modified in accordance with Utah Code; and
 - 4. The vacation complies with Utah Code, this chapter, and applicable recording requirements.
- G. Any public or private easements or rights-of-way of record not specifically vacated by

the approving ordinance, amended plat, plat reflecting the vacation, or other approved vacation document shall remain in full force and effect unless vacated by separate action.

H. An approved subdivision vacation shall be recorded in the office of the Uintah County Recorder by recording an amended plat, a plat reflecting the vacation, an ordinance with legal description, or other document authorized by Utah Code.

I. Approval of a subdivision vacation shall not authorize development, construction, or issuance of a building permit until all other applicable land use approvals, permits, utility approvals, improvement requirements, and recording requirements have been satisfied.

SECTION 3: ADOPTION “Section 16.58.114 Boundary Adjustment Requirements” of the Vernal Municipal Code is hereby *added* as follows:

ADOPTION

Section 16.58.114 Boundary Adjustment Requirements(*Added*)

- A. Purpose. The purpose of this section is to identify the City’s review process and submittal requirements for boundary adjustments in accordance with Utah Code.
- B. Boundary adjustments, including simple boundary adjustments and full boundary adjustments, shall be processed in accordance with Utah Code.
- C. The Zoning Administrator is designated as the land use authority for boundary adjustments.
- D. A boundary adjustment application shall include, as applicable:
 - 1. A completed application form;
 - 2. The required fee;
 - 3. Written consent of the affected property owners;
 - 4. A boundary adjustment agreement, conveyance document, deed, or other instrument required by Utah Code;
 - 5. Current legal descriptions of the affected lots or parcels;
 - 6. Adjusted legal descriptions of the affected lots or parcels;
 - 7. A survey, record of survey, visual exhibit, or amended plat when required by Utah Code, the City, the County Surveyor, or the Uintah County Recorder;
 - 8. A notice of consent or other land use authority approval document when required by Utah Code; and
 - 9. Any additional information reasonably necessary for the Zoning Administrator to verify compliance with Utah Code and applicable land use regulations.
- E. The Zoning Administrator may consent to or approve a boundary adjustment if the proposed boundary adjustment complies with Utah Code and does not result in a lot or parcel that violates applicable land use regulations.

- F. A boundary adjustment shall not create an additional lot or parcel.
- G. A boundary adjustment shall be effective upon recording with the Uintah County Recorder in accordance with Utah Code.
- H. Recording of a boundary adjustment does not constitute land use approval for development, construction, or issuance of a building permit.

SECTION 4: **ADOPTION** “Section 16.58.116 Boundary Establishment Requirements” of the Vernal Municipal Code is hereby *added* as follows:

ADOPTION

Section 16.58.116 Boundary Establishment Requirements(*Added*)

- A. Purpose. The purpose of this section is to recognize the boundary establishment process provided by Utah Code.
- B. A boundary establishment may be used by adjoining property owners to resolve an ambiguous, uncertain, or disputed boundary and agree upon the location of an existing common boundary in accordance with Utah Code.
- C. A boundary establishment shall not be used to create an additional lot or parcel.
- D. A boundary establishment is not subject to review or approval by the City’s land use authority.
- E. A boundary establishment shall be prepared and recorded by the adjoining property owners in accordance with Utah Code.
- F. Recording of a boundary establishment does not constitute land use approval for development, construction, or issuance of a building permit.
- G. The City may enforce applicable land use regulations against property affected by a boundary establishment as allowed by Utah Code.

SECTION 5: **ADOPTION** “Section 16.58.118 Lot Combination And Lot Consolidation Requirements” of the Vernal Municipal Code is hereby *added* as follows:

ADOPTION

Section 16.58.118 Lot Combination And Lot Consolidation Requirements(*Added*)

- A. Purpose. The purpose of this section is to establish the City’s review process for lot combinations and lot consolidations in accordance with Utah Code.

- B. A lot combination or lot consolidation may be used to combine two or more adjoining lots or parcels into fewer lots or parcels.
- C. A lot combination or lot consolidation does not create a subdivision and does not require a subdivision amendment unless required by Utah Code, this chapter, the County Surveyor, or the Uintah County Recorder.
- D. The Zoning Administrator is designated as the land use authority for lot combinations and lot consolidations.
- E. A lot combination or lot consolidation application shall include:
 - 1. A completed application form;
 - 2. The required fee;
 - 3. Written consent of the affected property owners;
 - 4. A deed, plat, amended plat, or other document required by Utah Code, the County Surveyor, or the Uintah County Recorder;
 - 5. A description of all lots or parcels affected by the proposed lot combination or lot consolidation; and
 - 6. Any additional information reasonably necessary for the Zoning Administrator to verify compliance with Utah Code and applicable land use regulations.
- F. The Zoning Administrator may approve or consent to a lot combination or lot consolidation if the proposed combination or consolidation:
 - 1. Does not create an additional lot or parcel;
 - 2. Does not create a remnant parcel or remnant piece of land that did not previously exist;
 - 3. Does not result in a lot or parcel that violates applicable land use regulations;
 - 4. Does not vacate or amend a public street, public right-of-way, municipal utility easement, public easement, public infrastructure, or other public interest unless processed in accordance with Utah Code and this chapter; and
 - 5. Complies with Utah Code, this chapter, and applicable recording requirements.
- G. A lot combination or lot consolidation may require an amended plat, deed, record of survey, or other recording document when required by Utah Code, the County Surveyor, the Uintah County Recorder, or the Zoning Administrator.
- H. A lot combination or lot consolidation shall be effective upon recording with the Uintah County Recorder in accordance with Utah Code.
- I. Recording of a lot combination or lot consolidation does not constitute land use approval for development, construction, or issuance of a building permit.

PASSED AND ADOPTED BY THE VERNAL COUNCIL

July 15, 2024.

	AYE	NAY	ABSENT	ABSTAIN
Councilmember Ted Munford	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Councilmember Randel Mills	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Councilmember Robin O'Driscoll	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Councilmember Edward Long	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Councilmember Nick Porter	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>

Presiding Officer

C. M. Foley

Corey Foley, Mayor, Vernal

Attest

Sara Bell

Sara Bell, City Recorder, Vernal

