

NOTICE OF PUBLIC MEETING

TO THE PUBLIC AND RESIDENTS OF VERNAL CITY: Notice is hereby given that the **VERNAL CITY COUNCIL** will hold a regular meeting on *April 1, 2026 at 6:00 p.m.* in the Vernal City Council Chambers at 374 East Main St, Vernal, Utah.

A G E N D A

OPENING CEREMONY

1. Invocation or uplifting thought
2. Pledge of Allegiance

STANDING BUSINESS

3. Approval of the Minutes of the Special Joint City Meeting held March 18, 2025
4. Approval of the Minutes of the Regular City Council Meeting held March 18, 2025

POLICY AND LEGISLATION

5. Discussion and tentative approval, pending expiration of the timelines, of the Boundary Commission decision regarding the Briar Creek Subdivision annexation - Michael Harrington
6. Consider the approval of a mowing contract for city maintained property - Wayne Smith
7. Consider the approval of amending Vernal City Planning and Zoning code section 16.45 Mixed Use Zone, Ordinance No. 2026-06 - Braeden Christofferson
8. Amending Vernal City Planning and Zoning Code Section 16.58.120 Layout and Access, Ordinance No. 2026-07 - Braeden Christofferson
9. Consider the approval of the 100 N Sewer Lateral Financing - Keith Despain
10. Update on local drought conditions - Ivan Merrell
11. Consider the approval to enter into contract negotiations with Asterra for satellite leak detection - Ivan Merrell

STAFF REPORTS

CLOSED SESSION

By motion of the Vernal City Council, pursuant to Utah State Code Title 52, Chapter 4, sections 204 and 205, the City Council may vote to hold a closed session for any of the purposes identified in that chapter. The Council shall identify the statutory category of discussion, by oral motion, prior to going into closed session.

ADJOURN

NOTE: Supporting documentation for this meeting can be found by visiting the Vernal City website at www.vernal.gov and in the Utah Public Notice Website www.utah.gov/pmn

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify Sara Bell, City Recorder, at 374 East Main, Vernal, Utah 84078 or phone (435)789-2255 at least three days before the meeting.

The order of agenda items may change to accommodate the needs of the City Council, staff, and/or public.

MEMORANDUM

TO: Mayor & City Council

From: Quinn Bennion, City Manager

RE: Agenda Items for April 1, 2026 Council Meeting

POLICY AND LEGISLATION

5. **Discussion and tentative approval, pending expiration of the timelines, of the Boundary Commission decision regarding the Briar Creek Subdivision annexation** - Michael Harrington. The Briar Creek annexation is progressing through the process. With protests filed, the Boundary Commission met Friday, March 27 to review and hold a hearing. The commission approved the annexation with conditions related to transition of water services. There is an appeal window that must expire prior to the final approval of the annexation. This discussion and tentative approval enables parties involved to gain an expectation of future decisions.
6. **Consider the approval of a mowing contract for city maintained property** - Wayne Smith. The City bid out the mowing contract for city maintained property including Aggie Blvd / Main, Memorial Park, Walking Park and other traffic islands. Six proposals were received and evaluated. The lowest bidder was Seth Taylor. This year's bid will be modified due to the drought conditions and significantly less sprinkled areas. The mow cycles will be determined as needed and paid as performed.
7. **Consider the approval of amending Vernal City Planning and Zoning code section 16.45 Mixed Use Zone, Ordinance No. 2026-06** - Braeden Christofferson. Staff prepared and recommended changes to the MX zoning regulations. The MX zoning was approved about 4 years ago and needed updates. The proposed regulations tighten up the provisions to match the expectations of the zone. The proposed amendments apply mixed uses within a building versus mixed uses within a development.
8. **Amending Vernal City Planning and Zoning Code Section 16.58.120 Layout and Access, Ordinance No. 2026-07** - Braeden Christofferson - The proposed amendment to the Layout and Access standards increases the threshold for enhanced access requirements from 25 units to 30 units to align with Uintah County standards and the International Fire Code. The current threshold creates inconsistency during project design and review. This change

improves alignment, reduces confusion, and ensures access standards are applied at an appropriate scale while maintaining life safety requirements.

9. **Consider the approval of the 100 N Sewer Lateral Financing** - Keith Despain - Two weeks ago the high percentage of Orangeburg sewer laterals came to our attention and a discussion was held last council meeting about the city financing the replacement. As more information has come to light, we recommend the city encourage property owners to hire a contractor to replace their line (at least from the main line to the property line) if it looks like it could fail in the next five years. To encourage the replacement, the city would finance up to \$X,000 and spread it over five years on their utility bill. Homeowners are telling us the contractors are quoting them \$10,000 to \$11,000 for the work. There needs to be a discussion about residential vs. commercial.
10. **Update on local drought conditions** - Ivan Merrell
11. **Consider the approval to enter into contract negotiations with Asterra for satellite leak detection** - Ivan Merrell. Water staff continue to look for ways to conserve water and reduce water loss. Staff has researched the possibility of using satellite technology to search for water leaks. Technology has advanced to the point where this method is effective.

CLOSED SESSION -

**MINUTES OF THE VERNAL CITY COUNCIL AND THE UTAH COUNTY
COMMISSION SPECIAL MEETING HELD MARCH 18, 2026** at 4:30 p.m. in
the Uintah County Commission Large Conference Room, 2nd Floor - 152 East 100
North, Vernal, Utah 84078.

PRESENT:

VERNAL CITY: Councilmembers Edward Long, Robin O'Driscoll, and Randel Mills, and Mayor Corey Foley.

UINTAH COUNTY: Commissioners John Laursen, Sonja Norton, and Willis LeFevre.

VERNAL CITY STAFF: Quinn Bennion, Sara Bell, Jessika Goodrich, Ken Campbell.

UINTAH COUNTY STAFF: Lesha Colthorp, James Sharp.

GUESTS: Marty Partridge, Carol Kendall.

WELCOME: Mayor Corey Foley welcomed everyone to the meeting. Uintah County Commissioner Sonja Norton clarified that Uintah County had not formally noticed the meeting and would be present to receive information only and would not be taking formal action.

ACKNOWLEDGMENT & APPROVAL OF SPECIAL MEETING: Councilmember Robin O'Driscoll *moved to acknowledge and approve the special meeting. Councilmember Ed Long seconded the motion. The motion passed with a unanimous vote.*

DISCUSSION REGARDING THE COMMERCIAL AIR SERVICE AT VERNAL REGIONAL AIRPORT - KEN CAMPBELL

Vernal Regional Airport Director Ken Campbell presented information regarding the City's commercial air service and the upcoming Essential Air Service contract decision. He explained that in previous contract discussions, community input had been limited, and he sought to improve the process by gathering input from both local industry and tourism stakeholders. A recent meeting had been held with industry professionals to discuss air travel needs, with the goal of ensuring all voices were considered.

Mr. Campbell reviewed the history of the City's air service, noting that approximately twenty-six months prior, SkyWest Airlines had been operating under a five-year contract but encountered challenges related to federal approval requirements. Following SkyWest's exit, the contract was rebid and ultimately awarded to Contour Airlines under the Alternate Essential Air Service program. He noted that despite initial community concerns regarding service to Phoenix, the City had limited options at that time.

Mr. Campbell explained that the current contract with Contour Airlines would expire on September 30, and that a Request for Qualifications had been issued by the federal government. The City is currently in the public comment phase, which would close on April 7. He emphasized

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the importance of receiving direction from Vernal City leadership on what to submit to the United States Department of Transportation and recommended entering into a forty-eight-month contract with the selected provider.

City Manager Quinn Bennion clarified that the contract represents approximately a seven million dollar annual agreement funded through federal Essential Air Service programs due to the City's geographic isolation and economic qualifications. He noted that while the City pays costs upfront, reimbursement is received from the federal government.

Mr. Campbell reviewed the proposals received from four bidders and provided analysis of several options. He expressed concerns regarding Advanced Air due to limited communication and lack of demonstrated interline connectivity, recommending that the proposal not be pursued. He also discussed Denver Air Connection, noting its flexibility in aircraft size, multiple destination options, and interline agreements with major carriers, but emphasized that operational success often depends on the strength of the working relationship with the airline.

Discussion followed among Councilmembers, staff, and members of the public regarding destinations, pricing, reliability, maintenance support, and flight frequency. Councilmember Robin O'Driscoll confirmed that a new contract would be in place beginning October 1. Councilmember Ed Long asked questions regarding flight limits and performance standards, and discussion highlighted that the Department of Transportation limits the number of weekly flights.

Travel and Tourism Director Lesha Colthorp asked questions regarding flexibility in scheduling destinations and seasonal adjustments. Mr. Campbell explained that flexibility is largely dependent upon the working relationship with the airline provider and noted that smaller carriers have demonstrated greater willingness to adapt to community needs.

Public comment was received from several individuals who spoke to the affordability of flights, the importance of maintaining Denver service, and the benefits of current service levels under Contour Airlines. Discussion also included concerns regarding aircraft maintenance availability, missed flights, and the potential for increased reliability with larger carriers.

Mr. Campbell stated that in his professional opinion, continuing service with Contour Airlines would be the best option for the community, citing strong communication with company leadership and responsiveness to local needs.

Councilmember Randel Mills made a motion to approve Contour Airlines as the City's commercial air service provider for a forty-eight-month contract period. Councilmember Ed Long seconded the motion. The motion passed with the following roll call vote:

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Councilmember Mills..... aye;
Councilmember O'Driscoll..... aye;
Councilmember Long..... aye;

Utah County Commissioner Sonja Norton invited Vernal Regional Airport Director Ken Campbell to attend the Utah County Commission meeting scheduled for the following Tuesday and indicated that the County Commissioners would vote on the proposed air service at that time.

ADJOURN: There being no further business; *Councilmember Randel Mills moved to adjourn. Councilmember Ed Long seconded the motion. The motion passed with a unanimous vote and the meeting was declared adjourned.*

Mayor Corey Foley

ATTEST:

Sara Bell, City Recorder

(S E A L)

MINUTES OF THE VERNAL CITY COUNCIL REGULAR MEETING HELD
MARCH 18, 2026 at 6:00 p.m. in the Vernal City Council Room, 374 East Main,
Vernal, Utah 84078.

PRESENT: Councilmembers Randel Mills, Robin O'Driscoll, Ed Long, and Mayor Corey Foley. Councilmembers Ted Munford and Nick Porter were excused from the meeting.

WELCOME: Mayor Corey Foley welcomed everyone to the meeting.

INVOCATION OR UPLIFTING THOUGHT: The invocation was given by Councilmember Randel Mills.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by Councilmember Ed Long.

APPROVAL OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD
MARCH 4, 2026

Councilmember Ed Long moved to approve the minutes of the Regular City Council Meeting held March 4, 2026. Councilmember Randel Mills seconded the motion. The motion passed with Councilmembers Mills, O'Driscoll, and Long voting in favor.

Mayor Corey Foley recognized that Councilmembers Ted Munford and Nick Porter were excused from the meeting, as well as Assistant City Manager Braeden Christofferson.

RECOGNITION OF THE ELK'S HOOP SHOOT WINNER - TODD SHINER

Mr. Todd Shiner, representing the Elks Lodge, addressed the City Council regarding the Elks Hoop Shoot program and recognized local participant Jackson Labrum for his outstanding achievement.

Mr. Shiner provided a brief history of the Elks Hoop Shoot, noting that the program began in 1946 as a free-throw shooting contest designed to give all youth an opportunity to participate, regardless of athletic ability. He explained that the program has since grown into a nationwide competition involving approximately three million participants annually, divided into age and gender divisions.

Mr. Shiner reported that Jackson Labrum competed in the 10–11-year-old boys division and advanced through multiple levels of competition. Jackson first won at the local level, then advanced to the district competition in January, where he successfully competed against participants from across the region. He then advanced to the state competition, where he again demonstrated exceptional performance, making 22 of 25 free throws and earning the title of Utah State Champion.

Mr. Shiner noted that Jackson is the first participant from Vernal to achieve a state championship in the Elks Hoop Shoot since 1985. He further explained that Jackson advanced to the regional competition in Las Vegas, where he competed against champions from California, Hawaii,

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43 Arizona, and Nevada. At the regional level, Jackson made 20 of 25 free throws and finished tied
44 for 13th place nationally out of approximately 500,000 participants in his division.
45

46 Mr. Shiner expressed appreciation for the recognition provided by Vernal City and highlighted
47 plans to expand participation in the program throughout the region, including local schools. He
48 noted that Jackson has additional years of eligibility remaining and commended his
49 accomplishments.
50

51 Mayor Corey Foley thanked the Labrum family for attending and expressed appreciation to Mr.
52 Shiner for his remarks, noting that Jackson's achievement is a significant accomplishment for the
53 community.
54

REQUEST FOR SPONSORSHIP: DIAMOND MOUNTAIN SPEEDWAY - SARAH GRAY

56 Ms. Sarah Gray, President and Promoter for Diamond Mountain Speedway, addressed the City
57 Council regarding a sponsorship request and provided an update on recent progress at the
58 racetrack.
59

60 Ms. Gray reported that this is her third year promoting the local racetrack and highlighted
61 significant growth and momentum achieved over the past year. She noted that Diamond Mountain
62 Speedway was featured in the "50 States of Short Tracks" and was also one of three tracks
63 highlighted in a national NASCAR monthly publication. She explained that the feature emphasized
64 the Speedway's "racing for a cause" initiative, in which each race weekend promotes a community
65 resource or organization.
66

67 Ms. Gray further reported that, in addition to ongoing partnerships with Northeastern Counseling,
68 Uintah Basin Healthcare has joined as a participating community partner, supporting one of the
69 race weekends. She stated that the Speedway anticipates hosting five full racing weekends,
70 bringing approximately 700 participants to the area. Ms. Gray noted that the events generate
71 economic activity over an estimated 30 days within the Uintah Basin and expressed expectations
72 for continued growth in future years.
73

74 Ms. Gray requested sponsorship funding in the amount of \$2,500, consistent with prior years.
75 City Manager Quinn Bennion noted that the City has previously provided funding at similar levels
76 over the past two years. Councilmember Ed Long inquired whether sufficient funds were available
77 to support the sponsorship and Finance Director Nick Rousseau confirmed that funds are available
78 within the miscellaneous budget to accommodate the request.
79

80 Councilmember Ed Long made a motion to approve the sponsorship funds of \$2,500 for Diamond
81 Mountain Speedway. Councilmember Robin O'Driscoll seconded the motion. The motion passed
82 unanimously with the following roll call vote:
83
84
85

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86 *Councilmember Mills*..... aye;
87 *Councilmember O'Driscoll*..... aye;
88 *Councilmember Long*..... aye;
89

90 Quinn Bennion further commented that, as discussed in previous City Council meetings, the City
91 is in the process of establishing a new procedure for handling sponsorship requests. He explained
92 that future requests will be incorporated into the annual budget process, with initial review
93 conducted by an administrative committee, followed by City Council approval, and final inclusion
94 through the budget process. He noted that a few remaining requests will be considered under the
95 current approach before transitioning to the new process.
96

97 **RECOGNITION OF HONORARY VERNAL CITY COUNCILMEMBER - MAYOR**
98 **COREY FOLEY**

99 Mayor Corey Foley introduced the recognition of Honorary Vernal City Councilmember and
100 invited Dustin Sprouse to come forward to the podium.
101

102 Mayor Foley explained that the recognition was proposed by members of the City Council and
103 City staff in appreciation of Mr. Sprouse's consistent attendance and support of City Council
104 meetings. Mayor Foley noted that during his time serving on the City Council and as Mayor, he
105 could not recall a meeting at which Mr. Sprouse was not present. He further remarked that Mr.
106 Sprouse has dedicated a significant amount of time attending meetings, demonstrating exceptional
107 civic involvement.
108

109 Mayor Corey Foley presented Mr. Dustin Sprouse with a certificate recognizing him as an
110 Honorary Vernal City Councilmember. Mayor Foley invited Mr. Sprouse to receive the award and
111 participate in a photograph to commemorate the recognition.
112

113 **PRESENTATION OF THE COMMUNITY BLOCK PLANNING PROCESS AND**
114 **APPROVAL OF THE CONCEPT PLAN – TERRACON**

115 Hailey Wall, Senior Landscape Architect with Terracon, presented the preferred concept plan for
116 the Vernal Community Block and a brief overview of the planning process. She explained that the
117 project focuses on redevelopment of the Lamplighter block and adjacent parcels in alignment with
118 the City's downtown plan developed in partnership with MHTN. She stated that key goals of the
119 project include enhancing connectivity, supporting local business growth, and creating a central
120 gathering space to strengthen Vernal's identity and quality of life.
121

122 Ms. Wall outlined the extensive public engagement conducted throughout the process, including
123 a site tour with over 40 participants, 12 stakeholder interviews, two public surveys with over 750
124 and 210 responses respectively, an open house with approximately 50 attendees, and collaboration
125 with a steering committee. She explained that five initial concepts were narrowed to three, and
126 ultimately refined into the preferred concept based on public and stakeholder feedback.
127

128 Ms. Wall presented an overview of the preferred concept, noting key features including a slip lane

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along the north side to provide a buffer and additional parking, a central terraced event lawn and stage, a signature splash creek and themed playground, a visitor center and café along Main Street, a multi-use pavilion for seasonal events, a food truck court and vendor kiosks, a flexible plaza space, and a lookout tower serving as a visual landmark. She also noted proposed improvements to pedestrian connectivity, including alignment of a crossing to better connect the site to the civic block.

Ms. Wall further reviewed supporting elements included in the concept, such as restrooms, gathering spaces, stormwater features, seating areas, and landscaping designed for durability and ease of maintenance. She noted that the full report includes phasing and implementation strategies, with a projected full buildout timeline extending to approximately 2032, as well as potential revenue opportunities to help offset development and maintenance costs.

City Manager Quinn Bennion clarified that the primary action before the City Council is approval of the concept plan itself. He requested additional clarification regarding the contents of the full report.

Ms. Wall explained that the report includes a comprehensive summary of community engagement efforts, detailed analysis of the three concepts presented to the public along with corresponding feedback, and full documentation of the preferred concept. She stated that the report also includes sections addressing phasing and implementation, maintenance recommendations, revenue opportunities, and programming considerations. Ms. Wall noted that the first portion of the report contains the primary analysis, while the remaining pages consist of appendices compiling materials developed throughout the project.

Mayor Corey Foley expressed appreciation for the significant amount of work completed by the project team and community participants. Councilmember Ed Long noted the community's excitement to move forward with the project, highlighting the amount of work it took to refine the concept into what was presented.

Councilmember Ed Long made a motion to approve the Community Block Concept Plan as presented. Councilmember Robin O'Driscoll seconded the motion. The motion passed unanimously with the following roll call vote:

<i>Councilmember Mills.....</i>	<i>aye;</i>
<i>Councilmember O'Driscoll.....</i>	<i>aye;</i>
<i>Councilmember Long.....</i>	<i>aye;</i>

CONSIDER THE APPROVAL OF AMENDING CHAPTER 6.28.010, "CRUELTY TO ANIMALS", IN THE VERNAL CITY MUNICIPAL CODE, ORDINANCE NO. 2026-08 - DEVIN COBB

Devin Cobb, Executive Director of the Uintah County Animal Control and Shelter, addressed the City Council regarding a proposed ordinance amendment, explaining that the proposed ordinance

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was developed in coordination with the Uintah County Attorney's Office and has been approved by the Uintah County Commission. He stated that the intent is to present the same ordinance to Vernal City in order to maintain consistency between the County and the City, and to align with applicable state standards.

Councilmember Ed Long expressed appreciation for the work completed by Animal Control and inquired whether the proposal involves amending an existing ordinance currently in place within the City. Mr. Cobb confirmed that the proposal is intended to mirror the County's ordinance and align with state regulations, effectively updating the City's existing provisions.

Councilmember Ed Long made a motion to approve amending Chapter 6.28.010, Cruelty to Animals, in the Vernal City Municipal Code, Ordinance No. 2026-08. Councilmember Randel Mills seconded the motion. The motion passed unanimously with the following roll call vote:

Councilmember Mills..... aye;
Councilmember O'Driscoll..... aye;
Councilmember Long..... aye;

CONSIDER THE APPROVAL OF RESOLUTION NO. 2026-03 AUTOMATIC ENROLLMENT IN 457(B) PLAN AT TIME OF HIRE - SARA BELL

City Recorder Sara Bell presented a proposed resolution amending the Vernal City Personnel Manual to incorporate automatic enrollment provisions related to the Utah Retirement Systems (URS) 401(k) plan, as previously presented by the City's URS representative.

Ms. Bell explained that the resolution establishes automatic enrollment for newly hired employees at a 2% contribution rate at the time of hire. She noted that employees retain full flexibility to opt out, increase, or decrease their contributions, and may manage their participation in accordance with plan provisions.

Councilmember Randel Mills inquired when employees would be notified of the automatic enrollment. Ms. Bell responded that notification would occur at the time of hire as part of the onboarding process conducted by Human Resources.

Councilmember Mills further inquired whether existing employees would be notified and given the opportunity to participate. City Manager Quinn Bennion clarified that existing employees may elect to participate in the plan, however, they must initiate enrollment independently as the automatic enrollment provision applies only to new hires.

Mayor Corey Foley referenced prior discussion on the item and expressed support for the resolution, noting that automatic enrollment encourages employee savings while still allowing individuals the option to opt out.

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Councilmember Randel Mills made a motion to approve Resolution No. 2026-03 Automatic Enrollment in 457(b) Plan at Time of Hire. Councilmember Robin O'Driscoll seconded the motion. The motion passed unanimously with the following roll call vote:

Councilmember Mills..... aye;
Councilmember O'Driscoll..... aye;
Councilmember Long..... aye;

RECOMMENDATION TO CONSIDER THE APPROVAL OF ORDINANCE NO. 2026-04, AMENDING OR VACATING A RECORDED SUBDIVISION, JACOB FLEMMING MINOR SUBDIVISION - MICHAEL HARRINGTON

City Attorney Michael Harrington presented a proposed ordinance to vacate the Jacob Fleming Minor Subdivision, explaining that the property is located near 500 South and approximately 70 East, generally across from the recreation center. He stated that, pursuant to state law, the City Council may vacate a subdivision or portion thereof by ordinance.

Mr. Harrington advised that the intent of the proposed ordinance is to vacate the existing Jacob Fleming Minor Subdivision to allow for the development of a new subdivision, identified as the Uintah Heights Subdivision. He noted that the proposed development consists of a 13-unit townhome project and that the preliminary plat for the new subdivision has already received approval from the Planning Commission.

Councilmember Ed Long made a motion to approve Ordinance No. 2026-04 Amending or Vacating a Recorded Subdivision, Jacob Flemming Minor Subdivision. Councilmember Randel Mills seconded the motion. The motion passed with the following roll call vote:

Councilmember Mills..... aye;
Councilmember O'Driscoll..... aye;
Councilmember Long..... aye;

RECOMMENDATION TO CONSIDER THE APPROVAL OF ORDINANCE NO. 2026-05, VACATING LOT 2A OF THE TYLER & MARILEE SHINER AMENDED MINOR SUBDIVISION - MICHAEL HARRINGTON

City Attorney Michael Harrington explained that the subject property is located along 300 West, with its northern boundary adjacent to 500 South. Mr. Harrington stated that the proposal is to vacate Lot 2A from the existing subdivision.

Mr. Harrington explained that the proposal would divide the lot into three portions. The northern and central portions would be incorporated into the existing Marcella Meadows Subdivision, with the northern portion joining property owned by Tyler and Merrily Shiner, and the central portion becoming part of property owned by the Morris family. The southern portion is anticipated to be purchased and would remain a separate parcel.

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Discussion followed regarding easements present within the subdivision. Mr. Harrington explained that the ordinance is written such that any existing easements or rights-of-way not specifically vacated would remain in place, including access easements and public utility easements. He noted that any future modification to easements would require a separate process.

Mayor Corey Foley invited public comment.

Tyler Shiner approached the podium and explained that access to the northern and central portions would be through the respective residential properties, while the southern portion already has access from 300 West and is anticipated to be developed as a residential lot.

There being no further comment, Councilmember Robin O'Driscoll made a motion to approve Ordinance No. 2026-05, Vacating Lot 2a of the Tyler & Marilee Shiner Amended Minor Subdivision. Councilmember Ed Long seconded the motion. The motion passed with the following roll call vote:

<i>Councilmember Mills.....</i>	<i>aye;</i>
<i>Councilmember O'Driscoll.....</i>	<i>aye;</i>
<i>Councilmember Long.....</i>	<i>aye;</i>

**DISCUSSION REGARDING THE BRIAR CREEK SUBDIVISION ANNEXATION
PROTESTS - QUINN BENNION**

City Manager Quinn Bennion presented an update regarding the proposed annexation of the Briar Creek Subdivision, located near 1500 South and 500 West. He explained that the subdivision consists of approximately 25 lots and that annexation into Vernal City was pursued due to limited water connections available through Ashley Valley Water and Sewer District. The annexation petition met state requirements, allowing the process to move forward and initiate a protest period.

Quinn Bennion reported that two formal protests were received, one from Ashley Valley Water and Sewer District and one from a property owner. The Ashley Valley protest outlined concerns regarding infrastructure requirements, reimbursement for staff time and equipment, and retention of existing infrastructure and easements. The property owner's protest primarily related to communication concerns and did not identify issues directly related to Vernal City. He noted that the protests have been forwarded to Uintah County for review by a Boundary Commission, which will evaluate the annexation and provide a recommendation. He further explained that the City Council may either deny the annexation at this stage or allow the process to proceed.

Mayor Corey Foley discussed the Boundary Commission process and expressed concern regarding maintaining a unified position, potential infrastructure requirements, and the impact on City resources. He also raised concern regarding existing properties subject to dual taxation by Ashley Valley Water and Sewer District and expressed a desire to avoid increasing that number.

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298 Councilmember Ed Long stated he would recuse himself from voting but expressed support for
299 allowing the process to proceed, noting that the protests appeared to focus on cost and
300 communication rather than opposition to annexation.

301 City Manager Quinn Bennion stated that connection fees have already been paid to Ashley Valley
302 Water and Sewer District and questioned the necessity of additional reimbursement requests. He
303 noted that the City will meet with Ashley Valley representatives to seek resolution prior to the
304 Boundary Commission meeting.

305 Mayor Corey Foley invited public comment. Brian Nielsen, a developer associated with the Briar
306 Creek Subdivision, confirmed that prior water service commitments had been rescinded and stated
307 that development would proceed either through annexation or alternative water solutions. He
308 expressed support for annexation and willingness to work with the City on infrastructure needs.
309 Discussion followed regarding potential water line requirements, and City Manager Quinn
310 Bennion indicated efforts would continue to coordinate with Ashley Valley Water and Sewer
311 District.

312 Following discussion, consensus of the City Council was to allow the annexation process to
313 proceed to the Boundary Commission for further review.

314 **DISCUSSION ON PROPOSED POLICY REGARDING MEMORIALS WITHIN**
315 **RECREATIONAL FACILITIES MANAGED BY USSD1 - MICHAEL HARRINGTON**

316 City Attorney Michael Harrington presented a proposed policy concept regarding memorials on
317 properties managed by Uintah Special Service District 1 (USSD1). He explained that existing
318 memorials, such as benches and plaques, have created maintenance challenges and raised concerns
319 regarding fairness and First Amendment implications. He stated that the proposed approach is to
320 implement a permanent policy prohibiting new memorials on USSD1 properties, while allowing
321 existing memorials to remain, subject to review for safety, maintenance, or operational concerns.

322 Cheryl Meier, Director of USSD1, further explained that existing memorials would be
323 grandfathered but could be removed on a case-by-case basis if they become damaged, unsafe, or
324 create maintenance burdens. She noted that the policy is intended to provide consistency and avoid
325 situations where individuals may request memorials based on their ability to fund them, creating
326 inequity. She also emphasized the importance of establishing a clear rule rather than relying on
327 case-by-case decisions.

328 Councilmember Randel Mills raised concerns regarding potential First Amendment issues and
329 asked about the number of existing memorials. Ms. Meier estimated a limited number across
330 USSD1 properties, including locations at the golf course and recreation center, as well as
331 memorials on City properties such as walking paths and parks. City Manager Quinn Bennion noted
332 that additional memorials exist on Vernal City-owned properties, which could be considered for
333 inclusion in a broader policy if desired.

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Councilmember Ed Long expressed support for a full moratorium and sought clarification regarding the treatment of existing memorials. Ms. Meier confirmed that while existing memorials would generally remain, USSD1 retains discretion to remove them if necessary. Mayor Corey Foley expressed support for the concept, noting the difficulty in managing memorial requests and ensuring fairness within the community.

Mr. Harrington clarified that the item was presented for discussion and feedback only, with a formal policy to be brought forward at a later date for consideration and potential adoption by participating entities.

Mayor Foley raised a concern regarding public perception of water use at USSD1 facilities, referencing prior discussion on regional water restrictions. Mayor Foley noted that community members have expressed concern about visible irrigation of parks and the golf course while residents may be asked to limit their own water use. He encouraged consideration of these concerns moving forward.

Ms. Meier acknowledged the concern and explained that the golf course serves as a revenue-generating asset, making it difficult to significantly reduce irrigation without long-term impacts. She stated that USSD1 has taken a proactive approach to water conservation, including pursuing grant funding for turf conversion on athletic fields and implementing reductions in irrigation across all facilities. Ms. Meier noted that while some reductions are possible, maintaining usable park space requires a baseline level of watering, as fully or near-dead turf would not support recreational use and would be costly to restore. She further explained that water usage is being closely monitored, with current projections indicating sufficient supply through mid-May, though uncertainty remains for later in the season. She stated that USSD1 has already made adjustments to planned water use, including the decision not to open the splash park and to potentially scale back water-related activities for upcoming events. She emphasized that staff will continue to evaluate conditions and adjust operations as necessary.

CONSIDER THE APPROVAL OF DECLARATION OF SURPLUS OF OLD WATER METERS - IVAN MERRELL

Water Superintendent Ivan Merrell presented a request to declare a quantity of replaced water meters as surplus and authorize their sale for scrap value. He explained that the meters have been removed over the past year and a half as part of ongoing system upgrades and are no longer needed due to outdated technology. Mr. Merrell noted that newer ultrasonic meters have replaced the older turbine-style meters, and the City has no further operational use for the removed units.

Mr. Merrell further requested that the authorization allow for ongoing disposal of surplus meters generated through future replacement projects, rather than requiring separate approval each time.

Councilmember Randel Mills expressed support for the request, noting the importance of avoiding accumulation of unused materials. City Manager Quinn Bennion confirmed that the meters have

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reached the end of their useful life. Mayor Corey Foley expressed agreement with proceeding with disposal.

Councilmember Randel Mills moved to approve the declaration of surplus of old water meters as presented. Councilmember Robin O'Driscoll seconded the motion. The motion passed unanimously with the following roll call vote:

Councilmember Mills..... aye;
Councilmember O'Driscoll..... aye;
Councilmember Long..... aye;

CONSIDER THE APPROVAL OF THE MASTER SERVICES AGREEMENT - IVAN MERRELL

Water Superintendent Ivan Merrell presented a proposed renewal of the Master Services Agreement with Sunrise Engineering. He explained that the City previously entered into a similar agreement in 2023 and that the updated agreement includes minor revisions to standard contract language.

Mr. Merrell stated that the agreement establishes general terms and conditions, allowing individual projects to be authorized through separate work release documents, thereby streamlining the process for future project approvals.

Mayor Corey Foley inquired whether staff were satisfied with the terms of the agreement. Mr. Merrell responded that while he had reviewed the document, Public Works Director Keith Despain typically oversees such agreements and has indicated his approval of the updated terms.

Councilmember Ed Long moved to approve the Master Services Agreement with Sunrise Engineering. Councilmember Randel Mills seconded the motion. The motion passed unanimously with the following roll call vote:

Councilmember Mills..... aye;
Councilmember O'Driscoll..... aye;
Councilmember Long..... aye;

CONSIDER THE APPROVAL OF A WORK RELEASE FOR THE WATER SOURCE STUDY - IVAN MERRELL

Water Superintendent Ivan Merrell presented a proposed work release under the Master Services Agreement with Sunrise Engineering for a water source study. He explained that the study will evaluate potential water sources and identify opportunities not currently being utilized. The project was issued through a Request for Proposals process, with three engineering firms responding, and Sunrise Engineering was selected based on their approach.

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Mr. Merrell stated that the total project cost is \$100,000, with funding structured as a partnership. He explained that \$50,000 will be funded through a Community Impact Board (CIB) grant, with the remaining \$50,000 split evenly between Vernal City and Ashley Valley Water and Sewer District at \$25,000 each. He noted that the agreement is based on time and materials, and that regular coordination meetings will be held to guide the study and ensure alignment with City priorities.

Councilmember Ed Long inquired how the benefits of the study would be allocated given the shared cost. Mr. Merrell responded that specific allocation of benefits has not yet been defined, but acknowledged the importance of addressing that issue. Discussion followed regarding coordination with Ashley Valley Water and Sewer District and ensuring that the City's interests are protected as the study progresses.

Mayor Corey Foley suggested that staff coordinate internally, including with Public Works Director Keith Despain, to further define expectations and ensure appropriate agreements are in place.

Councilmember Ed Long made a motion to approve the work release for the water source study, noting the \$25,000 commitment from Vernal City. Councilmember Robin O'Driscoll seconded the motion. The motion passed unanimously with the following roll call vote:

<i>Councilmember Mills</i>	<i>aye;</i>
<i>Councilmember O'Driscoll</i>	<i>aye;</i>
<i>Councilmember Long</i>	<i>aye;</i>

USSD1 REPORT

Cheryl Meier, Director of USSD1, expressed appreciation to the Vernal Police Department for their assistance in addressing vandalism and property damage at City and USSD1 facilities. She reported that the installation of surveillance cameras in parks and public spaces has significantly improved the ability to identify individuals responsible for graffiti and other damage.

Ms. Meier noted a recent incident involving extensive graffiti at the baseball fields in the rookie field dugouts, where limited video footage made identification more difficult. Despite these challenges, she reported that a suspect was successfully identified with assistance from the Vernal Police Department.

Ms. Meier specifically recognized Officer Chad Watt for his efforts and expressed appreciation for the ongoing support and strong working relationship between USSD1 and the Vernal Police Department, including regular officer presence at the recreation center.

**REVIEW AND CONSIDER THE APPROVAL OF A CHANGE IN CODE
ENFORCEMENT EFFORTS - QUINN BENNION**

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City Manager Quinn Bennion presented an item regarding the code enforcement position, noting that the current part-time officer is retiring and the position has been posted as part-time. He explained that the vacancy provides an opportunity to consider maintaining the current structure, adding an additional part-time position, or transitioning to full-time, but recommended maintaining the current level of service and addressing any changes during the budget process.

City Recorder Sara Bell confirmed that applications have been received and the posting will close at the end of the week. Discussion followed regarding workload and enforcement approach, with current efforts focused on visible and complaint-driven issues.

Mayor Corey Foley expressed appreciation for the work of the current officer and the challenges of the position. Councilmember Randel Mills supported maintaining the current structure for now. Councilmembers agreed with maintaining the current structure and reevaluating the department's needs during the upcoming budget review season to determine if changes needed to be made.

STAFF REPORTS

Councilmember Randel Mills provided an update on water and sewer board activities, noting that the manhole cover survey remains in progress but has been delayed due to required approvals through UBAOG and other entities prior to submission for Community Impact Board (CIB) funding. He also reported that progress is being made on the lift station project.

Councilmember Robin O'Driscoll reported on a recent brush fire in Uintah County near Lapoint, during which a fire officer sustained second and third-degree burns and is currently receiving treatment. She noted that the incident is under investigation and that appropriate coverage, including workers compensation, is in place.

City Manager Quinn Bennion reported that Councilmember Nick Porter and Assistant City Manager Braeden Christofferson were absent due to attendance at the Utah Main Street Conference, which is required to maintain the City's Tier Two status. He noted that the training provides valuable opportunities for continued downtown development efforts.

Mr. Bennion further reported that Vernal City was selected as one of three communities to participate in a Downtown Outdoor Recreation Connection planning process. He announced an upcoming public open house to be held on Tuesday, March 24, from 4:00 p.m. to 6:00 p.m. at Petrie's Patio, located behind Market on Main. He explained that the initiative is intended to strengthen connections between downtown activities and outdoor recreation opportunities.

Mr. Bennion also provided an update on the 100 North Water and Sewer Project, noting that construction will begin on Fifth East and proceed west. He stated that the project spans approximately 500 East to 1000 West and is partially funded through Community Impact Board (CIB) funding, with the remaining costs funded by the City. He noted that the project has

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previously been approved by the City Council and that additional information will be brought back for consideration at a future meeting.

Water Superintendent Ivan Merrell provided additional information regarding the 100 North Water and Sewer Project, noting that a significant number of sewer laterals within the project area may be constructed of Orangeburg pipe, which is nearing the end of its useful life. He explained that replacing these laterals prior to roadway improvements is critical to avoid future excavation of newly paved streets.

Mr. Merrell reported that staff have notified residents and are encouraging inspections and voluntary replacement. He noted that replacement costs are substantial and that staff are exploring a financing option allowing property owners to repay costs over time through their utility bills, secured by a lien on the property. He emphasized that the City does not have sufficient budget capacity to fund these replacements and that sewer laterals remain the responsibility of the property owner.

Mr. Bennion stated that staff are working to provide information and assistance to residents, including potential financing options and service line warranty programs, and will return with a formal proposal for Council consideration.

Regarding the newly installed security cameras at Ashley Gorge, Mr. Merrell reported that installation of the spring's camera system is substantially complete, with 13 cameras in operation and minor technical issues still being addressed. He noted that the system is providing effective coverage and monitoring capabilities, and that costs are being shared with Ashley Valley Water and Sewer District.

CLOSED SESSION

Mayor Corey Foley announced the closed session portion of the meeting would be held in the Jury Room following the exit of the present members of the public. *Councilmember Ed Long moved to go into closed session for the following items:*

- 1. Discussion of the character, professional competence, or physical or mental health of an individual;*
- 2. Strategy sessions to discuss pending or reasonably imminent litigation;*
- 3. Strategy sessions to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares, or to discuss a proposed development agreement, project proposal, or financing proposal related to the development of land owned by the state or a political subdivision.*

Councilmember Randel Mills seconded the motion. The motion passed unanimously with all in favor.

RECONVENE INTO OPEN SESSION AND ADJOURN: The meeting reconvened into an

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open session. There being no further business; *Councilmember Randel Mills moved to adjourn. Councilmember Ed Long seconded the motion. The motion passed with a unanimous vote and the meeting was declared adjourned.*

Mayor Corey Foley

ATTEST:

Sara Bell, City Recorder

(S E A L)

UINTAH COUNTY BOUNDARY COMMISSION
WRITTEN DECISION ON PROTESTS TO ANNEXATION PETITION
Briar Creek Subdivision into Vernal City
(Utah Code § 10-2-811)

Date: March 30, 2026 (following public hearing on March 27, 2026)

Re: Annexation Petition for the Briar Creek Subdivision; Protests filed by Ashley Valley Water and Sewer Improvement District (AVWSID) dated March 5, 2026, and by Hans and Mistalyn Leis dated March 9, 2026.

Pursuant to Utah Code § 10-2-809 and § 10-2-811, a quorum of the Uintah County Boundary Commission convened a public hearing on March 27, 2026, to consider the timely protests filed under § 10-2-810. Boundary Commission member Michael Eskelson, who serves as an alternative Board Member, recused himself. The Commission has reviewed the annexation petition, the written protests (including the AVWSID Statement of Concerns and Conditional Protest and the Leis Formal Protest), all evidence and testimony presented, applicable State and county statutes, and the pre-hearing negotiations and verbal agreement reached among Vernal City, AVWSID, and the developer of the Briar Creek Subdivision.

Findings of Fact and Conclusions of Law (per Utah Code § 10-2-811):

1. The proposed annexation complies with the requirements of Utah Code Title 10, Chapter 2, Part 8.
2. AVWSID qualifies as an affected entity. Its concerns regarding infrastructure ownership/control (Section A), separate statutory withdrawal process (Section B), boundary adjustment and administrative costs (Section C), water rights (Section D), impact fees (Section E), and connection fees/meters/equipment (Section F), are not concerns that would disqualify the proposed annexation. However, they are valid concerns as it regards the practicalities of the proposed annexation, which the Boundary Commission has discretion to consider prior to the approval of the annexation.
3. The Leis protest raises issues of alleged misrepresentation of property-owner support, potential violations of subdivision covenants, and lack of direct communication/transparency. These are also not disqualifying concerns, and not within the discretion of the Boundary Commission.
4. Prior to the hearing, AVWSID, Vernal City, and the developer negotiated and agreed to specific terms that fully resolve AVWSID's protest as it regards legal, financial, and operational concerns while ensuring compliance with all applicable

statutes, including withdrawal from AVWSID's water service area, and the effects of impact fees payment.

5. With the agreed conditions in place, the public interest is served by approval of the annexation subject to those conditions.

Decision:

The Uintah County Boundary Commission recommends APPROVAL of the annexation petition subject to the following conditions. The annexation shall not be finalized by the Vernal City legislative body until written verification is provided to the Commission, the County Clerk, and all protest contacts that these conditions have been (or will be) satisfied in full.

Conditions:

1. The developer shall install approximately 350 feet of waterline on 500 West to connect Vernal City's line at 1500 South to the new line serving the subdivision on 1550 South; and shall abandon both existing tie-ins to AVWSID's line (one at 750 West and 1500 South, and one at 1550 South and 500 West). AVWSID shall retain sole ownership and control of all its existing transmission lines and infrastructure outside the subdivision, with all easements and access rights fully preserved, and Vernal City shall acquire no ownership or operational rights thereto by virtue of annexation.
2. On behalf of the land owners within the subdivision, the developer shall establish a petition seeking to withdraw the subdivision from AVWSID's taxing district. The developer shall use their best efforts to collect signatures from all affected property owners in the subdivision indicating their support for the withdrawal. Once the developer has received confirmation on each land owner's decision regarding the proposed withdrawal, and collected signatures from those in support, this condition will have been met. Finalization of the withdrawal shall be completed as described in Utah Code. The developer shall be responsible to complete that process, beginning with presenting the signed petition to AVWSID.
3. Vernal City shall provide a new water meter to all annexed properties currently being serviced by AVWSID.
4. Vernal City shall not charge an impact fee or meter fee for those annexed properties currently being serviced by AVWSID.
5. Vernal City shall maintain water service to current and annexed customers within the parameters of the Division of Drinking Water (DDW) rules, including under fire-flow conditions, and shall acknowledge that Vernal City water will be used to service the annexed properties. AVWSID shall retain its dedicated water rights for

future connections outside the subdivision, with Vernal City dedicating sufficient water rights for the entirety of the subdivision it will serve.

6. AVWSID shall apply the previously collected impact fees and other fees paid by the subdivision to cover its boundary adjustment and administrative costs (Protest Section C) and connection-fees/meters/equipment costs (Protest Section F).

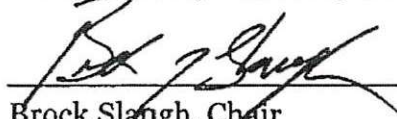
This written decision is issued in accordance with Utah Code § 10-2-811 and shall be transmitted within five days to:

- Uintah County Legislative Body
- Vernal City Legislative Body
- The Boundary Commission (through Brock Slauch, Chair)
- Ryan L. Goodrich, AVWSID District Manager (contact for AVWSID protest)
- Hans and Mistalyn Leis (contacts for their protest)

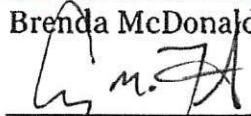
Judicial review of this decision, if sought, must be filed in the state district court with jurisdiction over Uintah County within 20 days.

SO RECOMMENDED AND ORDERED this 30th day of March, 2026.

Uintah County Boundary Commission:


Brock Slauch, Chair


Brenda McDonald


Corey Foley


Carl Morton

**VERNAL
ORDINANCE 2026-06**

**AN ORDINANCE OF THE VERNAL CITY COUNCIL AMENDING VERNAL
CITY PLANNING AND ZONING CODE SECTION 16.45 MIXED USE ZONE**

WHEREAS, Vernal City has established the MX, Mixed Use, zone to encourage development that integrates residential and commercial uses in a coordinated manner that supports orderly growth, compatibility, and efficient use of land; and

WHEREAS, the current MX zone regulations lack sufficient clarity regarding the required integration of residential and commercial uses, which may result in development patterns that do not fully achieve the intended mixed-use character of the district; and

WHEREAS, the proposed amendment clarifies the purpose and function of the MX zone by requiring the incorporation of both residential and commercial components within a development, including the establishment of a minimum commercial floor area to ensure meaningful mixed-use outcomes; and

WHEREAS, the proposed amendment further refines development standards by transitioning from per-building minimum area requirements to a density-based framework, while maintaining existing site design, parking, and landscaping requirements to ensure compatibility with surrounding uses; and

WHEREAS, the City Council finds that these amendments will improve the consistent application and administration of the MX zone, provide greater predictability for applicants and the public, 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 16.45.010 Objectives--Characteristics" of the Vernal Municipal Code is hereby *amended* as follows:

AMENDMENT

Section 16.45.010 Objectives--Characteristics

~~A. The MX residential zone has been established as a district in which the primary use of the land is for multi-family residential purposes combined with lower intensity commercial uses. Since this zone is primarily residential but with a strong emphasis on commercial, all approved uses should be implemented in a way which minimizes negative impacts on adjoining uses and enhances overall livability within the zone. While greater commercial activity is characteristic of this zone, attractive, appropriate landscaping and pedestrian~~

~~accessibility is also characteristic of this zone.~~ The MX zone has been established as a district intended to promote development that integrates multi-family residential and lower-intensity commercial uses within the same structure. Because this zone emphasizes residential development while supporting compatible commercial activity, all approved uses shall be implemented in a manner that minimizes negative impacts on adjoining properties, enhances overall livability within the zone, and promotes attractive landscaping and pedestrian accessibility. The MX zone is not intended to function as a purely residential or purely commercial district. B. In order to accomplish the objectives and purposes of this chapter and to stabilize and protect the essential characteristics of this zone, the following regulations shall apply in the MX residential zone.

SECTION 2: **AMENDMENT** “Section 16.45.035 Uses” of the Vernal Municipal Code is hereby *amended* as follows:

AMENDMENT

Section 16.45.035 Uses

Uses are as set out in this section:

USES	MX
Athletic Club	P
Amusement Enterprises	P
Bakery	P
Bed and Breakfast	P
Churches	P
Dance Hall	P
Day Care Nursery	P
Food Vendors, temporary	P
Government Buildings or Uses, Nonindustrial	P
Group dwellings in accordance with Chapter 16.20	P

Gymnasium	P
Health Spa	P
Home occupations in accordance with Chapter 16.22	P
Hospitals and clinics	P
Hotel, Motel	P
Household pets not exceeding four	P
Livestock	C
Manufacture of Goods Retailed on Premises	P
Massage Therapy with a State License	P
Mortuary	P
Multiple Family Dwellings containing thirty (30) or less units	P
Multiple Family Dwellings containing more than thirty (30) units	C
Museum	P
PRUD	P
Public parking lots	P
Reception center or Wedding Chapel	P
Residential facilities for the elderly	P
Residential facilities for the handicapped	P
Rest home	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 a conditional use elsewhere in this Chapter.	P
Row House	P
Schools	P
Single family dwelling	P

Temporary storage buildings for construction	P
Theater, Indoor	P
Tower, amateur radio	P
Tower, low power radio	C
Tower, small cellular	P
Two family dwelling	P
Urban farm	P
Wedding chapel	P
Wholesale business	N

SECTION 3: AMENDMENT “Section 16.45.040 Minimum Area Requirements” of the Vernal Municipal Code is hereby *amended* as follows:

AMENDMENT

Section 16.45.040 Minimum Area Requirements

In the MX residential zone, minimum area requirements are as follows:

- A. ~~For each residential building: four thousand (4000) square feet, plus eight hundred (800) square feet for each dwelling unit in excess of one (1) in each building;~~ Residential development within the MX zone shall be regulated by the maximum residential density permitted in section 16.45.080 (C) based on the acreage of the development site. ~~B. Parcels having only non-residential uses: no minimum requirement.~~ C. Dwelling utilizing zero side yard: three thousand five hundred (3,500) square feet. Such dwelling must be in a structure having two (2) or more dwelling units, with each dwelling being located entirely and solely on one (1) individual lot. ~~D. Row houses: three thousand (3,000) square feet~~

SECTION 4: **AMENDMENT** “Section 16.45.050 Minimum Width Requirements” of the Vernal Municipal Code is hereby *amended* as follows:

AMENDMENT

Section 16.45.050 Minimum Width Requirements

- A. The minimum width of any parcel having a residential use shall be fifty (50) feet, except:
1. Dwelling utilizing zero side yard: thirty-five (35) feet. Such dwelling must be in a structure having two (2) or more dwelling units, with each dwelling being located entirely and solely on one (1) individual lot. ~~2. Row House: thirty (30) feet.~~
- ~~B. Parcels having only non-residential uses: no minimum requirement.~~

SECTION 5: **AMENDMENT** “Section 16.45.070 Height And Coverage Requirements” of the Vernal Municipal Code is hereby *amended* as follows:

AMENDMENT

Section 16.45.070 Height And Coverage Requirements

- A. The maximum height allowed in the MX zone shall be sixty (60) feet. ~~The minimum height shall be eight (8) feet.~~
- B. The maximum area of any lot that may be covered by structures is eighty-five (85%) percent.

SECTION 6: AMENDMENT “Section 16.45.080 Special Provisions” of the Vernal Municipal Code is hereby *amended* as follows:

AMENDMENT

Section 16.45.080 Special Provisions

A. Residential density within the MX zone shall not exceed thirty-five (35) units per acre

B. On any parcel having mixed uses, at least fifty (50%) percent of the gross floor area of all structures must be residential.

~~B~~C. On any parcel, a maximum of forty (40%) percent of the gross floor area of all structures, or six thousand (6,000) square feet of the gross floor area of all structures, whichever is greater, may have a retail use.

D. Parking Requirements

a. Residential development in the MX Zone shall provide Off-Street Parking as follows:

i. Development shall provide a minimum of two (2) Parking spaces per dwelling unit.

ii. Development shall provide a minimum of parking as listed in commercial use table 16.26.120 (parking spaces required non-dwelling).

iii. Parking count can be modified if an adjacent special assessment area is established

b. Parking spaces may include garage spaces, driveway spaces or designated surface parking spaces

E. Commercial Component Requirement

a. A minimum of twenty (20%) percent of the total floor area of development shall be dedicated to commercial space.

PASSED AND ADOPTED BY THE VERNAL COUNCIL

_____.

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

Presiding Officer

Attest

Corey Foley, Mayor, Vernal

Sara Bell, City Recorder, Vernal

**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

_____.

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

Presiding Officer

Attest

Corey Foley, Mayor, Vernal

Sara Bell, City Recorder, Vernal

Asterra Satellite Leak Detection

Moving from Reactive Repair to Proactive Stewardship

The Technology: What is Asterra?

Asterra is the world's only satellite-based system designed to find underground water leaks. Originally developed to search for water on **Mars**, this technology uses **L-band Synthetic Aperture Radar (SAR)** to see through pavement, soil, and vegetation to locate treated water escaping our pipes.

How it works from orbit:

- **The Sensor:** Unlike optical cameras (which just take photos), SAR sends out a radar signal that penetrates the ground up to **10 feet** deep.
- **The Signature:** Water has a unique "dielectric constant" (a specific electromagnetic signature). Asterra's patented algorithms are fine-tuned to recognize the specific signature of **treated potable water**, allowing it to ignore natural groundwater, sewage, or rain.
- **The Coverage:** A single satellite pass scans our **entire city infrastructure** at once. It provides a complete "X-ray" of the system rather than a block-by-block survey.

Why Satellite? (The Innovation Advantage)

Traditional leak detection is **acoustic**—crews walk the streets with microphones listening for the sound of rushing water. This method has three major flaws that Asterra solves:

1. **Silent Leaks:** Many of our largest leaks are "silent" and deep underground. They don't make noise and haven't surfaced yet. Asterra sees the moisture even if there is no sound.
2. **Blind Spots:** Acoustic crews can only "listen" where there are hydrants or valves. Asterra scans the **entire length of every pipe**, regardless of access points.
3. **Efficiency:** Traditional crews spend 90% of their time "searching" and only 10% "fixing." Asterra flips this—providing a map of **Points of Interest (POIs)** so crews go directly to where the water is.

The "Points of Interest" (POI) Workflow

- **Step 1: Scan.** The satellite performs a system-wide observation.
- **Step 2: Filter.** AI removes "noise" from the data (like swimming pools or natural drainage).
- **Step 3: Target.** We receive a GIS-ready map of POIs—clusters where treated water is leaking.

- **Step 4: Verify.** The program includes **40 hours of "boots on the ground" expertise** to use precision tools at those specific sites to mark the exact spot for repair.

Strategic Conclusion: Stewardship Through Science

With a **50.92% non-revenue water loss in 2025**, our infrastructure is currently our largest "consumer." By using satellite intelligence, we stop guessing where the leaks are and start surgically recovering our supply.

Asterra doesn't just find leaks; it provides the data required to protect our water future.