

**VERNAL  
ORDINANCE 2024-25**

**AN ORDINANCE OF THE VERNAL CITY COUNCIL AMENDING THE VERNAL  
CITY MUNICIPAL CODE ADDING SECTION 16.20.430 - INDUSTRIAL  
EMPLOYEE HOUSING AND AMENDING 16.52.040 ADDING INDUSTRIAL  
EMPLOYEE HOUSING TO THE USE TABLE IN THE INDUSTRIAL ZONE.**

**WHEREAS**, the City Council finds that regulations are needed for employees being housed within an industrial setting; for orderly growth and conduct of business within the City, and;

**WHEREAS**, the City Council deems it to be in the best interest of the health, safety and welfare of the citizens to incorporate the following changes to the provisions of the Vernal City Code, and;

**WHEREAS**, , the City Council has received input from the public at large in duly noticed open meeting, and has considered and discussed the advantages and disadvantages of such regulation.

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

**SECTION 1:**            **ADOPTION** “Section 16.20.430 Industrial Employee Housing” of the Vernal Municipal Code is hereby *added* as follows:

**ADOPTION**

Section 16.20.430 Industrial Employee Housing(*Added*)

- A. Industrial Employee Housing developments may be allowed on industrial lots with active Vernal City business licenses.
- B. The total number of rooms may not exceed 50% of the operating business's number of employees, take up more than 10% of the total lot area or have an excess of 10 rooms per parcel.
- C. Approval shall be dependent upon the compatibility with surrounding land uses and compliance with this title.
- D. A site plan with supporting documents must be submitted for review and approval to the land use authority. The plan shall be drawn to scale, and shall provide the following information:
  - 1. Dimensions, orientation and vicinity of the parcel;
  - 2. Location, size, number, construction and types of proposed housing;
  - 3. Traffic access to camp and parking;
  - 4. Location and details of pedestrian access;

5. Confirmation of approved culinary water system connection and sewage and solid waste disposal provisions;
  6. Storm water runoff, and method for control of storm water;
  7. Location of fire protection and medical facilities;
  8. Such other data, as may be required.
- E. In addition to the site plan, the applicant must also provide information showing how and when the required services and facilities will be provided.
  1. All services and facilities will be provided at the applicant's expense. Letters of approval for the culinary water and sewage facilities from the state of Utah Department of Environmental Quality and/or the local health department shall be required. The following services and facilities must be provided in an Industrial Employee Housing development plan proposal:
    1. Culinary water and sewage connections to the City infrastructure systems and solid waste disposal facilities approved by the state of Utah Department of Environmental Quality and/or the local health department;
    2. Adequate access to the site and parking;
    3. Maintenance of the site;
    4. Emergency medical and fire facilities and security services;
    5. Not less than one hundred (100) square feet of living quarters per individual;
    6. Common dining, bathroom and cooking areas shall not be included in determining the square feet per individual;
    6. Electrical services;
    7. Pedestrian access on or through the site including future trail proposal easements.
- G. All dwelling units shall be in compliance with international building code and approved for placement or construction through the building permit process.
  - H. All Dwelling units shall be in compliance with Fire Code in regards to construction, composition, and location.
    - I. With the approval of the Planning Commission, the applicant may be required to submit a written plan and agreement, along with a bond or other financial guarantee, if City Staff determine the proposed work could result in problems for the public, environment or city if left incomplete. This submission must detail the construction, operation, and dismantling of the Industrial Employee Housing development, as well as the process for restoring the area to its original, unoccupied condition if necessary.
      - J. In the event the applicant fails to provide the services and facilities required, the construction camp may be closed and ordered to vacate. These remedies are in addition to the remedies provided in this title for failure to comply with the zoning requirements, laws, ordinances, or regulations of local municipalities or agencies.
        - K. Services will only be available to employees of the owner or lessee of the property on which the Industrial Employee Housing development is located.
          - L. In the event that any laws, ordinances, or regulations of local municipalities or agencies are violated, the Conditional Use Permit (CUP) may be revoked by the Planning Commission.



**SECTION 2:            AMENDMENT** “Section 16.52.040 Uses” of the Vernal Municipal Code is hereby *amended* as follows:

**AMENDMENT**

**Section 16.52.040 Uses**

In the following list of possible uses, those designated in any zone as "P" will be a permitted use. Uses designated as "C" will be allowed only when authorized by a conditional use permit obtained as provided in Chapter 16.14 Conditional Uses of this title. Uses designated as "N" will not be allowed in that zone.

USES	I-1 ZONE
Accessory buildings and uses customarily incidental to a permitted use	P
Amusement enterprises	P
Animal by-products	N
Animal hospital, small animals only and provided conducted within a completely enclosed building	P
Athletic club	P
Automobile repair including paint, body & fender, brake, muffler, upholstery, or transmission work provided conducted within a completely enclosed building	P
Auction establishment	P
Billiard parlor	P
Bottling & distributing plant	P
Bowling alley	P
Boxing arena	P
Cannabis production establishment	P
Carpenter & cabinet shop	P
Car wash	P
Chemical products - manufacturing	P
Christmas tree sales	P

Circus, carnival or other transient amusement	P
Coal & fuel sales office	P
Commercial storage units - providing for secured inside storage. Units shall be permanently secured on a foundation or cement flooring	P
Day-care nurseries	N
Data center	P
Drive-Up Window Service	P
Dwellings, except caretaker and located above ground floor	N
Explosives magazine	C
Farm implement sales	P
Food vendors, temporary	P
Garden supplies & plant material sales	P
Government buildings or uses, non-industrial	P
Greenhouse & nursery, soil and lawn service	P
Hand crafted items, manufacture & retail sales on premises	P
Hotel, motel	P
Ice cream manufacture	P
<u>Industrial Employee Housing</u>	<u>P</u>
Junkyards / Wrecking yards	C
Kennel	C
Liquor store: 1. Shall not be located within 500' of another establishment that sell alcohol 2. Shall not be located within 500' of a residence, residential zone, school, church, or park 3. Lighting shall meet Vernal City ordinances 4. Parking shall meet requirements of Section 16.28 of the Vernal City municipal code 5. Shall have State approvals	C
Lodge or social hall	P
Low power radio service antennas - monopole tower Maximum height fifty (50) feet	P
Low power radio service antennas - lattice tower Maximum height fifty (50) feet	P
Lumber yard	P
Machine shop operations incidental to any permitted use	P

Manufacture of goods retailed on property	P
Manufacturing explosives or explosive products	N
Manufacturing acetylene	N
Manufacturing acid	N
Manufacturing alcohol	N
Manufacturing ammonia	N
Manufacturing celluloid	N
Massage therapy with a State license	P
Metal products - manufacturing	P
Miniature golf	P
Mobile home and manufactured home sales lot, service and caretaker dwelling	P
Monument works and sales	P
Mortuary	P
Museum	P
Nightclub or social hall 1. Shall not be located within 500' of another establishment that sells alcohol 2. Shall not be located within 500' of any residence, residential zone, school, church, or park 3. Lighting shall meet Vernal City ordinances 4. Parking shall meet requirements of Section 16.28 of the Vernal City municipal code 5. Shall have State approvals	C
Parking large trucks, 28,000 gross vehicle weight, on non-asphalt surfaces 1. No retail use on site 2. Berming required in drainage area 3. Contain storm water on site 4. Asphalt approach area 5. Must have 6" compacted, State specification, road base	C
Pet grooming parlor	P
Pharmaceutical products - manufacturing	P
Public utility substations	P
Radio, television or FM broadcasting stations	P
Reception center or wedding chapel	P
Recreation center	P
Recreational vehicle storage 1. Behind a six (6) foot non-see-thru fence 2. Storage area be paved with asphalt or concrete	P
Rental agency for home & garden equipment	P
Restaurant	P

Retail, financial, office and personal service establishments provided there is no storage of merchandise or equipment outside of enclosed buildings and further provided that such is not designated as conditional use elsewhere in this chapter	P
Roofing shop	P
Rubber & plastic products - manufacturing	P
Service station, automobile, excluding painting, body & fender, & upholstery work	P
Sexually oriented businesses: 1. Shall not be located within 600' of any school, public park, library or religious institution 2. Shall not be located within 600' of any other sexually oriented business, except out-call services 3. Shall not be located within 600' of any residential uses or residential zoning boundary 4. Signage shall conform with Section 16.15.040 - signs 5. Shall conform with Title 5.72 of the Vernal City municipal code	C
Sheet metal and retinning, provided all operations are conducted within a completely enclosed building	P
Sign manufacture or sign painting	P
Sign, off-premise	C
Storage, outside, provided such storage area is enclosed within a minimum six (6) foot high non-see-thru buffer, (such as a fence or land berming) to adequately shield the storage area from outside view, provided, however, that a single see-through gate area for ingress and egress no wider than twelve (12) feet may be maintained as part of the fenced area	C
Tavern 1. Shall not be located within 500' of another establishment that sells alcohol 2. Shall not be located within 500' of any residence, residential zone, school, church, or park 3. Lighting shall meet Vernal City ordinances 4. Parking shall meet requirements of Section 16.28 of the Vernal City municipal code 5. Shall have State approvals	C
Taxidermist	P
Temporary building for uses incidental to construction work, such building shall be removed upon completion of the construction work	P
Temporary merchants - short term	P
Temporary merchants - long term	P
Temporary sales event	P
Travel trailer courts	N
Travel trailer or RV sales and service	P
Urban farms	P

Used car lot	P
Warehouse storage	P
Welding shop	P
Wholesale business	P
Wood & furniture manufacturing	P

(Ord. No. 96-25, Enacted, 10/02/96; Ord. No. 97-02, Amended, 07/02/97; Ord. No. 97-02, Amended, 07/02/97)


(Ord. 2017-18, Amended, 10/18/2017; Ord. 2017-16, Amended, 09/06/2017; Ord. 2017-11, Amended, 08/16/2017; Ord. 2017-01, Amended, 01/18/2017; Ord. 2013-08, Amended, 05/16/2013; Ord. 2013-03, Amended, 03/20/2013; Ord. 2012-17, Amended, 05/16/2012; Ord. 2011-07, Amended, 05/18/2011; Ord. 2008-22, Amended, 10/01/2008; Ord. 2005-22, Amended, 11/16/2005; Ord. 2003-28, Amended, 12/04/2003)

PASSED AND ADOPTED BY THE VERNAL COUNCIL

August 21, 2024

	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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Presiding Officer

  
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 Doug Hammond, Mayor, Vernal

Attest

  
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 Roxanne Behunin, City Recorder,  
 Vernal