



CITY COUNCIL MEETING AGENDA

Mayor Trevor Olsen

Mayor Pro Tempore Cheryl Bowers
Council Member Chris Ewald
Council Member Charlie Taylor
Council Member Erik Grover
Council Member Kellen Nielson

June 10, 2025-5:30-7:00 pm - Work Session

June 10, 2025-7pm City Council Meeting

50 West 100 South Street,

Blanding Utah 84511

Meetings live streamed when available at:

<https://meet.google.com/ymf-jwqo-rjs>

Notice is hereby given that the City Council of Blanding, Utah will hold a Regular Council Meeting on **June 10, 2025** at 7:00 pm at the City Office, located at 50 W. 100 S. Street.

Work Session

1. Final Budget Work Session

POLICY MEETING

1. Call to Order
2. Roll Call
3. Prayer or Thought
 - a. Anyone in attendance is invited to notify the Mayor prior to the meeting if they would like to offer a prayer or thought
4. Pledge of Allegiance
5. Approval: Consent Agenda and Minutes from **May 27, 2025** Regular Session
6. Declaration of Conflicts of Interest

Public Input

Anyone wishing to address the Council on any item is invited to do so. Public Input is an opportunity for the public to bring information to the Council. Clarifying questions may be asked by the Council, but it is not an appropriate time for substantive discussion.

Reports

1. Mayor
2. City Council
3. Finance Report Pg. 8
4. Ben Muhlstein
 - a. Community & Economic Development Pg. 13
5. Taylor Francom
 - a. Building Inspector Pg. 14
6. Chief JJ Bradford
 - a. Police Report Pg. 15
7. Trent Herring
 - a. Court Report Pg. 17



Business Items

1. **Ordinance 2025-11** - Leonard Howe Annexation/Disconnect Pg. 19
2. **Resolution 06-04-2025-1** - Blanding City Supporting America250 Utah Pg. 22

Advice and Consent Items

1. Letter for Water Conservation Pg. 24
2. Weather Related Baseball Field Closure
3. Trading Transfer Station Backhoe for Landfill Fees for Demolition

Discussion/Informational Items

1. B3 Development Presentation (20 Minutes) - Bill Knowlton & Tyler Howland
2. R-2 Zoning Change Update - Ben Muhlestein Pg. 25
3. One/Two Lot Subdivision Policy Pg. 33
4. City Council Assignments - Trent Herring & Mayor Olsen Pg. 34
5. Little Miss Blanding is on June 19th (For Sure)
6. Ribbon Cutting with Energy Fuels June 23rd
7. Brownfields Phase I Proceeding for Old Sewer Lagoons
8. Election Information
9. Elections Interlocal Agreement - Trent Herring

Closed Session

Possible closed session for the purpose of discussing pending or reasonably imminent litigation; to discuss the character, professional competence, or physical or mental health of an individual; to discuss collective bargaining; or to discuss the purchase, exchange, sale or lease of real property. *Utah Code 52-4-205*

Adjournment

In compliance with the ADA, individuals needing special accommodations during this meeting may call the City Offices at (435) 678-2791 at least twenty-four hours in advance. Every effort will be made to provide the appropriate services. One or more members may participate in the meeting electronically, according to Blanding City Ordinance 1-5-5-F regarding electronic meeting participation. All agenda times are approximate.



CITY COUNCIL MINUTES

Mayor Trevor Olsen (Absent)
 Mayor Pro Tempore Cheryl Bowers
 Council Member Chris Ewald
 Council Member Charlie Taylor
 Council Member Erik Grover
 Council Member Kellen Nielson

May 27, 2025 - 6-7pm - Work Session
May 27, 2025 - 7pm - City Council Meeting
 50 West 100 South Street,
 Blanding Utah 84511
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<https://meet.google.com/ymf-jwqo-rjs>

Work Session

1. Budget Work Session

- Mr. Herring stated that they made Christmas Decor a line item and will continue until there is enough to get new decorations. They had a discussion about the banners that are hung up on the street lights, as well as the Christmas lights that have been up all year. They talked about some city office repairs, the airport fence, hangar repairs, they talked about some of the specific things that need to be repaired in the hangars, the fuel system repair, airport lights. They talked about the pump track and skills park, and the possibility of grant money and in-kind work for that project. Mr. Muhlestein talked about the specifics of the grant. They talked about lights at the ball fields. They talked about the 4th reservoir path, the visitor center roof, concession stand update, mower with bag attachment, they discussed the range of mowers and the prices. They talked about contracting the mowing or moving it in-house. They talked about buying the equipment and maintenance of the equipment. They also talked about watering, pest control, football helmets, they talked about the pros and cons of young kids playing tackle football. They talked about a storm water master plan, they do have one, but it is old. They talked about the sidewalk participation program, street maintenance project, AI software that tells what roads are in most need of repair. They talked about street cuts and repairing them up to our standards.

POLICY MEETING

1. Call to Order
2. Roll Call
3. A thought was offered by Nicole Holliday
4. The Pledge of Allegiance was recited by all in attendance.
5. Approval: Consent Agenda and Minutes from **May 13, 2025** Regular Session

Councilmember Ewald made a motion to approve the consent agenda and minutes from May 13, 2025. Councilmember Nielson seconded the motion. Mayor Pro Temp Bowers repeated the motion and asked for discussion or questions. Hearing none, she called for a vote.

Those voting aye:

Councilmember Taylor
Councilmember Nielson



Councilmember Grover
Councilmember Ewald
Councilmember Bowers

Those voting nay: None

Constituting all members thereof, Mayor Pro Temp Bowers declared the motion carried.

6. Declaration of Conflicts of Interest - None

Public Input

None

Reports

1. Mayor

- Absent

2. City Council

- None

3. Finance Report/Operational Budget - James Francom

- Mr. Francom provided the operational budget. He stated that he will have a revised budget soon. He welcomed any questions. He stated that we are in pretty good shape with our revenue. He said that they need to adjust some things that they weren't expecting. They talked about sales tax and it will continue to go up before the fiscal year ends. They talked about pay out for hours when an employee leaves or retires.

4. City Engineer Report - Patrick Parsons

- Mr. Parsons had the monthly water report for April. He stated that we are hovering in the below average area. We have about 11.2 inches of precipitation for the year, which puts us at about 59% of the median for water. Last year we were at about 87%. He had a spreadsheet that compared the last two years. We are quite a bit lower this year. We are designated a "yellow year" right now and could possibly go to orange. He had a drought monitor map for Utah.
- Mr. Parsons stated the deep well has a constant rate test scheduled for this Thursday. They will run the well at 300 gallons per minute for 24 hours and test the limits and quality of the well. Someone will have to be on site for the full 24 hours and take readings every 15 minutes. The readings will rate the performance, limits, flow, recovery etc. If all goes well with it then things will move forward with the well house. All went well with the repairs on well B.
- The gas line to the mill is still in the feasibility phase. The funding and demand of the mill will dictate the size of the line that is put in.
- Jones and Demille is working on the sewer master plan.
- Last year we had our state dam inspection and got a thumbs up on it.
- Mr. Herring stated that David Lyman has put in some applications for grants to put



in treatment plants at every well that would address the arsenic issue.

Business Items

1. Resolution - 05-27-2025-1 UORG Grant for the 4th Reservoir Walking Trail

- The City of Blanding is committed to enhancing the quality of life for its residents and visitors through the development and improvement of outdoor recreation opportunities. The City of Blanding has applied for and has been awarded funding through the Utah Outdoor Recreation Grant (UORG) administered by the Utah Division of Outdoor Recreation for the development of the 4th Reservoir Walking Path Project. The total cost of the project is estimated at \$548,920, with \$438,840 to be provided through the UORG award, the City of Blanding has committed to providing a local cash match of \$80,080, and \$30,000 will be provided as an in-kind contribution from Blanding City staff and volunteers, including support from the Utah Dedicated Hunter Program, \$80,080 will be provided as a cash match from the City of Blanding, while the City actively seeks additional opportunities to increase the in-kind portion of the project contribution in alignment with grant matching goals.
- Mr. Muhlestein stated that the project will start as soon as possible. The city has to have a signed contract with the state before work can start.

Councilmember Nielson made a motion to approve Resolution 05-27-2025-1, accepting the UORG grant, the city's match and in-kind contributions for the 4th reservoir walking trail. Councilmember Ewald seconded the motion. Mayor Pro Temp Bowers repeated the motion and asked for discussion or questions. Hearing none, she called for a vote.

Those voting aye:

Councilmember Taylor
Councilmember Nielson
Councilmember Grover
Councilmember Bowers
Councilmember Ewald

Those voting nay:

No

Constituting all members thereof, Mayor Pro Temp Bowers declared the motion carried.

Discussion/Informational Items

1. R-2 Zoning Update - Ben Muhlestein

- Mr. Muhlestein stated the planning commission has worked hard on revising the R2 code and trying to make it easier for people to build. He provided the updated code with the changes that the planning commission has been discussing for the last several months. Mr. Muhlestein went over some of the changes that have been made. Mr. Herring stated that some cities have a buy out plan for open space or play ground requirements for larger developments with multiple units and then that money can go towards existing parks. They talked about taking hospitals



out as an option in the R2, but keeping nursing homes and assisted living in. They talked about professional offices in the R2 and what the definition and requirements should be. They talked about the pros and cons of professional offices in a residential zone. They talked about ADUs and the size and use of them. They talked about airbnbs, mother-in-law suites, parking and property owner rights. The commission wanted the whole temporary conditional use section removed. They had a substantial discussion about this section, in particular about professional businesses and offices, they discussed different scenarios and what they think should happen and what they think should remain in the code and what should be taken out or what should be changed. They talked about the changes in the area, width, setback and height requirements. The commission wanted to make some changes to make it easier for development. They talked about the private and shared drive section, this is a new section, but some changes have been made in the process of making it. They briefly talked about fences, walls and retaining walls.

2. Budget Discussion Continued if needed

- Council will have a work session on June 10th from 5:30-7:00 to continue discussing the budget.

3. Local Products sold at the Blanding Visitor's Center - Trent Herring

- Mr. Herring stated that they started talking with Bears Ears Farms about selling their products and there is a lot of red tape and restrictions involved with selling CBD/THC products. The city feels that there are too many requirements and liabilities in selling the products. They still want to promote their business with brochures and pamphlets, etc.

4. Business License Interlocal Agreement Approved by San Juan County - Trent Herring

- Mr. Herring stated that he went to the county meeting last week and they approved this interlocal agreement and all the other communities in San Juan County should be approving this agreement as well. Blanding City will now accept any business licenses from the other communities.

5. Energy Fuels Ribbon Cutting Event June 23rd - Ice Cream Social - Trent Herring

- This event is going to be moved to June 25th. Energy fuels wants to have a ribbon cutting community event for the shade structure at the park. It will be at 6pm and there will be ice cream sandwiches for the public as well as pickleball games and corn hole. The grant for the shade structure was the biggest grant that energy fuels has given.

6. Little Miss Blanding June 26th - Trent Herring

- Little Miss Blanding will be on June 19 or 26th.

7. Youth City Council Success - Trent Herring

- Mr. Herring highlighted the success of the youth city council's first year. He mentioned the scholarships awarded, the artwork on the dugouts, and their involvement in the futures football game. Applications for the next year's youth city council are already being received, indicating the program's positive impact. The council expressed their support for the program and its benefits for youth engagement.



Closed Session

Councilmember Grover made a motion to go into closed session to discuss pending litigation. Councilmember Ewald seconded the motion. Mayor Pro Temp Bowers repeated the motion. She asked for discussion or questions. Hearing none, she called for a vote.

Those voting aye:	Councilmember Taylor Councilmember Grover Councilmember Nielson Councilmember Ewald Councilmember Bowers
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Those voting nay:	None
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Constituting all members thereof, Mayor Pro Temp Bowers declared the motion carried.

Adjournment

Councilmember Grover made a motion to adjourn. Councilmember Nielson seconded the motion. Mayor Pro Temp Bowers repeated the motion. She asked for discussion or questions. Hearing none, she called for a vote.

Those voting aye:	Councilmember Taylor Councilmember Grover Councilmember Nielson Councilmember Ewald Councilmember Bowers
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Those voting nay:	None
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Constituting all members thereof, Mayor Pro Temp Bowers declared the motion carried.

The meeting adjourned at 8:41pm.

City of Blanding
Check Register
All Bank Accounts - 05/01/2025 to 05/31/2025

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
BEARS EARS WIRELESS	1894	004225	04/29/2025	05/08/2025	50.00	WATER TREATMENT PLANT	5140280 - TELEPHONE	
EMERY TELCOM	1895	20250501-31610	05/01/2025	05/08/2025	79.95	3161000 Airport	1046280 - Airport INTERNET/CELLPH	
EMERY TELCOM	1895	20250501-31610	05/01/2025	05/08/2025	79.95	3161000 Police Station	1052280 - Police INTERNET	
EMERY TELCOM	1895	20250501-31610	05/01/2025	05/08/2025	79.95	3161000 Visitors Center	1050280 - Econ Dev & Visitor Cntr INT	
EMERY TELCOM	1895	20250501-46010	05/01/2025	05/08/2025	224.77	4601000 Wellness Center	1066280 - Wellness Center INTERNET	
					\$464.62			
FREEDOM MAILING SERVICES, IN	1896	50297	04/29/2025	05/08/2025	402.70	BILL PROCESSING	5140240 - OFFICE EXPENSE & SUPP	
SAN JUAN COUNTY LANDFILL OP	1897	745	04/30/2025	05/08/2025	181.38	Construction/Demo	5740310 - PROFESSIONAL/TECHNIC	
WHEELER CAT	1899	PS001872047	04/05/2025	05/08/2025	73.11	STREETS	1060250 - Streets REPAIR & MAINT	
BACA, CHRISTOPHER	1900	Refund: 2313001	05/01/2025	05/19/2025	35.00	BAIL/BOND REFUND	102170 - JUSTICE COURT TRUST	
Bake, Shayli	1901	20250519	05/19/2025	05/19/2025	500.00	Youth Council Scholarship	1041485 - Council YOUTH CITY COUN	
Bitsoie, Paige	1902	20250519	05/19/2025	05/19/2025	500.00	Youth Council Scholarship	1041485 - Council YOUTH CITY COUN	
BLACK, KAREN	1903	Refund: 2153006	05/01/2025	05/19/2025	34.00	FINDERS PROGRAM	102170 - JUSTICE COURT TRUST	
BLACKHORSE, CHRIS JONES	1904	Refund: 2253005	05/01/2025	05/19/2025	2.00	FINDERS PROGRAM	102170 - JUSTICE COURT TRUST	
Crane, Magenta	1905	20250519	05/19/2025	05/19/2025	500.00	Youth Council Scholarship	1041485 - Council YOUTH CITY COUN	
HAWKINS, CAROLEE	1906	Refund: 2253006	05/01/2025	05/19/2025	20.00	FINDERS PROGRAM	102170 - JUSTICE COURT TRUST	
JOE, KENNETH JOHN	1907	Refund: 2153012	05/01/2025	05/19/2025	75.00	BAIL/BOND REFUND	102170 - JUSTICE COURT TRUST	
JOE, KENNETH JOHN	1907	Refund: 2153012	05/01/2025	05/19/2025	250.00	FINDERS PROGRAM	102170 - JUSTICE COURT TRUST	
					\$325.00			
LANSING, LELAND L	1908	Refund: 2213001	05/01/2025	05/19/2025	82.00	BAIL/BOND REFUND	102170 - JUSTICE COURT TRUST	
Lyman, Cohen	1909	20250519	05/19/2025	05/19/2025	500.00	Youth Council Scholarship	1041485 - Council YOUTH CITY COUN	
MCPHERSON, ROBERT	1910	20250422	04/22/2025	05/19/2025	105.00	BOOKS	1050240 - Econ Dev & Visitor Cntr OFF	
MCPHERSON, ROBERT	1910	20250422-	04/22/2025	05/19/2025	75.00	BOOKS	1050240 - Econ Dev & Visitor Cntr OFF	
					\$180.00			
NEZ, JARVIS	1911	Refund: 2213000	05/01/2025	05/19/2025	195.00	COURT REFUND	102170 - JUSTICE COURT TRUST	
Nunez, Latanya	1912	20250519	05/19/2025	05/19/2025	500.00	Youth Council Scholarship	1041485 - Council YOUTH CITY COUN	
Palmer, Macee	1913	20250519	05/19/2025	05/19/2025	500.00	Youth Council Scholarship	1041485 - Council YOUTH CITY COUN	
Pugh, Emily	1914	20250519	05/19/2025	05/19/2025	500.00	Youth Council Scholarship	1041485 - Council YOUTH CITY COUN	
REDDYE, JARVIS	1915	Refund: 2113001	05/01/2025	05/19/2025	345.00	COURT REFUND	102170 - JUSTICE COURT TRUST	
SHIRLEY, STEPHANIE ANN	1916	Refund: 2353003	05/01/2025	05/19/2025	47.00	BAIL/BOND REFUND	102170 - JUSTICE COURT TRUST	
UTAH STATE TREASURER	1917	202504-1902	05/07/2025	05/19/2025	12,956.39	COURT REPORT	103510 - JUSTICE COURT REVENUE	
WILSON, ANTHFRENY NELSON	1918	Refund: 2313001	05/01/2025	05/19/2025	60.00	BAIL/BOND REFUND	102170 - JUSTICE COURT TRUST	
PETTY CASH	1919	20250522	05/22/2025	05/29/2025	800.00	Diving For Dollars	1050320 - Econ Dev & Visitor Cntr 4TH	
ROCKY MOUNTAIN POWER	1920	20250430-0065	04/30/2025	05/29/2025	44.07	59294936-006 5 AIRPORT SEWER PUMP	5240270 - UTILITIES	
ROCKY MOUNTAIN POWER	1920	20250505-0012	05/05/2025	05/29/2025	9.77	600 N Shirttail Rd	1046270 - Airport UTILITIES	
ROCKY MOUNTAIN POWER	1920	20250505-0012	05/05/2025	05/29/2025	10.95	9000 S Hwy 191	5240270 - UTILITIES	
ROCKY MOUNTAIN POWER	1920	20250505-0012	05/05/2025	05/29/2025	26.21	250 W Freedom Way	1046270 - Airport UTILITIES	
ROCKY MOUNTAIN POWER	1920	20250505-0012	05/05/2025	05/29/2025	43.95	1080 S Highway 191	5240270 - UTILITIES	
ROCKY MOUNTAIN POWER	1920	20250505-0012	05/05/2025	05/29/2025	83.25	300 W S Highway 191	1046270 - Airport UTILITIES	
ROCKY MOUNTAIN POWER	1920	20250505-0012	05/05/2025	05/29/2025	88.80	ABT 1727 S Around The World Rd	5240270 - UTILITIES	
ROCKY MOUNTAIN POWER	1920	20250505-0012	05/05/2025	05/29/2025	142.66	1090 S Highway 191	5240270 - UTILITIES	
ROCKY MOUNTAIN POWER	1920	20250505-0012	05/05/2025	05/29/2025	146.49	800 E Dairy Rd	5140270 - UTILITIES	
ROCKY MOUNTAIN POWER	1920	20250505-0012	05/05/2025	05/29/2025	1,643.80	2000 N Gravel Pit Hill	5240270 - UTILITIES	

City of Blanding
Check Register
All Bank Accounts - 05/01/2025 to 05/31/2025

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
ROCKY MOUNTAIN POWER	1920	20250505-0012	05/05/2025	05/29/2025	1,733.12	ABT 1500 E Browns Canyon Rd	5140270 - UTILITIES	
					\$3,973.07			
San Juan ATV Safari	1921	20250514	05/14/2025	05/29/2025	1,000.00	SPONSORSHIP	1041480 - Council OTHER SPECIAL D	
SAN JUAN COUNTY ROAD DEPT	1922	47810	03/11/2025	05/29/2025	221.33	FIRE	1053250 - Fire REPAIR & MAINT	
SAN JUAN COUNTY ROAD DEPT	1922	47826	03/31/2025	05/29/2025	80.92	FIRE	1053250 - Fire REPAIR & MAINT	
SAN JUAN COUNTY ROAD DEPT	1922	47866	04/15/2025	05/29/2025	400.54	Airport Vehicle	1046250 - Airport REPAIR & MAINT	
					\$702.79			
SWIRE COCA-COLA USA	1923	47000799030	05/16/2025	05/29/2025	480.00	VENDING	1066330 - Wellness Center VENDING	
TRC CONSTRUCTION, INC.	1924	38052	05/14/2025	05/29/2025	23,493.70	FARM TAP- KLAYTON LAWS	5440740 - Equipment under capitalizati	
PEAK ALARM COMPANIES	ACH.05082514	6344608	05/01/2025	05/08/2025	63.45	Justice Court	1042310 - Court PROFESSIONAL/TEC	
CVE TECHNOLOGIES GROUP	ACH.05082514	52-106330	04/30/2025	05/08/2025	878.49	Microsoft Annual Subscription	1044210 - Admin SUBSCRIPTIONS/M	
EXP REALTY	ACH.05082514	RFD 653345172.	04/30/2025	05/08/2025	176.34	Deposit Refund: 653345172 - EXP REALTY	532290 - CUSTOMER DEPOSITS	
AARON P. WISE	ACH.05082514	20250430	04/30/2025	05/08/2025	495.00	Conflict Public Defender	1043310 - Public Defender PROFESSI	
MOUNTAINLAND SUPPLY, LLC	ACH.05082514	S106953346.001	04/29/2025	05/08/2025	830.04	PARKS AND REC	1065240 - ParksRec OFFICE EXPENS	
MOUNTAINLAND SUPPLY, LLC	ACH.05082514	S106953346.002	05/05/2025	05/08/2025	20.16	PARKS AND REC	1065250 - ParksRec REPAIR & MAINT	
					\$850.20			
MOUNTAIN STATES PIPE & SUPPL	ACH.05082514	INV32508	04/24/2025	05/08/2025	500.00	GAS	5440250 - EQUIPMENT REPAIR & MAI	
PACIFICORP-MAINT	ACH.05082514	CR217842	04/30/2025	05/08/2025	36,265.34	10001656	5340315 - PACIFICORP/ROCKY MTN	
SAN JUAN BUILDING SUPPLY	ACH.05082514	2504-278107	04/23/2025	05/08/2025	1.34	PARKS	1065250 - ParksRec REPAIR & MAINT	
PACKARD WHOLESALE CO	ACH.05082514	3031123	04/16/2025	05/08/2025	300.80	Wellness Center Cleaning	1066250 - Wellness Center REPAIR &	
PACKARD WHOLESALE CO	ACH.05082514	3031131	04/16/2025	05/08/2025	224.31	Wellness Center Cleaning	1066250 - Wellness Center REPAIR &	
					\$525.11			
PITNEY BOWES - LEASES	ACH.05082514	3320669754	04/29/2025	05/08/2025	164.97	EQUIPMENT LEASE	5340250 - EQUIPMENT REPAIR & MAI	
UAMPS	ACH.05082514	20250424	04/25/2025	05/08/2025	124,682.91	ELECTRIC PURCHASES	5340265 - ELECTRIC PURCHASES	
LAWS, KELLY	ACH.05082514	20250421	04/21/2025	05/08/2025	1,310.28	Travel Reimbursement	1042230 - Court TRAVEL/EDUCATION	
PERKINS, DECKER	ACH.05082514	20250501	05/01/2025	05/08/2025	165.00	Reimbursement for CDL Physical	1060310 - Streets PROFESSIONAL/TE	
XEROX CORPORATION	ACH.05082514	023479096	05/01/2025	05/08/2025	28.86	COPIES	5340250 - EQUIPMENT REPAIR & MAI	
MOTOR PARTS	ACH.05082514	04022025	04/02/2025	05/08/2025	6.49	PARKS	1065250 - ParksRec REPAIR & MAINT	
MOTOR PARTS	ACH.05082514	884524	04/01/2025	05/08/2025	1.84	WATER	5140250 - EQUIPMENT REPAIR & MAI	
MOTOR PARTS	ACH.05082514	884704	04/03/2025	05/08/2025	7.99	SHOP SUPPLIES	1060250 - Streets REPAIR & MAINT	
MOTOR PARTS	ACH.05082514	884827	04/07/2025	05/08/2025	7.82	WATER	5140250 - EQUIPMENT REPAIR & MAI	
MOTOR PARTS	ACH.05082514	885259	04/14/2025	05/08/2025	43.98	STREETS	1060250 - Streets REPAIR & MAINT	
MOTOR PARTS	ACH.05082514	885262	04/14/2025	05/08/2025	37.99	SHOP SUPPLIES	1060250 - Streets REPAIR & MAINT	
MOTOR PARTS	ACH.05082514	885446	04/16/2025	05/08/2025	5.97	ELECTRIC	5340250 - EQUIPMENT REPAIR & MAI	
MOTOR PARTS	ACH.05082514	885699	04/22/2025	05/08/2025	12.98	SHOP SUPPLIES	1060250 - Streets REPAIR & MAINT	
MOTOR PARTS	ACH.05082514	885726	04/22/2025	05/08/2025	162.99	SHOP SUPPLIES	1060250 - Streets REPAIR & MAINT	
MOTOR PARTS	ACH.05082514	885832	04/24/2025	05/08/2025	8.99	SHOP SUPPLIES	1060250 - Streets REPAIR & MAINT	
MOTOR PARTS	ACH.05082514	885992	04/28/2025	05/08/2025	1.99	SHOP SUPPLIES	1060250 - Streets REPAIR & MAINT	
MOTOR PARTS	ACH.05082514	886051	04/28/2025	05/08/2025	22.99	SHOP SUPPLIES	1060250 - Streets REPAIR & MAINT	
MOTOR PARTS	ACH.05082514	886059	04/29/2025	05/08/2025	33.06	PARKS	1065250 - ParksRec REPAIR & MAINT	
MOTOR PARTS	ACH.05082514	886135	04/30/2025	05/08/2025	26.98	STREETS	1060250 - Streets REPAIR & MAINT	
					\$382.06			
PICK-A-STITCH	ACH.05082514	3544	01/02/2025	05/08/2025	24.00	Public Works	5340250 - EQUIPMENT REPAIR & MAI	
PICK-A-STITCH	ACH.05082514	3619	04/28/2025	05/08/2025	1,095.00	Parks	1065480 - ParksRec OTHER SPECIAL	
PICK-A-STITCH	ACH.05082514	CR3563	01/24/2025	05/08/2025	-44.35	Fire Department	1053240 - Fire OFFICE EXPENSE & S	
					\$1,074.65			

City of Blanding
Check Register
All Bank Accounts - 05/01/2025 to 05/31/2025

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
JONES & DEMILLE ENGINEERING,	ACH.05082514	0137396	04/22/2025	05/08/2025	7,608.25	Gas Line Feasibility & Design	541601 - Construction in progress	
JONES & DEMILLE ENGINEERING,	ACH.05082514	0137411	04/28/2025	05/08/2025	1,338.38	2024 Wastewater Master Plan	521601 - Construction in progress	
					\$8,946.63			
CHEMTECH-FORD LABORATORIE	ACH.05082514	25C1347	05/05/2025	05/08/2025	290.00	WATER TESTING	5140250 - EQUIPMENT REPAIR & MAI	
REDD'S ACE HARDWARE	ACH.05082514	11076	04/11/2025	05/08/2025	65.28	FIRE	1053240 - Fire OFFICE EXPENSE & S	
REDD'S ACE HARDWARE	ACH.05082514	11673	04/12/2025	05/08/2025	16.52	PARKS	1065250 - ParksRec REPAIR & MAINT	
REDD'S ACE HARDWARE	ACH.05082514	13091	04/14/2025	05/08/2025	8.08	WATER	5140250 - EQUIPMENT REPAIR & MAI	
REDD'S ACE HARDWARE	ACH.05082514	13598	04/14/2025	05/08/2025	11.69	GAS	5440250 - EQUIPMENT REPAIR & MAI	
REDD'S ACE HARDWARE	ACH.05082514	14142	04/15/2025	05/08/2025	16.18	PARKS	1065250 - ParksRec REPAIR & MAINT	
REDD'S ACE HARDWARE	ACH.05082514	14345	04/15/2025	05/08/2025	323.82	ECON DEV	1050255 - Econ Dev & Visitor Cntr SM	
REDD'S ACE HARDWARE	ACH.05082514	14476	04/15/2025	05/08/2025	36.12	ELECTRIC	5340240 - OFFICE EXPENSE & SUPP	
REDD'S ACE HARDWARE	ACH.05082514	15282	04/16/2025	05/08/2025	143.99	PARKS	1065250 - ParksRec REPAIR & MAINT	
REDD'S ACE HARDWARE	ACH.05082514	15339	04/16/2025	05/08/2025	4.13	WATER	5140250 - EQUIPMENT REPAIR & MAI	
REDD'S ACE HARDWARE	ACH.05082514	15660	04/17/2025	05/08/2025	199.99	GAS	5440255 - SMALL TOOLS & MINOR E	
REDD'S ACE HARDWARE	ACH.05082514	15835	04/17/2025	05/08/2025	16.18	PARKS	1065250 - ParksRec REPAIR & MAINT	
REDD'S ACE HARDWARE	ACH.05082514	16504	04/18/2025	05/08/2025	17.26	FIRE	1053240 - Fire OFFICE EXPENSE & S	
REDD'S ACE HARDWARE	ACH.05082514	17982	04/19/2025	05/08/2025	8.16	VISITOR CENTER	1050240 - Econ Dev & Visitor Cntr OFF	
REDD'S ACE HARDWARE	ACH.05082514	18312	04/21/2025	05/08/2025	318.55	STREETS	1060260 - Streets BUILDINGS - SUPP	
REDD'S ACE HARDWARE	ACH.05082514	19094	04/22/2025	05/08/2025	31.98	PARKS	1065240 - ParksRec OFFICE EXPENS	
REDD'S ACE HARDWARE	ACH.05082514	19109	04/22/2025	05/08/2025	3.99	WATER	5140240 - OFFICE EXPENSE & SUPP	
REDD'S ACE HARDWARE	ACH.05082514	19307	04/22/2025	05/08/2025	3.54	PARKS	1065240 - ParksRec OFFICE EXPENS	
REDD'S ACE HARDWARE	ACH.05082514	19611	04/22/2025	05/08/2025	16.18	PARKS	1065250 - ParksRec REPAIR & MAINT	
REDD'S ACE HARDWARE	ACH.05082514	19931	04/23/2025	05/08/2025	24.27	PARKS	1065250 - ParksRec REPAIR & MAINT	
REDD'S ACE HARDWARE	ACH.05082514	20701	04/24/2025	05/08/2025	36.41	STREETS	1060260 - Streets BUILDINGS - SUPP	
REDD'S ACE HARDWARE	ACH.05082514	23743	04/28/2025	05/08/2025	291.49	STREETS	1060240 - Streets OFFICE EXPENSE	
REDD'S ACE HARDWARE	ACH.05082514	23832	04/28/2025	05/08/2025	17.99	PARKS	1065240 - ParksRec OFFICE EXPENS	
REDD'S ACE HARDWARE	ACH.05082514	23876	04/28/2025	05/08/2025	29.12	POOL	1066320 - Wellness Center POOL EXP	
REDD'S ACE HARDWARE	ACH.05082514	24247	04/28/2025	05/08/2025	48.48	WATER	5140250 - EQUIPMENT REPAIR & MAI	
REDD'S ACE HARDWARE	ACH.05082514	24837	04/29/2025	05/08/2025	98.98	PARKS	1065250 - ParksRec REPAIR & MAINT	
REDD'S ACE HARDWARE	ACH.05082514	25588	04/30/2025	05/08/2025	2.19	WELLNESS CENTER	1066250 - Wellness Center REPAIR &	
REDD'S ACE HARDWARE	ACH.05082514	3529	04/01/2025	05/08/2025	14.58	WATER	5140250 - EQUIPMENT REPAIR & MAI	
REDD'S ACE HARDWARE	ACH.05082514	3883	04/01/2025	05/08/2025	17.09	ADMIN	1044240 - Admin OFFICE EXPENSE &	
REDD'S ACE HARDWARE	ACH.05082514	4071	04/01/2025	05/08/2025	37.79	SHOP	1060250 - Streets REPAIR & MAINT	
REDD'S ACE HARDWARE	ACH.05082514	4241	04/02/2025	05/08/2025	54.72	ELECTRIC	5340240 - OFFICE EXPENSE & SUPP	
REDD'S ACE HARDWARE	ACH.05082514	4624	04/02/2025	05/08/2025	11.99	WATER	5140250 - EQUIPMENT REPAIR & MAI	
REDD'S ACE HARDWARE	ACH.05082514	5410	04/03/2025	05/08/2025	5.59	VISITOR CENTER	1050240 - Econ Dev & Visitor Cntr OFF	
REDD'S ACE HARDWARE	ACH.05082514	6361	04/05/2025	05/08/2025	69.97	Youth City Council	1041485 - Council YOUTH CITY COUN	
REDD'S ACE HARDWARE	ACH.05082514	7562	04/07/2025	05/08/2025	1.79	ADMIN	1044240 - Admin OFFICE EXPENSE &	
REDD'S ACE HARDWARE	ACH.05082514	7598	04/07/2025	05/08/2025	30.86	WELLNESS CENTER	1066240 - Wellness Center OFFICE E	
REDD'S ACE HARDWARE	ACH.05082514	7820	04/07/2025	05/08/2025	34.70	PARKS	1065250 - ParksRec REPAIR & MAINT	
REDD'S ACE HARDWARE	ACH.05082514	7965	04/07/2025	05/08/2025	124.62	POLICE	1052240 - Police OFFICE EXPENSE &	
REDD'S ACE HARDWARE	ACH.05082514	8743	04/08/2025	05/08/2025	17.99	GAS	5440250 - EQUIPMENT REPAIR & MAI	
REDD'S ACE HARDWARE	ACH.05082514	8756	04/08/2025	05/08/2025	8.98	WATER	5140250 - EQUIPMENT REPAIR & MAI	
REDD'S ACE HARDWARE	ACH.05082514	9195	04/09/2025	05/08/2025	1.89	WATER	5140250 - EQUIPMENT REPAIR & MAI	
					\$2,223.13			
COUNTRY COMFORT LLC	ACH.05082514	9541	04/30/2025	05/08/2025	225.00	Centennial Park	1065250 - ParksRec REPAIR & MAINT	
COUNTRY COMFORT LLC	ACH.05082514	9542	04/30/2025	05/08/2025	225.00	City Park	1065250 - ParksRec REPAIR & MAINT	
COUNTRY COMFORT LLC	ACH.05082514	9543	04/30/2025	05/08/2025	225.00	Pickleball Courts	1065250 - ParksRec REPAIR & MAINT	
					\$675.00			
THE LAW OFFICES OF STEPHEN	ACH.05082514	4822	05/01/2025	05/08/2025	3,500.00	PROSECUTION SERVICES May 2025	1042410 - Court PROSECUTION	
GOTO COMMUNICATIONS	ACH.05082514	IN7103835750	05/01/2025	05/08/2025	498.20	PHONE SERVICE	1044280 - Admin TELEPHONE	
LATHAM, LANA	ACH.05082514	20250426	04/26/2025	05/08/2025	22.70	CLEANING SUPPLIES	1044240 - Admin OFFICE EXPENSE &	
QUALITY AUTO REPAIR & TOWIN	ACH.05082514	8212	05/02/2025	05/08/2025	242.71	Police Vehicle	1052250 - Police REPAIR & MAINT	

**City of Blanding
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All Bank Accounts - 05/01/2025 to 05/31/2025**

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
ETJ LAW INC	ACH.05082514	3045	05/02/2025	05/08/2025	720.00	Legal Services	1045310 - Attorney PROFESSIONAL/T	
LEE COLLISION REPAIR AND RES	ACH.05082514	1252	04/23/2025	05/08/2025	161.50	Public Works fleet	1060250 - Streets REPAIR & MAINT	
FOUR CORNERS WELDING & GAS	ACH.05082514	GR00196799	04/30/2025	05/08/2025	15.00	OXYGEN/ACETYLENE	1060250 - Streets REPAIR & MAINT	
EVEREST COMMUNICATIONS	ACH.05222508	2024032	11/06/2024	05/22/2025	2,002.50	BDG AWOS Tri-Annual Inspection	1046310 - Airport PROFESSIONAL/TE	
EVEREST COMMUNICATIONS	ACH.05222508	2025010	03/25/2025	05/22/2025	1,967.45	BDG AWOS Tri-Annual Inspection	1046310 - Airport PROFESSIONAL/TE	
					\$3,969.95			
JWC ENVIRONMENTAL	ACH.05222508	122335	05/07/2025	05/22/2025	20,428.61	Sewer Grinder	521640 - MACHINERY AND EQUIPME	
MOUNTAINLAND SUPPLY, LLC	ACH.05222508	S106953793.001	05/06/2025	05/22/2025	533.52	PARKS AND REC	1065250 - ParksRec REPAIR & MAINT	
MOUNTAINLAND SUPPLY, LLC	ACH.05222508	S106977031.001	05/07/2025	05/22/2025	285.08	PUBLIC WORKS	1060250 - Streets REPAIR & MAINT	
					\$818.60			
PALMER, COLE	ACH.05222508	20250512	05/12/2025	05/22/2025	134.00	Training	1052230 - Police TRAVEL/EDUCATIO	
PACKARD WHOLESALE CO	ACH.05222508	3032747	05/07/2025	05/22/2025	123.39	Visitor Center Cleaning	1050260 - Econ Dev & Visitor Cntr BUI	
PACKARD WHOLESALE CO	ACH.05222508	3033270	05/14/2025	05/22/2025	229.47	Wellness Center Cleaning	1066260 - Wellness Center BUILDING	
PACKARD WHOLESALE CO	ACH.05222508	3033270	05/14/2025	05/22/2025	1,288.53	Wellness Center Vending	1066330 - Wellness Center VENDING	
					\$1,641.39			
UPPER CASE PRINTING, INK.	ACH.05222508	3084	05/06/2025	05/22/2025	42.30	Freedom Mailing Insert	5340480 - OTHER SPECIAL DEPART	
JONES & DEMILLE ENGINEERING,	ACH.05222508	0137135	03/20/2025	05/22/2025	6,225.00	2024 Wastewater Master Plan	521601 - Construction in progress	
JONES & DEMILLE ENGINEERING,	ACH.05222508	0137138	03/20/2025	05/22/2025	6,550.00	Gas Line Feasibility & Design	541601 - Construction in progress	
JONES & DEMILLE ENGINEERING,	ACH.05222508	0137535	05/12/2025	05/22/2025	3,200.00	Trails Master Planning and Permitting	4040740 - CAPITAL OUTLAY	
					\$15,975.00			
SUMMIT ENERGY	ACH.05222508	0425BLAN	05/06/2025	05/22/2025	48,148.96	NATURAL GAS PURCHASES	5440265 - NATURAL GAS PURCHASE	
CHEMTECH-FORD LABORATORIE	ACH.05222508	25E0493	05/09/2025	05/22/2025	208.00	WATER TESTING	5140250 - EQUIPMENT REPAIR & MAI	
CHEMTECH-FORD LABORATORIE	ACH.05222508	25E0496	05/08/2025	05/22/2025	180.00	WATER TESTING	5140250 - EQUIPMENT REPAIR & MAI	
					\$388.00			
SJR Media	ACH.05222508	101WAYS25	04/30/2025	05/22/2025	1,600.00	Newspaper Advertisement	1050310 - Econ Dev & Visitor Cntr MA	
PVS DX INC	ACH.05222508	747000778-25	05/05/2025	05/22/2025	1,188.79	CHLORINE-74015700	5140250 - EQUIPMENT REPAIR & MAI	
BLAKE, DYLAN	ACH.05222508	20250512	05/12/2025	05/22/2025	134.00	Training/Travel	1052230 - Police TRAVEL/EDUCATIO	
STATE FIRE DC SPECIALTIES	ACH.05222508	12613930	04/21/2025	05/22/2025	120.00	Monitoring Alarm System	1066210 - Wellness Center SUBSCRIP	
CURTIS - LN CURTIS AND SONS	ACH.05222508	INV944107	04/30/2025	05/22/2025	2,194.00	FIRE	1053250 - Fire REPAIR & MAINT	
CURTIS - LN CURTIS AND SONS	ACH.05222508	INV944133	04/30/2025	05/22/2025	798.00	FIRE	1053250 - Fire REPAIR & MAINT	
					\$2,992.00			
McFARLAND, WILL	ACH.05222508	20250514 McFarl	05/14/2025	05/22/2025	666.00	APA Conference	4040740 - CAPITAL OUTLAY	
OLGUIN, MERCEDEEZ	ACH.05222508	Refund: 5533441	05/12/2025	05/22/2025	127.90	Refund: 553344194 - OLGUIN, MERCEDEEZ	531310 - ACCOUNTS RECEIVABLE	
QUALITY AUTO REPAIR & TOWIN	ACH.05222508	8246	05/06/2025	05/22/2025	89.95	Police Vehicle	1052250 - Police REPAIR & MAINT	
BLUE MOUNTAIN EXTERMINATIN	ACH.05222508	12092	05/07/2025	05/22/2025	45.00	JUSTICE COURT	1042310 - Court PROFESSIONAL/TEC	
BLUE MOUNTAIN EXTERMINATIN	ACH.05222508	12093	05/07/2025	05/22/2025	35.00	CITY OFFICE	1044310 - Admin PROFESSIONAL/TE	
BLUE MOUNTAIN EXTERMINATIN	ACH.05222508	12095	05/07/2025	05/22/2025	80.00	WELLNESS CENTER	1066310 - Wellness Center PROFESSI	
					\$160.00			
MUHLESTEIN, BEN	ACH.05222508	20250513	05/13/2025	05/22/2025	104.00	Travel Reimbursement	1050230 - Econ Dev & Visitor Cntr TRA	
MUHLESTEIN, BEN	ACH.05222508	20250513-	05/13/2025	05/22/2025	223.00	Travel Reimbursement	1050230 - Econ Dev & Visitor Cntr TRA	
					\$327.00			
BIKE UTAH	ACH.05292514	1159	05/20/2025	05/29/2025	2,775.00	Downtown Survey and Improvement Plan	4040740 - CAPITAL OUTLAY	
AARON P. WISE	ACH.05292514	20250528	05/28/2025	05/29/2025	825.00	Conflict Public Defender	1043310 - Public Defender PROFESSI	

City of Blanding
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All Bank Accounts - 05/01/2025 to 05/31/2025

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
GROEBNER	ACH.05292514	631404.00	03/13/2025	05/29/2025	-6,345.01	REPLACEMENT METER RETURNED	5440250 - EQUIPMENT REPAIR & MAINT	
GROEBNER	ACH.05292514	631405-00	03/17/2025	05/29/2025	6,614.50	REPLACEMENT METER	5440250 - EQUIPMENT REPAIR & MAINT	
GROEBNER	ACH.05292514	708478-00	02/19/2025	05/29/2025	6,345.01	REPLACEMENT METER	5440250 - EQUIPMENT REPAIR & MAINT	
					<u>\$6,614.50</u>			
IT OUTLET	ACH.05292514	10004178	05/27/2025	05/29/2025	1,400.00	TECHNOLOGY-Notebook for P&Z	1048255 - P&Z SMALL TOOLS & MIN	
MOUNTAIN STATES PIPE & SUPPL	ACH.05292514	INV32043-	02/28/2025	05/29/2025	30.00	GAS	5440250 - EQUIPMENT REPAIR & MAINT	
PACIFICORP-MAINT	ACH.05292514	CR217862	05/09/2025	05/29/2025	50,932.95	10001656	5340315 - PACIFICORP/ROCKY MTN	
PACKARD WHOLESALE CO	ACH.05292514	3032740	05/07/2025	05/29/2025	42.68	Wellness Center Cleaning	1066250 - Wellness Center REPAIR & MAINT	
GROVER, PRESTON	ACH.05292514	20250515	05/15/2025	05/29/2025	215.60	Reimbursement	1060230 - Streets TRAVEL/EDUCATION	
PICK-A-STITCH	ACH.05292514	3623	05/02/2025	05/29/2025	1,620.00	Rec Ball Shirts	1065330 - ParksRec BASEBALL EXPE	
PICK-A-STITCH	ACH.05292514	3632	05/13/2025	05/29/2025	40.00	Rec Ball Shirts	1065330 - ParksRec BASEBALL EXPE	
PICK-A-STITCH	ACH.05292514	3640	05/22/2025	05/29/2025	40.00	Public Works	5340480 - OTHER SPECIAL DEPART	
					<u>\$1,700.00</u>			
HOLLAND EQUIPMENT COMPANY	ACH.05292514	37882	05/16/2025	05/29/2025	4,553.00	PRESSURE WASHER	1060255 - Streets SMALL TOOLS & MAINT	
GAS ODORANT SERVICE & SUPPL	ACH.05292514	2503	04/01/2025	05/29/2025	1,432.17	ODORIZER MAINTENANCE	5440250 - EQUIPMENT REPAIR & MAINT	
WASTE MANAGEMENT	ACH.05292514	0450962-4889-8	05/22/2025	05/29/2025	22,739.51	16-83085-03000	5740310 - PROFESSIONAL/TECHNIC	
RELADYNE WEST LLC	ACH.05292514	1228016	05/13/2025	05/29/2025	695.93	STREETS	1060240 - Streets OFFICE EXPENSE	
RELADYNE WEST LLC	ACH.05292514	1228018	05/13/2025	05/29/2025	361.88	STREETS	1060240 - Streets OFFICE EXPENSE	
					<u>\$1,057.81</u>			
UTILITY FINANCIAL SOLUTIONS L	ACH.05292514	13266UFS	05/16/2025	05/29/2025	7,472.50	Electric Cost Study	531601 - Construction in progress	
UTAH STATE TAX COMMISSION	EFT	202504	04/30/2025	05/09/2025	-228.21	SALES & USE TAX	532300 - SALES TAX PAYABLE	
UTAH STATE TAX COMMISSION	EFT	202504	04/30/2025	05/09/2025	812.22	SALES & USE TAX	102300 - SALES TAX PAYABLE	
UTAH STATE TAX COMMISSION	EFT	202504	04/30/2025	05/09/2025	3,899.22	SALES & USE TAX	542300 - SALES TAX PAYABLE	
UTAH STATE TAX COMMISSION	EFT	202504	04/30/2025	05/09/2025	7,394.15	SALES & USE TAX	532300 - SALES TAX PAYABLE	
					<u>\$11,877.38</u>			
UTAH STATE RETIREMENT	EFT.051225112	PR031425-277	03/07/2025	05/12/2025	453.39	Retirement	102225 - RETIREMENT PAYABLE	
UTAH STATE RETIREMENT	EFT.051225112	PR031425-277	03/21/2025	05/12/2025	200.00	Roth IRA - URS	102225 - RETIREMENT PAYABLE	
UTAH STATE RETIREMENT	EFT.051225112	PR031425-277	03/21/2025	05/12/2025	1,012.87	Retirement Loan	102225 - RETIREMENT PAYABLE	
UTAH STATE RETIREMENT	EFT.051225112	PR031425-277	03/21/2025	05/12/2025	6,588.11	401k	102225 - RETIREMENT PAYABLE	
UTAH STATE RETIREMENT	EFT.051225112	PR031425-277	03/21/2025	05/12/2025	21,790.18	Retirement	102225 - RETIREMENT PAYABLE	
UTAH STATE RETIREMENT	EFT.051225112	PR041125-277	04/18/2025	05/12/2025	350.00	Roth IRA - URS	102225 - RETIREMENT PAYABLE	
UTAH STATE RETIREMENT	EFT.051225112	PR041125-277	04/18/2025	05/12/2025	641.96	Retirement Loan	102225 - RETIREMENT PAYABLE	
UTAH STATE RETIREMENT	EFT.051225112	PR041125-277	04/18/2025	05/12/2025	6,581.33	401k	102225 - RETIREMENT PAYABLE	
UTAH STATE RETIREMENT	EFT.051225112	PR041125-277	04/18/2025	05/12/2025	21,376.82	Retirement	102225 - RETIREMENT PAYABLE	
					<u>\$58,994.66</u>			
					<u>\$505,876.84</u>			



CITY COUNCIL MEETING - STAFF REPORT

Author: Ben Muhlestein, Community Development Director
Department: Community Development
Subject: Staff Report
Date: 6/10/25
Type of Item: Report

Blanding Businesses

Home Based

- Rhea Law's Accounting
- Body Bling Studio LLC

Regular

- Minivan Handyman
- Wildpeak Services
- San Juan Sports
- Embody Health

Events:

July 4th: The event is coming fast! We are working on settling details to be sure we are ready. The schedule is out and online, there may be a few changes, but otherwise it is final. We are working on joining the America250 celebration, which will be discussed later.

Fall Festival: No major updates.

Bears Ears Marathon: No major updates.

Community Development:

Updates from Planning Commission:

- R-2 Changes were completed recently and have been passed onto the City Council.
- R-1 Updates are next in line.
- JL Hunt submitted a zone change request which was seen at our last meeting. More coming on that.

One/Two Lot subdivision policy:

In the interest of expediting smaller subdivisions that don't require the kinds of utility/infrastructure updates that minor and major subdivisions often need, the Planning Commission has reviewed a policy for small lot subdivisions. (Attached on the next page) This proposed change would speed up the process for many potential divisions in the city and free up Planning and Zoning to deal with larger ones in the future.



CITY COUNCIL MEETING - STAFF REPORT

Author: Taylor Francom
Department: Building Inspector
Subject: June 2025 Report

New permits since May 2025

- 1 Permit
 - Remodel - 1

Inspections Completed

- 8 Inspections completed for May

Notes:

- B1 Residential Building Inspector test completed and passed
- Utah Building Inspector License
- ICC Studying
- Following up on issued permits
 - 231 Permits were not completed in City Inspect and that number is down to 36



CITY COUNCIL MEETING - STAFF REPORT

Author: JJ Bradford
Department: Police
Subject: Monthly report
Type of Item: Information
Date: June 10, 2025

Officers Palmer and Blake attended the ARIDE (Advanced Roadside Impaired Driving Enforcement) class taught by the Department of Public Safety.

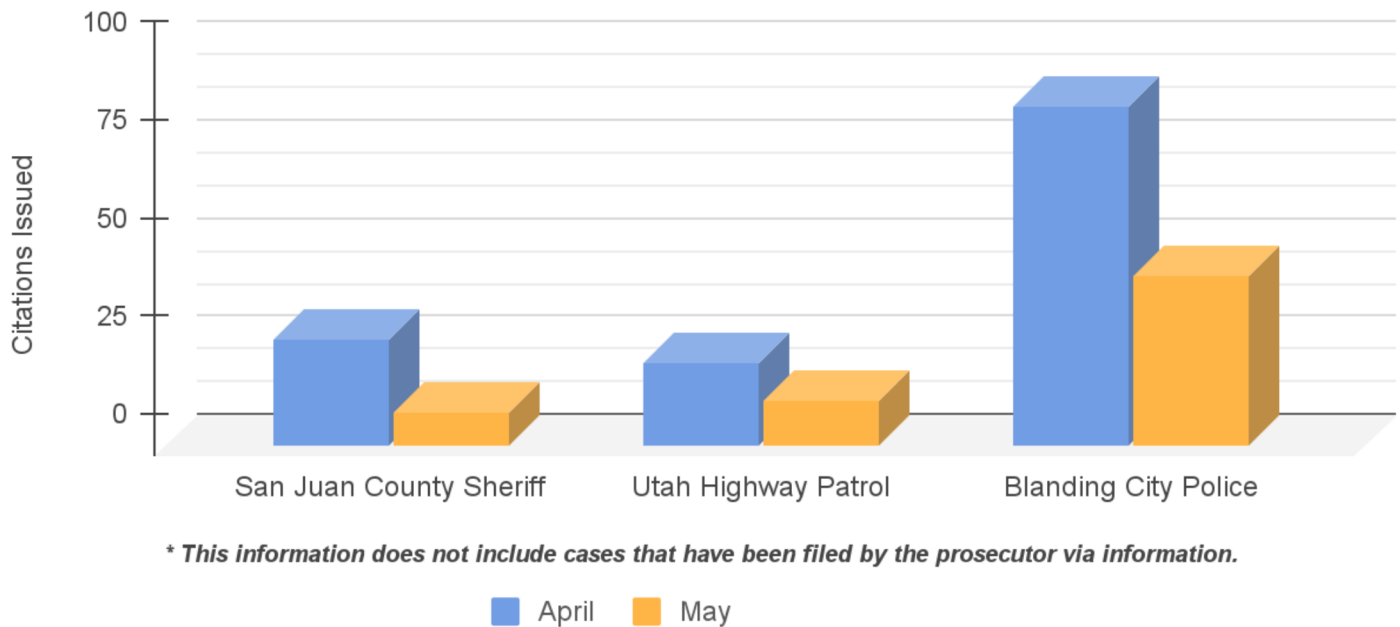
Officer Stewart attended the annual Utah Children's Justice Symposium.

Officer McDonald will be leaving us to begin working with the San Juan County Sheriff's Office this week. We will miss him and wish him the best in his new endeavor.

May 2025 Police Department Statistics					
	Incidents by type			2024 VS 2025	
	911 Hang Up	7		2024 Total Arrests/Charges	27
	911 Open Line	5		2024 Total Citations Issued:	102 with 112 violations
	Traffic Accident PD	3		2024 Total Incidents:	94
	Agency Assist	1			
	Alcohol Offense	1		2025 Total Arrests/Charges	40 with 4 warrants
	Animal Problem	7		2025 Total Citations Issued:	56 with 88 violations
	Assault	3		2025 Total Incidents:	95
	Burglary Alarm	3			
	Burglary	1		Trainings: Officers Palmer and Blake attended ARIDE training, Officer Stewart attended the Juvenile Justice Symposium	
	Civil Problem	1			
	Damaged Property	1			
	Disturbance	3			
	Domestic Disturbance	1		Statistics by Officer	
	Controlled Substance Problem	4		<u>Chief JJ Bradford</u>	
	DUI Arrest	3		Arrest/Charges	10 with 2 warrants
	Breathing Problem	1		Citations:	9 with 12 violations
	Cardiac Arrest	1		Incidents:	21
	Falls	1			
	Mental/Suicidal	3		<u>Sgt. Jared Hillhouse</u>	
	Unconscious/Fainting	1		Arrest/Charges	---
	Alarms Fire	1		Citations:	8 with 8 violations
	Outside Fire	1		Incidents:	11
	Wildland/Brush/Grass Fire	1			
	Found Property	1		<u>Officer Trey McDonald</u>	
	Funeral Escort	1		Arrest/Charges	2
	Hit and Run PD	1		Citations:	8 with 16 violations
	Intoxicated Person	5		Incidents:	22
	Juvenile Problem	4			
	Meet Complainant	2		<u>Officer Cole Palmer</u>	
	Phone Call	3		Arrest/Charges	---
	Pursuit/Chase	1		Citations:	6 with 10 violations
	Reckless Driver	2		Incidents:	4
	Special Assignment	1			
	Stolen Vehicle	1		<u>Officer Tell Stewart</u>	
	Stranded Motorist	1		Arrest/Charges	2 with 2 warrants
	Suspicious Person/Circumstance	3		Citations:	4 with 5 violations
	Theft	1		Incidents:	15
	Threats	1			
	Trespassing	3		<u>Officer Dylan Blake</u>	
	Ungovernable Juvenile	1		Arrest/Charges	26
	Unwanted Person	1		Citations:	21 with 37 violations
	Use of Force	1		Incidents:	22
	Vandalism	2		Dog incidents: 4 dogs picked up and returned to owners	
	Warrant Arrest	3			
	Welfare Check	2			
	Total	95			

Filing and Disposition by Prosecutor Report for ALL LEAS

Apr.1 - May 31, 2025



*Case types all range from traffic/criminal to class B misdemeanors and Small Claims.

*Some cases may have been deleted due to court jurisdiction reasons, ex. Eligible District/Juvenile Court cases, duplicate cases.

	April	May
SJC Sheriff's Office	27	8
UHP	21	11
BPD	86	43
Total	134	62

Small Claims filed for the month of May - 6

SEVENTH JUDICIAL DISTRICT - BL
Filing Summary Report

ALL CASES

Report Period: 05/01/2025 - 05/31/2025

Case Type	Count	Percent
-----	-----	-----
CRIMINAL		
State Felony	0	.00%
Misdemeanor	9	100.00%
Infraction	0	.00%
Not Applicable	0	.00%
Special Matters	0	.00%
Misdemeanor DUI	0	.00%
TOTAL CRIMINAL	9	13.24%

TRAFFIC		
Deferred Traffic Pro	0	.00%
Parking Citation	0	.00%
Parking Court Case	0	.00%
Traffic Citation	39	73.58%
Traffic Court Case	14	26.42%
TOTAL TRAFFIC	53	77.94%

GENERAL CIVIL		
Contempt	0	.00%
Miscellaneous	0	.00%
Small Claim	6	100.00%
Small Claims - Govt	0	.00%
Small Claims/Park TP	0	.00%
TOTAL GENERAL CIVIL	6	8.82%

GRAND TOTAL	68	100.00%



ORDINANCE 2025-11

AN ORDINANCE OF BLANDING CITY APPROVING THE ANNEXATION AND DISCONNECTION AGREEMENT BETWEEN BLANDING CITY AND LEONARD HOWE

WHEREAS, Blanding City is authorized under Utah law to annex and disconnect property within its jurisdiction to promote orderly growth and development; and

WHEREAS, Leonard Howe has requested an annexation and disconnection agreement with Blanding City to adjust property boundaries to align with the existing plat map and ensure proper land use planning; and

WHEREAS, the City Council has reviewed the proposed annexation and disconnection agreement, as shown in the attached plat map, and has determined that the adjustment will enhance the clarity and efficiency of property boundaries within the City; and

WHEREAS, all necessary procedures for annexation and disconnection, including public notice and hearings, have been followed in accordance with applicable laws and regulations; and

WHEREAS, the annexation and disconnection agreement serves the best interests of the City and the property owner by ensuring appropriate municipal services and zoning designations;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF BLANDING, UTAH:

1. **Approval of Agreement:** The Annexation and Disconnection Agreement between Blanding City and Leonard Howe, as set forth in the attached plat map, is hereby approved.
2. **Boundary Adjustment:** The City's official boundaries shall be adjusted in accordance with the agreement and the attached plat map, ensuring the affected property is properly incorporated into the City's jurisdiction.
3. **Recording and Implementation:** The City Manager and City Recorder are authorized and directed to take all necessary actions to record the ordinance and agreement with the appropriate county and state offices.
4. **Severability:** If any provision of this Ordinance is found to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.
5. **Effective Date:** This Ordinance shall take effect immediately upon passage and adoption by the City Council and proper recording with the relevant authorities.



PASSED, ADOPTED and APPROVED this ____ day of _____, 2025.

Trevor Olsen, Mayor

ATTEST:

Trent Herring, City Manager/ City Recorder

VOTE

Cheryl Bowers

Charlie Taylor

Kellen Nielson

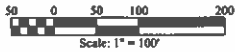
Chris Ewald

Erik Grover

On the ____ day of _____, 2025 personally appeared before me, a Notary Public in and for the State of Utah, Logan Monson, Mayor and Trent Herring, Recorder of the City of Blanding who duly acknowledged to me that they are the signers of the foregoing instrument, who duly acknowledged to me that they executed the same in accordance with authority vested in them by the said City of Blanding.

Notary Public

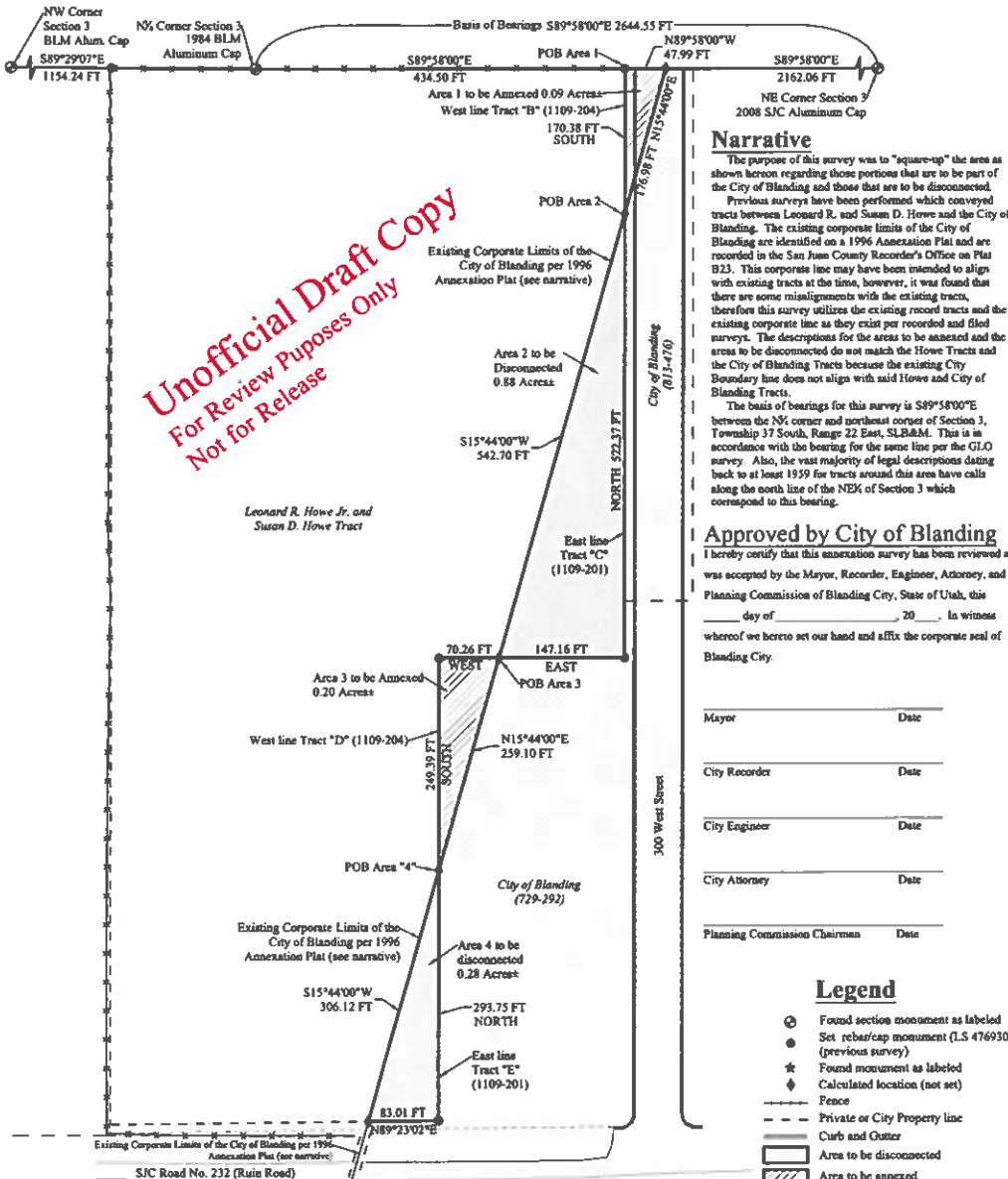
My Commission Expires: _____ Residing at: _____



Annexation / Disconnect Survey City of Blanding

(Howe / City of Blanding)

Within the NE¼ of Section 3, T37S, R22E, SLB&M



Unofficial Draft Copy
For Review Purposes Only
Not for Release

Narrative

The purpose of this survey was to "square-up" the area as shown hereon regarding those portions that are to be part of the City of Blanding and those that are to be disconnected. Previous surveys have been performed which conveyed tracts between Leonard R. and Susan D. Howe and the City of Blanding. The existing corporate limits of the City of Blanding are identified on a 1996 Annexation Plat and are recorded in the San Juan County Recorder's Office on Plat B23. This corporate line may have been intended to align with existing tracts at the time, however, it was found that there are some misalignments with the existing tracts, therefore this survey utilizes the existing record tracts and the existing corporate line as they exist per recorded and filed surveys. The descriptions for the areas to be annexed and the areas to be disconnected do not match the Howe Tracts and the City of Blanding Tracts because the existing City Boundary line does not align with said Howe and City of Blanding Tracts.

The basis of bearings for this survey is S89°58'00"E between the NW corner and northeast corner of Section 3, Township 37 South, Range 22 East, SLB&M. This is in accordance with the bearing for the same line per the GLO survey. Also, the vast majority of legal descriptions dating back to at least 1959 for tracts around this area have calls along the north line of the NE¼ of Section 3 which correspond to this bearing.

Approved by City of Blanding

I hereby certify that this annexation survey has been reviewed and was accepted by the Mayor, Recorder, Engineer, Attorney, and Planning Commission of Blanding City, State of Utah, this _____ day of _____, 20____. In witness whereof we hereto set our hand and affix the corporate seal of Blanding City.

Mayor _____ Date _____
City Recorder _____ Date _____
City Engineer _____ Date _____
City Attorney _____ Date _____
Planning Commission Chairman _____ Date _____

Legend

- ⊙ Found section monument as labeled
- Set rebar/cap monument (LS 4769309) (previous survey)
- ★ Found monument as labeled
- ◆ Calculated location (not set)
- Fence
- Private or City Property line
- Curb and Gutter
- ▨ Area to be disconnected
- ▨ Area to be annexed
- ▨ Existing Corporate Area (City of Blanding)
- POB Point of Beginning



Surveyor's Certificate

I, Brad D. Bunker, Professional Utah Land Surveyor, Number 4769309, hold a license in accordance with Title 54, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. This survey has been completed under my direction for the property described hereon in accordance with section 17-23-17. I hereby certify all prepared descriptions and measurements are correct. Monuments will be set as noted hereon. I also certify that this record of survey has been prepared under my direction at the request of Brad Bunker.

Brad D. Bunker Utah P.L.S. #4769309

San Juan County Recorder

State of Utah, County of San Juan, Recorded at the request of _____

Date: _____ Time: _____
Page: _____ For: _____
Book: _____ County Recorder

Certification

Mayor Logan Mowson hereby certifies that the City of Blanding duly adopted Resolution _____ on _____, 20____, by majority vote of the City Council. This annexation plat affects parcel numbers 817220036001, 817220036002, 3782228032405 and a portion of 300 West Street. All owners signed the petition. The City of Blanding is a corporation in good standing in the State of Utah.

Mayor of the City of Blanding _____ Date _____
Attest: _____
City Recorder, Trent Herring
On the _____ day of _____, 20____, personally appeared before me, a notary public in and for the State of Utah, Logan Mowson, Mayor and Trent Herring, Recorder of the City of Blanding, who duly acknowledged and executed the same in accordance with authority vested in them by the City of Blanding.

My commission expires: _____
Notary Public _____
Residing at: _____

San Juan County Surveyor

I have reviewed this final local entity plat and find it to meet the requirements of Utah Code 17-23-20(4).

San Juan County Surveyor _____ Date _____

Brad Bunker of Bunker Engineering, LLC prepared this plat, who is also the San Juan County Surveyor. The review and approval of this plat as the San Juan County Surveyor was made in accordance with the same statutes and ordinances as any and all plats submitted to San Juan County by any private entity. No preference of any kind was given to this plat.

No payment, reimbursement, or other form of compensation has been received by the county surveyor's office or by the San Juan County Surveyor for any review or involvement in the approval of this plat regarding SJC Surveyor's Office approval.

San Juan County Surveyor _____ Date _____
Attest: _____
Deputy San Juan County Surveyor _____ Date _____

Annexation Survey City of Blanding

Within the NE¼ of Section 3, T37S, R22E, SLB&M

Bunker Engineering, LLC

965 South Creek Rd. Monticello, UT 84435
P.O. Box 432, Monticello, UT 84435 (435) 459-9152

Date: Oct. 2024 Drawn By: B.D. Bunker Scale: 1" = 100' Sheet: 1 of 1
Drawing Name: Survey Reference Number: BE1436



RESOLUTION 06-10-2025-1

Resolution of Blanding City Supporting America250 Utah and Recognizing and Approving of the Blanding 4th of July Committee as Blanding's authorized America250 Community Committee.

Whereas, Governor Spencer J. Cox and the Utah State Legislature created the America250 Utah Commission (also known as America250 Utah); and

Whereas, America250 Utah is the state's official initiative to commemorate the 250th anniversary of the United States' founding in 2026. Established in 2023 by Governor Spencer J. Cox and the Utah Legislature, the America250 Utah Commission is tasked with creating opportunities for Utahns to celebrate this milestone through various programs and events that reflect the state's unique heritage and contributions to the nation .

Whereas, America250 Utah is seeking partnerships with counties and municipalities to further its mission; and

Whereas, this partnership will be formed by creating a local committee called the Blanding 4th of July Committee.

Whereas, the Blanding 4th of July Committee will focus on important events, people, and places within San Juan County to commemorate and celebrate San Juan County's role in America's 250th anniversary; and

Whereas, local projects will enhance tourism, community building, and economic development opportunities.

Now, therefore be it RESOLVED, that Blanding City Council:

1. Hereby recognizes the 4th of July Committee as its official committee.
2. Will partner with America250 Utah.
3. Will support signature programs of the America250 Utah Commission; and
4. Will support the 4th of July Committee in its local efforts to educate, engage, and unify Utahns and our visitors in San Juan County County.



ADOPTED AND APPROVED this _____ day of _____, 2025.

SIGNED:

Trevor Olsen, Mayor

ATTEST:

Trent Herring, City Manager/Deputy Recorder



Blanding City Watering Guide

Use Water Wisely — Protect Our Future

As our region continues to face drought conditions, **Blanding City is taking proactive steps** to conserve our most precious resource: water. Rather than implementing the next level of **Orange Tier water restrictions**, which would result in **significant cost increases for water users**, we are encouraging our community to **act now** by adopting smart watering practices.

Together, we can make a difference by using water wisely — and delaying or even avoiding the need for more restrictive and costly measures.

Smart Watering Guidelines

1. Water Only Three Days Per Week

Choose **any three non-consecutive days** per week to water your lawn or landscaping. This helps prevent overwatering while allowing roots to stay healthy and hydrated.

2. Water in the Evening or Early Morning

Avoid watering during the **heat of the day (10 AM – 6 PM)** when evaporation is highest. Instead, water between **8 PM and 8 AM** to maximize absorption and minimize waste.

3. Check Your System for Leaks or Runoff

Inspect your sprinklers, drip systems, and hoses for leaks. Make sure water stays on your landscaping and **does not run into sidewalks, driveways, or streets**.

4. Adjust Sprinklers Based on the Weather

When rain is in the forecast or has occurred recently, **turn off your irrigation** to avoid unnecessary watering. Most grass only needs about **1 inch of water per week**, including rainfall.

5. Use Mulch and Native Plants

Mulch around trees and plants helps retain soil moisture. Native and drought-tolerant plants require less water and thrive in our high desert climate.

6. Mow Higher, Water Less

Set your mower blade higher to encourage deeper roots and retain soil moisture, reducing the need for frequent watering.

Why This Matters

By following these simple guidelines, you are helping to:

- **Conserve water for future generations**
- **Keep your utility costs down**
- **Support community-wide conservation**
- **Delay or avoid more restrictive and expensive water tiers**

Let's all work together to protect our community's water supply and ensure we have the resources we need — today and tomorrow. Thank you for doing your part.



10.5B R-2 Residential District

10.5B.1 Purpose

The R-2 residential district is intended as a high density residential, office and institutional area, providing living accommodations for the small or nonfamily, and providing services to the broader community.

HISTORY:

(Ord. 1978-1, 3-8-1978, as amended)

10.5B.2 Permitted Uses

- A. Permanent single-family dwelling. Minimum square footage of living space seven hundred (700).
- B. Permanent two-family dwellings. Minimum square footage of living space seven hundred (700) per unit.
- C. Multiple-family dwelling.
- D. Permitted ADU's (accessory dwelling units), interior, attached, detached.
 - 1. Minimum square footage per dwelling unit, ~~seven-two~~ hundred ~~fifty six~~ (256700) square feet per unit ¹. Multiple- family dwellings in this article are regarded as any complex containing three (3) or more units. Complexes ~~consisting of eight or more dwelling units of this nature~~ are required, as part of the plot plan, to include a designated play area(s) in the form of open space with landscaping, further amenities at the discretion of the developer such as: swings, slides, sand box, picnic table, etc. The number of these open space areas are to be determined by the number of units to be developed using the following scale:

Number-Of-Dwellings (Unit-#)	Open-Space-Requirements
4-8-and up	To be considered by the city planner or building official ¹
89-16	2
16-and up	To be considered by the city planner or building official

- 2. All multiple-family dwelling units must meet minimum standards in square footage per dwelling unit, off street parking requirements, landscaping and open space requirements on the same zone lot prior to receiving final plot plan approval.
- 3. Studio apartments are allowable under the following conditions:
 - a. The unit shall have a living room of not less than two hundred twenty (220) square feet of superficial floor area. An additional one hundred (100) square feet of superficial floor area shall be provided for each occupant of such unit in excess of two (2).
 - b. The unit shall be provided with a separate closet.
 - c. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than thirty inches (30") in front. Light and ventilation conforming to current building code shall be provided.

d. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.

4. All other requirements of the R-2 zone are required in any studio apartment development.

D. Public parks and playgrounds.

E. Public and private school, elementary and secondary.

F. Boarding and rooming house.

G. ~~Hospitals, Nursing homes and assisted living/long term care facilities-sanatoriums.~~

H. Professional offices such as Attorney offices, Accountants and tax preparers, Architects and engineers, Real estate agents or brokers, Insurance agents, Therapists, counselors, or psychologists and Consultants.

- Limited Client Traffic: The use shall generate only minimal foot traffic. The volume and frequency of visitors shall be consistent with the character and scale of the surrounding residential area.
- Restricted Signage: One non-illuminated wall-mounted sign is allowed, not exceeding [e.g., two (2) square feet] in area. Freestanding, backlit, or flashing signs are prohibited.
- Indoor Operations Only: All business activities shall be conducted entirely within the interior of the primary structure. No outdoor work, storage, or display of materials is permitted.
- Use Restrictions: No industrial operations, manufacturing, or on-site retail activity shall be conducted. Offices shall be limited to professional or technical services (e.g., consulting, design, legal, accounting, therapy).
- Low Impact: The use shall not generate noise, odors, fumes, light, or vehicular traffic in excess of what is typical for residential uses. On-site parking shall accommodate all expected use without creating a nuisance or requiring street overflow.

•

~~J. as but not limited to medical and dental clinics, law, insurance, architect, and accounting offices.~~

~~K. I.~~ Churches and parish houses.

~~L. J.~~ Higher educational institutions and vocational schools.

~~M. K.~~ Essential public utility and public service installations and facilities for the benefit and protection of the surrounding area; such uses shall not include business offices, repair, sales or storage facilities.

NOTES:

1. See subsection C3 of this section.

HISTORY:

(Ord. 1978-1, 3-8-1978, as amended; amd. Ord. 2017-2, 10-24-2017; Ord. 2022-1, 1-11-2022)

10.5B.3 Accessory Uses

Any use which complies with all of the following conditions may be operated as an accessory use to a permitted use:

- A. Is clearly incidental and customary to and commonly associated with the operation of the permitted use;

and

B. Is operated under the same ownership and on the same zone lot as the permitted use; and

C. Does not include structures or structural features inconsistent with the permitted use; and

D. ~~Does not include a floor area of over fifty percent (50%) of the floor area of the permitted use or one thousand (1,000) square feet, whichever is larger.~~

E. May include residential occupancy.

HISTORY:

(Ord. 1978-1, 3-8-1978, as amended; amd. Ord. 2014-1, 2-25-2014; Ord. 2022-1, 1-11-2022)

10.5B.4 Home Occupations

Home occupations shall be allowed, provided all the following conditions are met. All home occupations must have a plan review prior to obtaining a business license:

A. Such use must be conducted entirely within a dwelling; and

- B. Such use must be clearly incidental and secondary to the use of the dwelling for dwelling purposes and must not change the residential character thereof; and
- C. The total area used for such purposes may not exceed twenty five percent (25%) of the first floor area of the user's dwelling unit; and
- D. There must be no advertising display or other indications of the home occupation on the premises, except that may be specifically allowed (see section 10-12-4 of this title, sign regulations in zoning districts); and
- E. There shall be only limited sales of stock, supplies or products conducted on the premises; and
- F. There must be no exterior storage on the premises of material or equipment used as a part of the home occupation; and
- G. There must be no offensive noise, vibration, smoke, dust, odors, heat or glare noticeable at or beyond the property line; and
- H. A home occupation must provide adequate off street parking to accommodate all needs created by the home occupation (parking same as Commercial District, see subsection 10-6A-7A of this title).

I/we _____name(s)_____ have read the above listed requirements to have or maintain a home business and understand that failure to comply with one or all of these requirements will place at jeopardy my/our opportunity to operate a home business.

Signature Date

Signature Date

Address of Business

HISTORY:
(Ord. 1978-1, 3-8-1978, as amended)

10.5B.5 Conditional Uses

The following may be allowed conditional uses in the R-2 District:

- A. Historic buildings. Historic buildings may be used for offices and accessory commercial uses and/or limited retail businesses, subject to the same restrictions as set forth in section 10-5A-5 of this title, R-1 district.

HISTORY:
(Ord. 1978-1, 3-8-1978, as amended)

10.5B.6 Temporary Conditional Uses

The following may be allowed as temporary conditional uses in the R-2 district:

- ~~A. RV's or travel trailers, Mobile homes.~~ A maximum of one ~~RV or travel trailer~~mobile home per building lot may be allowed for the use and occupancy of the owner or lessee of said lot, or agent of either, an if such occupancy is deemed necessary to provide said person and/or his family a place to live while a permanent

structure is being constructed on said building lot for their occupancy.

1. Permit Required: The placement or use of a recreational vehicle (RV) or travel trailer on any lot for this purpose shall require a valid permit issued by the City.

2. Permit Duration: Each permit shall be valid for a period of one (1) year from the date of issuance.

3. Permit Fees:

a. The first permit issued for a lot shall be provided at no cost to the applicant.

b. A second permit for the same lot shall require a fee of two thousand dollars (\$2,000).

0-4. Permit Limit Per Lot: No more than five (5) total permits may be issued for this purpose per property owner any single lot, regardless of ownership changes or time intervals between permits.

0-4. RV's or travel trailersMobile-homes. A maximum of one RV or travel trailer~~mobile home~~ per building lot may be allowed for the use and occupancy of aged or handicapped family members of the owner or lessee of said lot, or agent of either, and if such occupancy is deemed necessary to provide the needed care of said family member, and providing the following conditions are met:

1-5. The city council approves the issuance of the conditional use by resolution. The permit must be renewed every two (2) years; and

2-6. The setbacks, lot size, height and lot coverage requirements of the zone district be fully complied with; and

3-7. A minimum of twenty feet (20') be maintained between the mobile home and any other structure; and

4-8. The conditional use permit expires and the RV or travel trailer~~mobile home~~ is removed when the need no longer exists.

HISTORY:

(Ord. 1978-1, 3-8-1978, as amended)

10.5B.7 Area, Width, Setback And Height Requirements

A. Minimum lot area: ~~Four thousand and fifty~~Seven thousand (4,0507,000) square feet.

B. Minimum lot width: ~~Forty five~~Seventy feet (4570') at the front setback line.

C. Minimum front setback for structures:

1. For properties abutting local or collector streets, twenty feet (20').

2. For properties abutting arterial streets, forty feet (40').

D. Minimum rear setback for structure:

1. Structure containing a permitted use, twenty feet (20').

2. Structure containing an accessory use only, five feet (5').

E. Minimum side setback for structures:

1. Side setback not abutting a street, seven feet (7'), ~~or one foot (1') for each three feet (3') of building height or fraction thereof, whichever is greater.~~

2. Side setback abutting a local or collector street, fifteen feet (15').

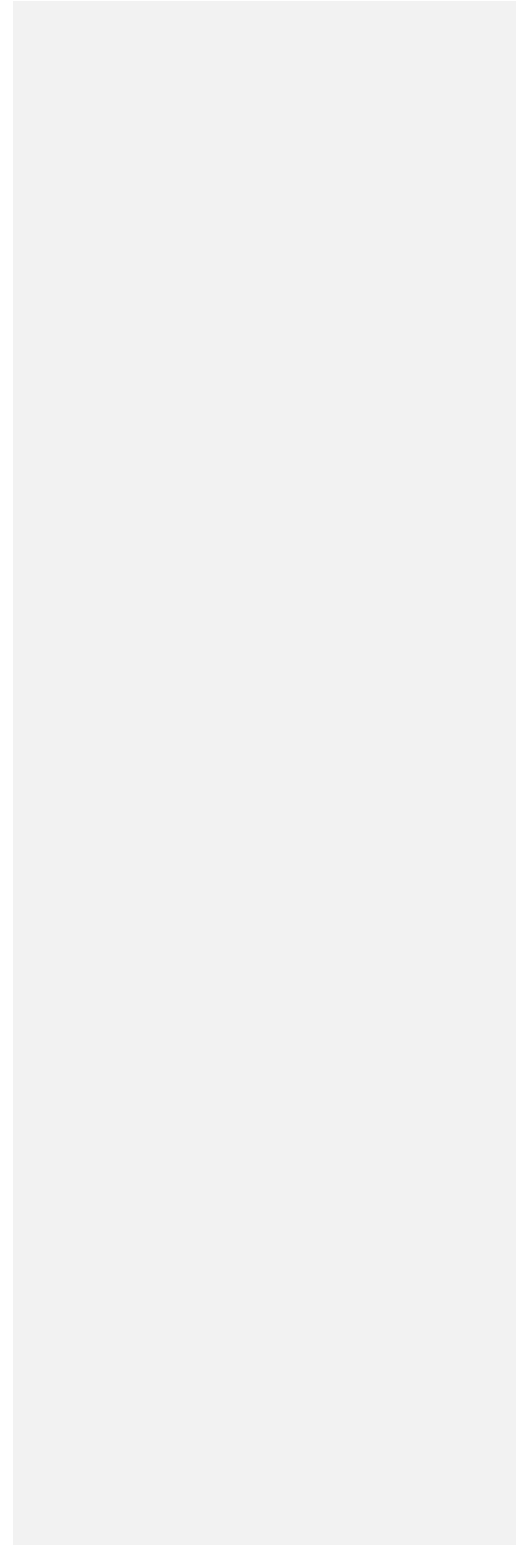
3. Side setback abutting an arterial street, forty feet (40').

F. Maximum building height:

1. Buildings containing a permitted use, fifty feet (50').

2. Buildings containing an accessory use only, thirty feet (30').

G. Maximum lot coverage:



1. Dwelling units and their accessory uses shall cover no more than fifty percent (50%) of the total lot area.
2. All other permitted uses and their accessory uses shall cover no more than forty percent (40%) of the total lot area.

10.5B.7.1 Private and Shared Private Drives ~~on Deep Lots~~

Commented [1]: This entire section is new

~~A. A subdivided lotDeep lots, defined as those with a depth greater than twice the frontage, may include the design and construction of a private drive or a shared private drive.~~

~~B.A.~~ Private Drive:

- A private drive is permitted provided that it is dedicated to a single lot and meets all applicable requirements of this section.
- It shall be set back a minimum of five (5) feet from adjacent property lines to ensure safety and privacy.
- It must be designed ~~in accordance with local engineering standards;~~ ensure proper drainage, turning radius, and pedestrian safety.
- It shall not interfere with required public access or emergency vehicle routes.

C. Shared Private Drive:

- A shared private drive is permitted when multiple contiguous lots, or parcels within a planned development, agree to share a common drive that provides access for all designated properties.
- The shared drive must be documented in an easement or similar legal instrument and recorded with the local land records to ensure consistent maintenance and usage protocols.
- Design standards applicable to a private drive apply equally to a shared private drive, including the minimum setback of five (5) feet from adjacent property lines where applicable.
- ~~Private roads may be built if the developer executes an agreement with the City stating the City will not be responsible for the financing, bonding, engineering, or any other technical for professional components, etc. The developer or property owners who access the private road shall finance, and pay for the appropriate designing, engineering, and inspections, etc. The plan must include provisions for shared maintenance, clearly identifying responsibilities of each property owner and ensuring that the drive remains in safe condition for all users. These provisions must be included in a legal~~
- Shared private drives must not create any conflict with municipal services or emergency vehicle access, and their design should facilitate clear ingress and egress for each lot.

D. Approval Process:

- The inclusion of any private drive, whether dedicated or shared, shall be clearly indicated on the plot plan and must be approved as part of ~~the~~ the conditional use or final plot plan review process.
- Plans involving shared private drives may require additional review to ensure that maintenance, legal easements, and design standards are adequately addressed.

HISTORY:
(Ord. 1978-1, 3-8-1978, as amended)

10.5B.8 Off Street Parking

The provisions of chapter 11 of this title shall be in full force and effect for this district.

Each classroom in an elementary or junior high school	2 spaces
Each dwelling unit	1 space
Each 4 seats in a senior high school auditorium, church or principal place of assembly	1 space
All other permitted uses, for each 600 square feet of floor area	1 space

HISTORY:
(Ord. 1978-1, 3-8-1978, as amended)

10.5B.9 Fences, Walls And Retaining Walls

- A. Fences, walls and retaining walls up to forty eight inches (48") in height may be erected on any part of the zone lot.
- B. Fences, walls and retaining walls, on an interior lot, may be erected to a height of seventy two inches (72") on any part of the zone lot not in front setback space. Open clear chainlink fencing with no solid blocking of any type, including trees or other landscaping, may be erected to a height of seventy two inches (72") in the front setback on an interior lot.
- C. Fences, walls and retaining walls, on a corner lot, may be erected to a height of seventy two inches (72") on any part of the zone lot, except for the following:
 - 1. Open clear chainlink with no solid blocking trees or other landscaping may be erected to a height of seventy two inches (72") in the front setback on a corner lot; and
 - 2. "Sight triangle" areas explained as follows: A triangular area formed by the street property lines and a line connecting them at points thirty feet (30') from the intersection of such property lines. These sight triangle areas are to contain no obstructions to the view of the driver of a vehicle. Any fencing, landscaping or other improvements placed within the area of the triangle shall allow visibility across the area. Only open clear chainlink fencing with no sight obstructions, including vegetation, may be erected in the sight triangle up to a height of seventy two inches (72"). All other fencing, walls and retaining walls, shrubs, boulders, ground covers, landscaping and similar improvements shall be maintained at or below a height of forty eight inches (48") above grade (ground level).
- D. Barbed wire, sharp pointed metal and electrically charged fences shall not be permitted.
- E. Fences shall be maintained in a good state of repair.
- F. Open mesh fences of any height may be erected on zone lots containing schools, public parks and playgrounds.
- G. The height of fences under this section shall include combinations of walls and fences. The height allowances shall be measured from the high side of adjoining properties allowing each property the right to a six foot (6') privacy wall, fence or a combination from finished grade.

HISTORY:
(Ord. 1978-1, 3-8-1978, as amended)

Procedure For Approval Of A Subdivision With Two (2) Lots Or Less (Applying to subdivisions of less than 1.5 acres)

.1 Pre-Submission Conference

Any person wishing to subdivide land within the City shall secure from the Building and Zoning staff information pertaining to the requirements for subdivisions and the City's plan of streets, parks, drainage, open space, access, zoning and other Master Plan requirements affecting the land to be subdivided.

.2 Requirements for Two lot subdivisions

Any person seeking at One/Two lot subdivision must meet the following criteria:

1. The lot to be divided must be less than one and a half (1.5) acres in size.
2. The resulting subdivision must already be serviced by city streets and utilities.
 - a. The building of a private/shared drive as part of a subdivision is NOT included in this requirement
 - b. Utility Service laterals may be installed at a later date.
3. Prior to approval and recording the owner shall also submit the following:
4. A. Proof of lot ownership.

.3 Prepare Plan

The owner shall then have a licensed surveyor prepare a plan and shall submit (1) copy of the same to the Building and Zoning Staff. Said plan shall be prepared in accordance with City standards.

Said plan shall contain at a scale of not less than one inch equals fifty (50) feet:

- A. Property boundary
- B. Adjacent property owners
- C. Proposed lots and their approximate dimensions
- D. Other information required by staff or other public agencies
- E. Title Report or Title Insurance Policy for the land to be subdivided verifying property ownership.
- F. Tax Clearance Certificate from the state indicating that all taxes, interest, and penalties owing on the land have been paid.
- G. An affidavit from the applicant certifying that the submitted information is true and accurate



Trevor Olsen (Elected 2021, Will hold office from 2022-2026, election will be held in 2025)

- Police/Fire
- Office/Finances
- Insurance
- Staff

Cheryl Bowers (Elected 2021, Will hold office from 2022-2026, election will be held in 2025)

- Mayor Pro Tempore
- Economic Development
- Public Health

Kellen Nielson (Elected 2023, Will hold office from 2024-2028, election will be held in 2027)

- Planning and Zoning
- City Events

Erik Grover (Elected 2021, Will hold office from 2022-2026, election will be held in 2025)

- Transportation District
- Natural Gas

Chris Ewald (Appointed 2022, will hold office from 2024-2028, Election will be held in 2027)

- Water/Sewer/Solid Waste/ StormWater
- Parks & Rec

Charlie Taylor (Elected 2023, will hold office from 2024-2028, election will be held in 2027)

- Airport
- Power