

**VERNAL
ORDINANCE 2026-07**

**AN ORDINANCE OF THE VERNAL CITY COUNCIL AMENDING VERNAL
CITY PLANNING AND ZONING CODE SECTION 16.58.120 LAYOUT AND
ACCESS**

WHEREAS, Vernal City has established development standards governing site layout, access, and circulation to promote safe, efficient, and orderly development within the City; and

WHEREAS, the City has identified the need to align certain layout and access standards with applicable provisions of the International Fire Code and Uintah County requirements to ensure consistency across jurisdictions and regulatory frameworks; and

WHEREAS, the proposed amendment updates and refines standards related to site layout, access, and internal circulation to better coordinate with fire access requirements and regional development practices; and

WHEREAS, the proposed amendment maintains the City's existing development review framework while providing clearer alignment with external standards relied upon for public safety and infrastructure coordination; and

WHEREAS, the City Council finds that these amendments will improve the consistent application and administration of layout and access standards, enhance public safety, and better implement the City's land use objectives and development policies.

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

SECTION 1: **AMENDMENT** "Section 16.58.120 Lay Out And Accesses" of the Vernal Municipal Code is hereby *amended* as follows:

A M E N D M E N T

Section 16.58.120 Lay Out And Accesses

- A. The subdivision layout shall conform to the Vernal City General Plan, this title, other county land use codes and all other requirements of state code.
- B. All lots or parcels created by the subdivision shall have the minimum required frontage along roads specified by the unique zone. No new remnant lot may be left after subdivision is platted.
- C. Where trees, groves, waterways, natural drainages, scenic points, historic spots or other City, County or State assets and landmarks, as determined by the land use authority, are located within a proposed subdivision, every practical means shall be

provided to preserve these features. Staff may provide recommendations from qualified organizations to aid in the determination of these features.

- D. Whenever a tract to be subdivided adjoins or embraces any part of an existing road as claimed by the City or a proposed road designated within the citywide general plan, such part of the public way shall be platted and dedicated to the City.

Any new subdivision for the purpose of providing for appropriate ingress and egress, containing ~~twenty-five (25)~~ thirty (30) or more dwelling units or lots shall provide a minimum of two (2) separate points of access from a through street where both ends of the through street connect to a collector road or higher classification. Planning commission shall determine appropriate number of accesses and placement at preliminary plat approval with recommendations from city staff. Final access determination shall remain subject to Fire Authority review in accordance with adopted fire codes.

(PZSC § 03-28-005 (2) (E))

PASSED AND ADOPTED BY THE VERNAL COUNCIL

April 1, 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

