

**VERNAL
ORDINANCE 2025-02**

AN ORDINANCE OF THE VERNAL CITY COUNCIL AMENDING SECTION 16.20-407 EXTENDED STAY HOTELS, UPDATING THE PARKING AND LANDSCAPING REQUIREMENTS.

WHEREAS, the City Council finds that the regulation of parking and landscaping needs to be updated for extended stay hotels 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 meetings, 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: AMENDMENT “Section 16.20.407 Extended Stay Hotels” of the Vernal Municipal Code is hereby *amended* as follows:

A M E N D M E N T

Section 16.20.407 Extended Stay Hotels

- A. The purpose of this ordinance is to ensure extended stay facilities provide safe, comfortable, and well-managed accommodations for transient guests staying for extended periods, while preventing their misuse as long-term living accommodations. This ordinance aims to promote economic growth while promoting harmonious development and ensuring the well-being of both guests and the surrounding community by preserving the character and quality of this community. Furthermore, in recognizing extended but non-permanent occupancy, the city acknowledges that an extended stay hotel does not provide “temporary sleeping accommodations.” Therefore, the Innkeeper’s Rights Act, Utah Code Annotated Title 29, Chapter 2, shall not apply.
- B. For the purposes of this chapter Extended Stay Hotel shall be defined as a facility offering lodging services primarily to guests staying for extended periods of 30 days or more ~~to not exceed 180 days in a 12-month period,~~ with amenities such as kitchen facilities, housekeeping, and concierge services. Extended stay hotels are intended for extended, non-permanent occupancy and are therefore distinct from traditional hotels,

which provide temporary sleeping accommodations. Additionally, extended stay hotels differ from residential apartments as they do not provide for permanent residency.

C. Extended stay hotels are permitted in the following zones:

1. C-2 Commercial Zone
2. CC-1 Central Commercial Zone
3. CP-2 CCP-1 Planned Commercial Zones
4. I-1 Industrial Zone
5. MX Mixed Use Zone

D. Operational Requirements shall be as follows:

- ~~1. Maximum Length of Stay: Guests may not stay for more than 180 days in a 12 month period.~~
- ~~2. 1. Guest Registration: Extended stay hotels must maintain a guest registration system, including check-in and check-out dates, to verify compliance with maximum length of stay requirements. Records must be available for inspection by the city upon request.~~
3. Residential Group: R-2 occupancies containing sleeping units or more than two (2) dwelling units where the occupants are primarily permanent in nature including:
 - a. Hotels (non-transient)
 - b. Motels (non-transient)
4. Room Area: Every dwelling unit shall have at least one room with a minimum net floor area of one hundred twenty (120) square feet. Other habitable rooms shall have a net floor area of no less than seventy (70) square feet if separate bedrooms are provided.
- ~~5. Room Amenities: Each unit must meet IBC standards and be equipped with:~~Per IBC Section 1208.4, Efficiency Dwelling Units, each unit shall meet the following requirements:
 - ~~a. A minimum of two (2) seventy (70) square foot living/sleeping spaces.~~A separate closet.
 - ~~b. A bathroom with a toilet, sink, and shower or bathtub.~~For other than accessible Type A and B dwelling units, the unit shall include a kitchen sink, cooking appliance and refrigerator, each having a clear working space of no less than thirty (30") inches in front. Light and ventilation conforming to this code shall be provided.
 - c. A separate bathroom containing a water closet, lavatory, and bathtub or shower.
 - d. Dimensions are subject to change by code cycle. Existing buildings must meet IFBC Code requirements from when the building was constructed for an R2 occupancy (IBC). Newly converted R2 occupancy (IBC) buildings must meet the current Utah state-adopted IBC code.
 - e. All furniture shall be provided by the hotel.
6. Kitchen Facilities: Each unit must be equipped with a kitchenette that meets the International Building Code (IBC) standards, including:

- a. ~~A minimum of 50 square feet of kitchen space.~~
- b. ~~A sink with hot and cold running water.~~
- c. ~~A sanitary sink for washing dishes.~~
- d. A refrigerator with a minimum capacity of ~~5~~ four (4) cubic feet.
- e. A microwave oven.
- f. A cooktop (not a hot plate).
- g. At least two dedicated electrical outlets in the kitchen area.
 - (1) NFPA 70 210.52b.3 Kitchen Receptacle Requirements.
 - (2) Receptacles installed in a kitchen to serve countertop surfaces shall be supplied by no fewer than two (2) small- appliance branch circuits.
 - (3) Requirements are subject to change by code cycle. Existing buildings must meet IEBC code requirements from when the building was constructed for an R2 occupancy (IBC) Newly converted R2 occupancy (IBC) buildings must meet the current Utah state-adopted NFPA 70 code.
- h. A countertop area of at least four (4) linear feet.
 - i. ~~Full kitchen facilities (i.e., stove, oven) are not permitted.~~

7. Accessibility ICC A 117.1 requires that dwelling units and sleeping units include Type A and Type B accessible units. Requirements are subject to change by code cycle. Existing buildings must meet IEBC code requirements from when the buildings was constructed for an R2 occupancy (IBC). Newly converted R2 occupancy (IBC) buildings must meet the current Utah state-adopted ICC A117.1 code.

8. Housekeeping Services: Housekeeping services must be provided at least once a week for each unit and documentation kept to show compliance ~~with housekeeping requirements to be available for inspection by the city upon request.~~

9. Service Desk requirement: Extended stay hotels must maintain a central check-in desk to manage guest registration and provide concierge services. This service desk must be staffed during business hours to ensure proper operation and guest support.

10. Signage: Extended stay hotels must display signage at the entrance ~~and within each unit~~ indicating that the facility is an extended stay hotel and not intended for permanent residence.

11. Mixed Use Within a Building: Portions of a building may be designated for extended stay use while other portions are designated for short-term stays or other uses. The designation must be clearly documented on the approved master site plan and in guest registration systems.

E. Building and Site Requirements shall be as follows:

1. Parking Requirements in accordance with 16.26 of this code parking shall include:

- a. Extended stay hotel rooms: One and one-half (1.5) ~~2~~ parking spaces per unit.

- b. Non-extended stay hotel rooms: One (1) parking space per unit.
 - 2. Landscaping requirements in accordance with 16.27 of this code landscaping shall include:
 - a. Extended stay hotels must ~~provide a minimum of 10% of the lot area as landscaped open space~~ comply with all applicable landscaping standards specified in the underlying zoning district.
 - b. Where the underlying zoning district does not require landscaping, extended stay hotels must provide at least one area of the site to be landscaped open space which may include a mix of trees, shrubs and ground cover to achieve a balanced and visually appealing landscape.
 - 3. Common Areas:
 - a. Extended stay hotels must include a minimum of one (1) indoor common area(s) such as a lobby, fitness center, business center or other joint indoor amenity accessible to all guests.
 - 4. ~~Building Design:~~
 - a. ~~Extended stay hotels must have a central check-in desk and provide concierge services.~~
- F. Compliance and Enforcement of Extended Stay Hotels shall be as follows:
- 1. Inspection and Reporting: The City ~~may shall~~ conduct periodic inspections of extended stay hotels to ensure compliance with this ordinance. Extended stay hotels must submit any guest registration or housekeeping reports to this city when requested by the city at a rate not to exceed once every 6 months.
 - 2. Violations and Penalties: Any extended stay hotel found to be in violation of this ordinance shall be subject to penalties, including fines and revocation of permits. The property owner will be given a 90-day period to come into compliance following notification of non-compliance. Repeated violations may result in reclassification of the facility as an apartment. Furthermore, the city shall have the sole discretion to revoke the business license of the hotel through designation of Vernal City Staff. Continued operation of the business without a license may result in criminal penalties.
 - 3. ~~Service Desk Requirement: Extended stay hotels must maintain a central check-in desk to manage guest registration and provide concierge services. This service desk must be staffed during business hours to ensure proper operation and guest support.~~
 - 4. Appeal Process: Any person who deems themselves aggrieved by a decision of the City staff under this Section may appeal from such decision by making written application for an appeal hearing before the Vernal City Appeals Officer. The notice of appeal shall be made within ten (10) days after notice of the decision appealed from. The Appeals Officer shall grant a hearing, and after consideration of the matter may uphold, modify, or reverse such decision.
- G. Severability: If any provision of this ordinance is found to be invalid or unconstitutional by a court of competent jurisdiction, such finding shall not affect the remaining provisions of this ordinance, which shall continue in full force and effect.

H. Effective Date: No provisions allowing the legal operation of extended stay hotels previously existed prior to this ordinance. As such all existing buildings with a valid Certificate of Occupancy (C of O) ~~and business license as of September 1, 2024~~, may seek approval to convert portions or their entire operation to extended stay hotel use. Such approvals must be obtained within one year from this date, ensuring compliance with the requirements set forth in this ordinance.

PASSED AND ADOPTED BY THE VERNAL COUNCIL

January 15, 2025.

	AYE	NAY	ABSENT	ABSTAIN
Councilmember Robin O'Driscoll	_____	_____	_____	_____
Councilmember Corey Foley	_____	_____	_____	_____
Councilmember Ted Munford	_____	_____	_____	_____
Councilmember Edward Long	_____	_____	_____	_____
Councilmember Randel Mills	_____	_____	_____	_____

Presiding Officer

Doug B. Hammond
 Doug Hammond, Mayor, Vernal

Attest

Roxanne Behunin
 Roxanne Behunin, City Recorder,
 Vernal

