



CITY COUNCIL MEETING AGENDA

Mayor Trevor Olsen
Mayor Pro-Tempore Charlie Taylor
Council Member Chris Ewald
Council Member Kellen Nielson
Council Member Chad Moses
Council Member Jesse Grover

March 24, 2026 7:00 PM City Council Meeting
50 West 100 South Street,
Blanding Utah 84511
Meetings live streamed when available at:
<https://meet.google.com/xxg-uefm-yut>

Notice is hereby given that the City Council of Blanding, Utah will hold a Regular Council Meeting on **March 24, 2026** at 7:00 pm at the City Office, located at 50 W. 100 S.

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. Consent Agenda & City Council Minutes Approval - 03.10.2026 Meeting - **Pg. 03**
6. Declaration of Conflicts of Interest

Public Input

City Council and staff strive to keep all discussions respectful, on topic, and solution-focused. Comments should be conducted with kindness and professionalism, and we ask that all public comments follow the same standard. **Comments are limited to 3 minutes.**

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. Pratt Redd
 - a. City Manager Report
4. Patrick Parsons
 - a. Monthly Water & Public Works Report **Pg. 12**
5. Taylor Francom
 - a. Monthly Airport & Building Reports **Pg. 15**
6. David Palmer
 - a. Quarterly Parks & Rec Report **Pg. 17**



7. Youth City Council Report
 - a. Events & Upcoming Initiatives

Discussion Items

1. San Juan County EMS Tax Discussion - Jeremy Hoggard **Pg. 18**
2. Water Rates / Tiers for 2026 **Pg. 19**
3. Zone Change Request & Manufactured Home Code **Pg. 20**

Advice & Consent

1. Community Easter Egg Event - Annual Funding Request
2. City Cleanup Voucher **Pg. 28**

Business Items

1. Resolution 03-24-2026-1 Approval of Water Rate Tier Pricing **Pg. 29**
2. Ordinance 2026 - Approval of Zone Change - Hughes **Pg. 33**
3. Approval of MHC Zone Change & Code - Ordinance **Pg. 37**

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 MEETING MINUTES

Mayor Trevor Olsen
Mayor Pro-Tempore Charlie Taylor
Council Member Chris Ewald
Council Member Kellen Nielson
Council Member Chad Moses
Council Member Jesse Grover

March 10, 2026 6:00 PM - Work Session
March 10, 2026 7:00 PM City Council Meeting
50 West 100 South Street,
Blanding Utah 84511
Meetings live streamed when available at:
<https://meet.google.com/xxg-uefm-yut>

Work Session

1. Upcoming Priorities for Planning Commission - Discussion

- Mr. Muhlestein stated that the planning commission is seeking direction from the council regarding future priorities for their work, as they have worked through updates for all residential districts in the zoning code. The council discussed some potential options, including subdivision codes, mixed use zoning, short term rentals, considering changes to curb requirements, and defining a downtown zone. A key area for review is the subdivision code, specifically the current requirement that any property over an acre and a half is considered a major subdivision. It was suggested that the council look at the subdivision code first to potentially make it easier for contractors to develop subdivisions by creating standards that avoid features like curb and gutter that drive up the costs of development. Implementing such changes would achieve a more rural look.
- The possibility of allowing some level of mixed-use in commercial zones was discussed, with the commission being in favor of this concept. The main goal of mixed-use zoning is to standardize practices that are already occurring, such as having apartments above shops, while ensuring that the commercial zone is not essentially given away entirely to housing. Economic development is critical, as commercial zones generate more tax revenue relative to the cost of services provided compared to residential zones.

2. Abandoned Property / Flat Fee Rates - Discussion

- Mr. Redd initiated discussion on utility billing cleanup, focusing on properties with one water meter supplying multiple tenants, common in commercial buildings or high-density housing. A key issue is that multiple tenants may each have separate accounts for power, gas, and trash, but share a single water and sewer connection, often resulting in the property owner being billed for water overages. Mr. Redd introduced two options for addressing this problem.
- **Option 1 for Utility Billing:** Option 1 proposes transferring all utility accounts to the landlord, reducing the number of accounts from multiple to one. To compensate the landlord for the increased burden and risk of collecting

utilities from tenants, they would only pay one flat rate for sewer and water instead of multiple, potentially saving them about \$1,000 annually. This approach aims to eliminate the hassle of managing multiple accounts, reduces late fees, and encourages landlords to fill vacant rental spaces.

- **Option 2 for Utility Billing:** Option 2 involves the city continuing to handle and individually bill all tenant accounts. This option is often requested by properties receiving federal assistance, such as apartment complexes, where utilities cannot be factored into the rent. The council discussed potentially limiting Option 2 to properties that meet specific qualifications, like those under federal regulation, while requiring all others to use Option 1.
- **Abandoned Property Utilities and Incentives:** A related issue involves abandoned properties, where utilities might be hooked up but unused, leading to concerns about lost revenue and collections. The council noted that a previous agreement allowed for a \$4 charge for utilities unused for over two years, which may inadvertently incentivize owners to continue neglecting the property. It was suggested that incentives might be necessary to encourage the pulling out, remodeling, or bulldozing of abandoned structures in the city.

3. Water-Wise Review

- The council reviewed a proposed modification to the existing landscaping ordinance, intending to make it "water wise". The current code requires 70% grass coverage of the front yard, and the proposed change would reduce this to 50% for new construction. The proposed changes focus on simplifying the enforcement process by allowing staff to review a site plan and discuss potential water-wise improvements with homeowners, rather than requiring a full, separate landscaping plan. The revised ordinance avoids punitive measures by giving new homeowners 24 months to complete their landscaping after receiving the Certificate of Occupancy (CO), addressing concerns about punishing those facing short-term financial or drought issues. Staff confirmed they are comfortable with the current draft, as it clarifies punishment and simplifies the approval process, and the item is ready to be passed if the council is comfortable moving forward.

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POLICY MEETING

1. Call to Order



2. Roll Call
3. A Prayer was offered by Pratt Redd
4. The Pledge of Allegiance was recited by all in attendance.
5. Consent Agenda & City Council Minutes Approval - 02.24.2026 Meeting

Councilmember Nielson made a motion to approve the consent agenda and minutes from February 24, 2026. Councilmember Moses seconded the motion. Mayor Olsen repeated the motion and asked for discussion or questions. Hearing none, he called for a vote.

Those voting aye:

**Councilmember Taylor
Councilmember Nielson
Councilmember Grover
Councilmember Moses**

Those voting nay:

None

Constituting all members thereof, Mayor Olsen declared the motion carried.

6. Declaration of Conflicts of Interest - None

Public Input

Martin Numbers was present and he went over the plan of salvation, complete with charts and explanations. He stated he plans to be at the library outside from 4 PM to 7 PM on both Tuesday and Thursday to share pertinent information.

Reports

1. Mayor

- Mayor Olsen stated that he and Mr. Redd have the opportunity to go to Washington D.C. and meet with some representatives including Senators Curtis and Lee, Malloy, and Kennedy. Key priorities for discussion during these meetings include opportunity zones, water, monument protection, and economic development.

2. City Council

- Councilmember Taylor wanted to recognize city staff. He said that they have done a great job at the city park with the new section of sidewalk. He stated the concession stand building is looking great with some upgrades. It has come a long way and everyone should go take a look at it.
- Councilmember Grover stated that the high school hosted sterling scholar and because of that, all the other students had to be out of the school so they coordinated with the city to do some clean up. He said that the students were ambitious and got a lot of trash picked up at Walter C. Lyman park, third reservoir, and centennial park.

3. Pratt Redd

a. City Manager Report

- Mr. Redd announced an invitation for the Utah Legacies and Towns event on April 13th at the golf course, which will include training and a Q&A.
- Mr. Redd stated that the facility sharing and School Resource Officer (SRO) contract for Cole Palmer are expiring, and they plan to meet with the school district to discuss renewals. The SRO contract renewal will include looking at an increase to account for previous cost-of-living adjustments (COLA) and moving through the contract's end. He also plans to meet with the superintendent and Jacob Swanson within the next two weeks to update the four-year-old facility sharing agreement, which will incorporate use of the new elementary school.
- Mr. Redd said that state officials will be meeting on March 16th to address the Sinclair gas tank pit to get it remedied and filled in, with the property owner anxious for its completion.
- He also reported that a meeting is scheduled for the 20th with the state dam superintendent to discuss the feasibility of raising the spillway to capture more water on good water years which would be a significant amount of water that can be used.

4. Finance Director Report - James Francom

- Mr. Francom provided the operational budget report and the check register. He noted that the fiscal year is quickly approaching its end. The plan is to start reviewing budgets in work sessions in April, with the goal of finalizing and presenting the budget for June approval.

5. Community Development Report - Ben Muhlestein

- **Blanding Businesses**
 - The renewal period for businesses is over, we currently have 126 active licenses. We will be tracking down and approaching businesses that do not have a current license.
 - The County Business Basecamp is this weekend! It's a great opportunity for businesses to get out there and gain new skills. Saturday the 14th they'll have a day open to the public with food trucks and showcases of local businesses. We look forward to it!
- **Events:**
 - July 4th: Plans are shaping up for this year. We will meet later this month to decide on a theme for the year. Registration for vendors will open up around the first week of April. We have been coordinating with other groups to try and make sure events go smoothly and don't conflict. More to come!
 - Fall Festival: The Fall Festival committee has met several times so far this year and we are looking at keeping some elements while shaking up other parts of the event. We are tentatively planning on September 19th for the event this year.
- **Community Development:**
 - Mobile Home rezoning Public Hearing will happen later this week. We have been

fielding questions frequently over the last few weeks and look forward to hearing from the public at our meeting.

- **Trails**

- On Saturday the 7th we held a volunteer day at 4th reservoir. There were over 15 people there that put in a lot of good hours of manual labor, which resulted in a lot of vegetation getting cleared out. There were several that were dedicated hunters. Some people brought tractors, chain saws and other equipment. Some of the volunteers will continue to work on it as they now know the location of the trail. The trail will be 5 feet wide. It will be made of some really nice material called G3. It will be ADA accessible. The construction of the trail will start soon.

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6. **Police Report - Chief JJ Bradford**

- Chief Bradford stated that we finally have our two new officers finished with the academy and they are doing well in field training.
- February was a busy month for us. As the stat sheet shows, we normally average around 65 cases and this year we did 112 cases even while short staffed.
- Spring is here so we are seeing a lot more dog issues and kids on scooters not paying attention and riding the scooters unsafely. We would ask parents to stress the importance of safety on scooters with their children.
- We had a little flood in the office when a toilet leaked due to a float failure. We were lucky to catch it within an hour of it starting and were able to vacuum up the water and get fans blowing on it quickly.

Discussion Items

1. **Personnel Policy Updates**

- The city is updating its employee policy document to remove outdated language and distribute job posting, hiring, and recruitment process management responsibilities to the city manager or applicable department heads, instead of placing all duties on the mayor. Mr. Redd went over the changes which include adding references to posting jobs on websites and social media and clarifying that electronic applications will be routed to the city manager and department manager. A key change in the placement section allows the city manager to approve a new hire's salary within the advertised range. The new policy also clarifies that new employees are under a one-year probationary period, with evaluations conducted every three months. Policy updates on pages five through eight related to drug and alcohol-free workplace policies were consolidated into a clarified page and a half. This update includes procedures for reasonable suspicion, random testing, and the option for a last-chance rehabilitation agreement at the city council's discretion for policy violations.



Business Items

1. Resolution 03-10-2026-1 Approving of a Letter to the Utah National Guard Regarding Proposed Closure

- WHEREAS, the Utah National Guard is evaluating the potential closure of the Utah National Guard Armory located in Blanding, Utah, currently housing Detachment 1, 118th Transportation Company; and WHEREAS, the Blanding City Council recognizes the important role the Utah National Guard plays in supporting national defense, disaster response, and community resilience throughout the State of Utah; and WHEREAS, the presence of a National Guard unit in Blanding provides meaningful service opportunities for residents of southeastern Utah, including individuals from nearby Navajo, Ute, and Paiute communities; and WHEREAS, relocation of the unit would require service members in the region to travel significant distances for training and monthly drills, which may create barriers to participation; and WHEREAS, the Blanding City Council believes it is in the best interest of the community to respectfully request that alternatives to closure be considered, including potential mission changes or other options that would allow the facility to remain active; and WHEREAS, the City Council has reviewed a proposed letter expressing these concerns and requesting consideration of alternatives to closure.
- Councilmember Taylor wanted some things added to the letter, specifically the unique geographic location as well as the community’s need for services should an emergency arise. He also wanted the letter to state the importance of the armory for emergency service to the Navajo Nation.

Councilmember Taylor made a motion to approve Resolution 03-10-2026-1 approval of a letter to the Utah National Guard regarding the proposed closure with the inclusion of amendments emphasizing the armory's geographical importance and the community's need for the facility in emergencies. Councilmember Nielson seconded the motion. Mayor Olsen repeated the motion and asked for discussion or questions. Hearing none, he called for a vote.

Those voting aye:

**Councilmember Taylor
Councilmember Nielson
Councilmember Grover
Councilmember Ewald
Councilmember Moses**

Those voting nay:

None

Constituting all members thereof, Mayor Olsen declared the motion carried.

2. Resolution 03-10-2026-2 Approval of the Updated Blanding Legacy Trust Bylaws

- WHEREAS, The Blanding Community Legacy Trust (the “Trust”) was originally formed as a nonprofit organization to benefit the community and citizens of Blanding; and WHEREAS, prior versions of the Trust’s bylaws contemplated certain involvement of Blanding City in appointments and approval of



amendments; and WHEREAS, the Board of Trustees of the Blanding Community Legacy Trust has adopted updated bylaws in February 2026 reflecting its intent to operate as an independent nonprofit corporation under Utah law and Section 501(c)(3) of the Internal Revenue Code; and WHEREAS, the updated bylaws remove provisions requiring approval of amendments by the Blanding City Council and provide that trustee appointments and vacancies shall be filled by the Board itself; and WHEREAS, no City funds, assets, or property are being transferred pursuant to this action; and WHEREAS, the City Council finds that it is appropriate to formally acknowledge the Trust’s updated governance structure and clarify that the Trust shall operate independently from Blanding City.

- Concerns were raised regarding the financial separation, particularly since a city employee spent time developing the \$160,000 fund for the trust and the city has been collecting donations for the trust through city billing. The trust was created with the goal that it would help support and fund projects that would benefit the city of Blanding and its residents, there was concern if that would still be the case if the city severed ties with the trust. The mayor noted the optics were poor, as the money built under city support is now transferred out of city control. Despite lingering concerns about the financial separation and the transition of funds accumulated with city staff’s time, the council voted to approve the resolution.

Councilmember Ewald made a motion to approve Resolution 03-10-2026-2 approving the updated Blanding Legacy Trust bylaws. Councilmember Moses seconded the motion. Mayor Olsen repeated the motion and asked for discussion or questions. Hearing none, he called for a vote.

Those voting aye:

**Councilmember Taylor
Councilmember Nielson
Councilmember Grover
Councilmember Ewald
Councilmember Moses**

Those voting nay:

None

Constituting all members thereof, Mayor Olsen declared the motion carried.

3. Resolution 03-10-2026-3 Approval of Updated Public Works Rental Agreement Form

- WHEREAS, Blanding City owns and operates certain public works equipment that may be made available for limited rental use when not required for municipal purposes; and WHEREAS, the City desires to establish a standardized Equipment Rental Request & Agreement form to ensure proper documentation, scheduling, liability protection, and operational control; and WHEREAS, the proposed Equipment Rental Request & Agreement provides that all equipment shall be operated exclusively by qualified Blanding City personnel and prohibits self-operation by renters; and WHEREAS, the proposed agreement includes provisions relating to scheduling priority, indemnification, liability, billing, and safety requirements; and WHEREAS, the City Council finds it appropriate to



establish uniform rental rates to recover equipment, labor, and administrative costs associated with such rentals

Councilmember Ewald made a motion to approve Resolution 03-10-2026-3 approving the updated public works rental agreement. Councilmember Taylor seconded the motion. Mayor Olsen repeated the motion and asked for discussion or questions. Hearing none, he called for a vote.

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

4. Ordinance 2026-3 Approval of Water-Wise & Landscaping Code Amendments

- WHEREAS, Blanding City recognizes the importance of responsible water management and conservation to ensure long-term sustainability of the City's water resources; and WHEREAS, outdoor irrigation represents a significant portion of municipal water use and water-wise landscaping practices can substantially reduce water demand; and WHEREAS, the State of Utah encourages municipalities to adopt water-wise landscaping standards to promote efficient water use and improve long-term community resilience; and WHEREAS, the City Council finds that establishing clear landscaping standards for new development will support responsible growth while maintaining attractive and functional community design; and WHEREAS, City staff have prepared updated landscaping standards to provide reasonable limits on turf areas, encourage drought-tolerant landscaping practices, and maintain flexibility for property owners; and WHEREAS, the City Council finds that adoption of updated landscaping and water-wise standards is in the best interest of the health, safety, and welfare of the residents of Blanding City.

Councilmember Ewald made a motion to approve Ordinance 2026-3 approving the Water Wise and landscaping code amendments. Councilmember Moses seconded the motion. Mayor Olsen repeated the motion and asked for discussion or questions. Hearing none, he called for a vote.

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

Adjournment

Councilmember Nielson made a motion to adjourn. Councilmember Ewald seconded the motion. Mayor Olsen repeated the motion and asked for discussion or questions, hearing none, he called for a vote.

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

The meeting adjourned at 8:09pm

Blanding City Monthly Water Report



February 2026

Reported in Acre Feet (1 acre foot = 325,851 gallons)

Reservoir	Total Reservoir Capacity	Required Consrvn Capacity	Total Usable Capacity	City Share of Total Capacity	Current Reservoir Volume	Unused City Storage	City Share of Current Volume	City Share of Volume 2025	City Share of Volume 2024
Starvation	500	0	500	500	139	361	139	363	388
4th Reservoir	2,350	250	2,100	2,100	1,600	750	1,350	1,533	1,783
3rd Reservoir	250	50	200	200	134	116	84	155	190
Drywash	500	100	400	0	0	0	0	0	0
Recapture	8,444	2,500	5,944	800	2,450	800	800	800	800
Total	12,044	2,900	9,144	3,600	4,323	2,027	2,373	2,851	3,161

	Gallons/Per Day	Acre Feet/Month
Pipeline Flow	1,065,107	91.5

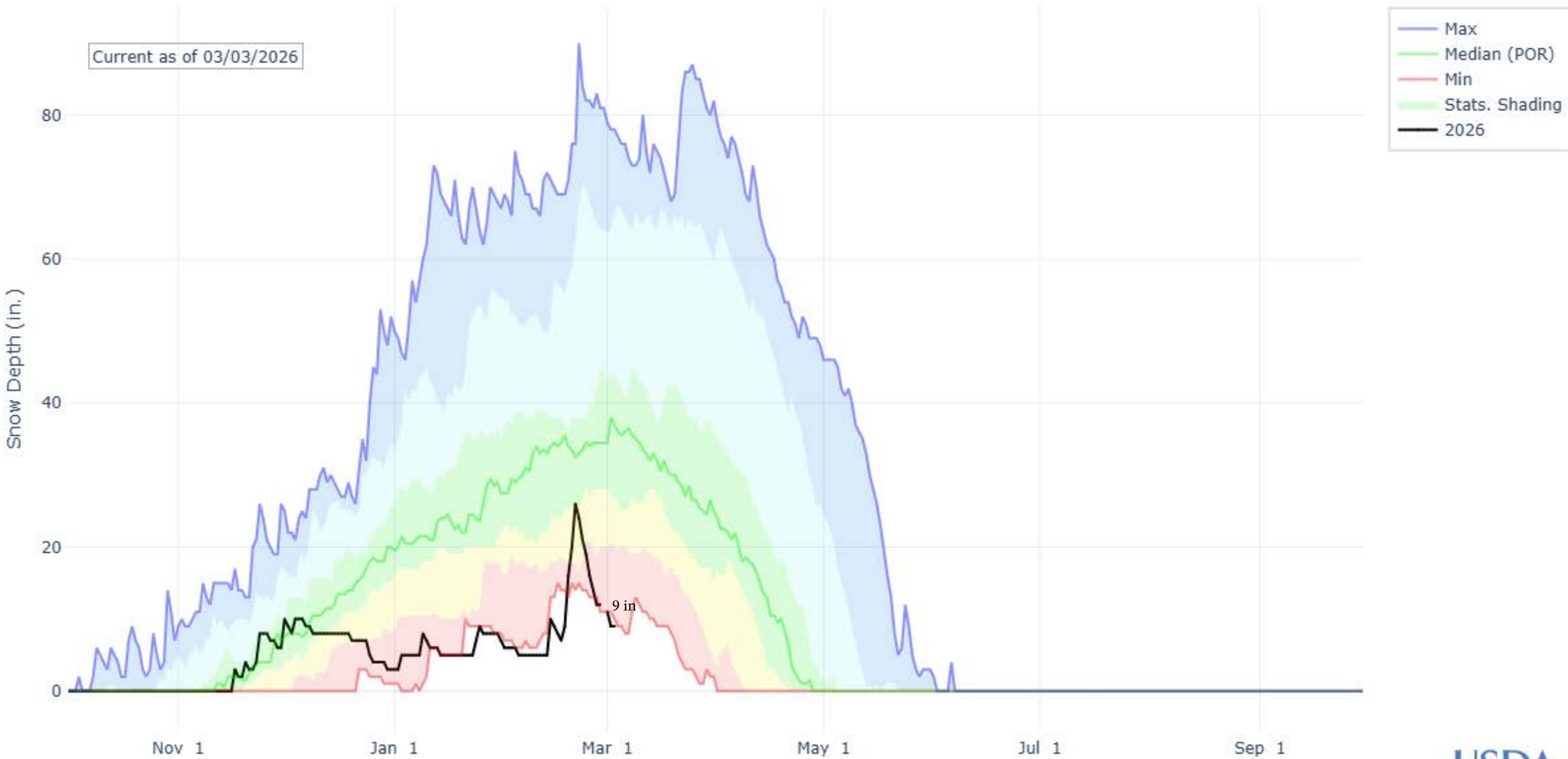
	Gallons	Acre Feet
Monthly Total Treated	7,966,590	24.50
Monthly Total Pumped	Well A	0.00
	Well B	0.00
	Well C	0.00
Total Montly Treated and Pumped		24.50

Notes:
Precipitation still just over 100% of average at 16 inches. Snow depth still well below average at 9 inches.

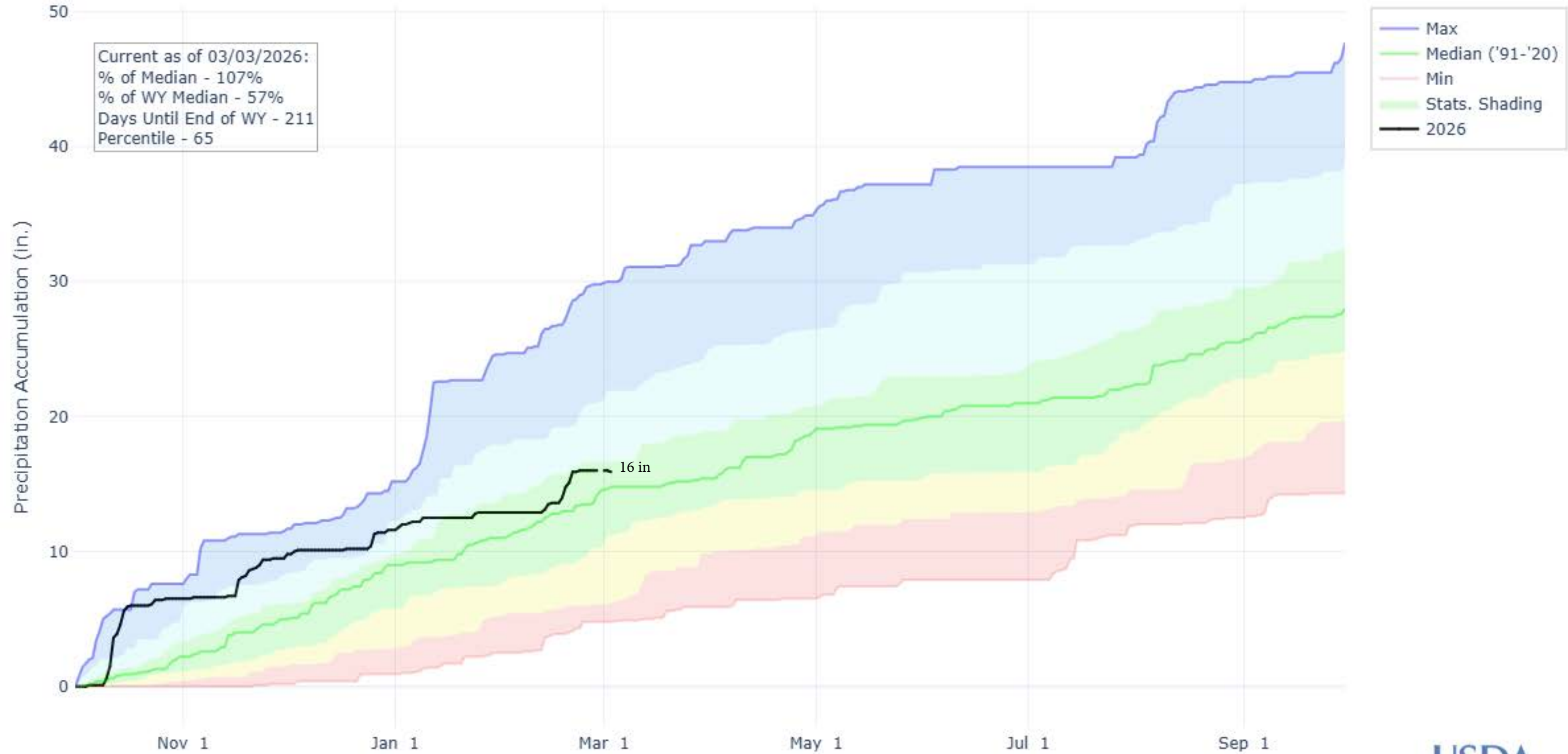
Month to Month Reconciliation Upper System	
Beginning Reservoirs Storage	1,531.00
Plus Water Taken From Pipeline	91.50
Plus Water Taken From Ditch	0.00
Plus Water Pumped from Recapture	0.00
Plus Water to System from Irrigation Shares	0.00
Less Water Treated	24.50
Less Water Sold Third Parties	0.00
Less Raw Water Tap Sales	0.00
Less Water Loaned Irrigation Agreement	0.00
Less Evap/Ditch/Theft/Backwash losses	25.00
Ending Reservoir Storage	1,573.00

Blanding City Water from Recapture Sold to Energy Fuels: ac ft
3rd Reservoir Raw Water Meter: 0 ggal

CAMP JACKSON, UT (383) SNOW DEPTH



CAMP JACKSON, UT (383) PRECIPITATION ACCUMULATION



CITY COUNCIL MEETING - STAFF REPORT

Prepared By: Taylor Francom
Subject: February 2026 Airport Report

Fuel Farm

- Funding request sent to the state for upgrading the fuel card reader. Currently under review

AWOS

- Old AWOS removal- State followed up giving us the go ahead to remove and salvage the system.

Apron Rehabilitation

- Grant under review with the FAA

Notes:

- Terminal Building HVAC being fixed
- Accurate spray foamed insulation in 1 hanger



CITY COUNCIL MEETING - STAFF REPORT

Prepared By: Taylor Francom
Department: Building Department
Subject: February 2026 Report

New permits issued

- 2 Permits
 - 1 Remodel
 - 1 Outbuilding

Inspections Completed

- 22 Inspections completed
 - 13 Residential
 - 9 Commercial

Notes:

- Active issued permits- 21

Parks & Recreation 2026 1st Quarter Report

The Parks & Recreation Department experienced a highly productive first quarter in 2026, delivering expanded programming and achieving significant operational milestones. Key departmental accomplishments are detailed below:

- **Youth Sports Programming:** Successfully completed the Boys Basketball league, running from January through early February. This included the second consecutive year of the specialized 1st & 2nd grade league, emphasizing our commitment to early youth engagement.
- **Economic & Community Impact:** Launched the youth volleyball season and hosted a major tournament featuring 59 teams. This represents an increase over last year's 56 teams, successfully driving increased community visitation and local economic activity.
- **Staffing:** Strengthened departmental capacity with the hiring of Trevor Hawkins as a new full-time Parks & Recreation staff member. Mr. Hawkins has already demonstrated significant value to the team.
- **Infrastructure & Facility Upgrades:**
 - The Centennial Park concession stand remodel is completed and fully operational. We are waiting for a few items to arrive.
 - The clubhouse above the concession stand is also finished, pending the acquisition of furnishings (chairs, etc.) to allow for full utilization by coaches, umpires, and announcers.
- **Grant Submission:** Submitted a grant application for funding to construct permanent restroom facilities at Central Park, a critical step in enhancing park amenities.
- **Wellness Center Growth:** Compared to this time last year, The Wellness Center saw a significant year-over-year increase of a couple thousand visits for facility use (excluding basketball and volleyball spectators). This growth is likely attributed to the popular new equipment installed at the end of 2025.
- **Professional Development:** Departmental leadership, including the Parks & Recreation Director and the Wellness Center manager/assistant recreation director, attended the URPA (Utah Recreation & Parks Association) annual conference. This opportunity ensures staff are prepared and motivated for the upcoming busy season.
- **Asset Management Initiative:** The department has initiated a comprehensive, systematic inspection of all city-owned buildings and park infrastructure to proactively identify and document necessary maintenance and repair needs, ensuring the long-term stewardship of public assets.

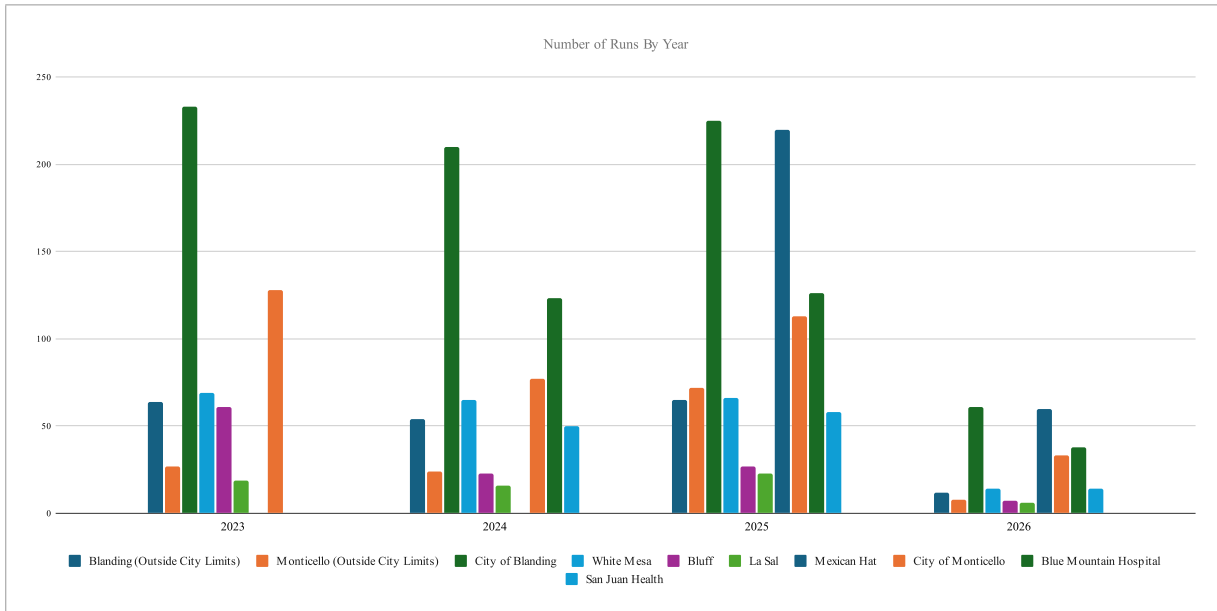
Number of Runs					
Scene Incident by City	2023	2024	2025	2026	% of Run Total
Blanding (Outside City Limits)	64	54	65	12	6%
Monticello (Outside City Limits)	27	24	72	8	5%
City of Blanding	233	210	225	61	24%
City of Monticello	128	77	113	33	11%
Bluff	61	23	27	7	3%
White Mesa	69	65	66	14	7%
La Sal	19	16	23	6	2%
Tourism Related (out of service area)			220	60	21%
Blue Mountain Hospital		123	126	38	14%
San Juan Health		50	58	14	6%
Total Transported	601	642	995	253	

Canceled / Refusals	2023	2024	2025	2026
Blanding	26	43	52	
Monticello	35	44	51	
Bluff	12	14	12	
White Mesa	7	8	10	
La Sal	5	6	15	
Mexican Hat	5		2	
YTD	90	115	142	29

Current EMS budget 2026

Projected Revenues	\$707,309
Projected Personal Expenses	\$734,646
Projected Operating expenses	\$367,455
Supplemented funds	\$294,792
Total	\$1,102,101

2025 1671.74 per call @ 591
 2024 1883.10 per call @ 588 calls
2023 1860.10 per call @ 583 calls



Residential & Commercial Tiers and Rates

Inside City Limits					
Level	Usage (Gallons)	Color-Coded Rate Year			
		Green	Yellow	Orange	Red
1	0 - 8,000	\$1.09	\$1.09	\$1.62	\$2.88
2	8,001 - 28,000	\$1.37	\$1.37	\$2.01	\$3.61
3	28,001 - 48,000	\$1.63	\$1.76	\$2.12	\$3.71
4	48,001 - 68,000	\$2.18	\$2.36	\$2.55	\$3.93
5	68,001 - 88,000	\$2.59	\$2.87	\$3.13	\$4.24
6	88,001 - 999,999	\$3.06	\$3.65	\$3.71	\$4.50

Usage of 48,000

Green	\$0
Yellow	\$2.60
Orange	\$26.84

Outside City Limits					
Level	Usage (Gallons)	Color-Coded Rate Year			
		Green	Yellow	Orange	Red
1	0 - 8,000	\$2.18	\$2.18	\$3.23	\$5.76
2	8,001 - 28,000	\$2.73	\$2.73	\$4.02	\$7.22
3	28,001 - 48,000	\$3.26	\$3.53	\$4.24	\$7.41
4	48,001 - 68,000	\$4.37	\$4.72	\$5.11	\$7.86
5	68,001 - 88,000	\$5.17	\$5.74	\$6.26	\$8.48
6	88,001 - 999,999	\$6.13	\$7.29	\$7.41	\$9.01



Carrie Hughes Zone Change Request Information

What is the stated purpose of the zone change request?

- Changing conditions.

Reasons why the Planning Commission recommended the change.

- The area has current conditions similar to R-2. (Smaller lots) The lots involved fit an R-2 quality.
- R-2 is adjacent to the area proposed, this is not creating an island of R-2.
- Just last year a similar request was granted, creating a sort of precedence.
- While many protests were about the potential dwelling unit to be placed on the lot, the Planning Commission determined that their focus was on the above arguments.

Reasons why this is opposed. (Summarized)

- Written comments that were submitted are attached below.
- Just because it meets requirements does not mean that it should be changed. (Meaning that we should encourage lots to eventually conform to their zoning, not the other way around.
- They are worried about the potential housing unit coming in. They fear that another rental would degrade the neighborhood and bring down housing prices.
- They don't like the permitted uses in R-2. See the further comments below.



Email from Linda Simmons

Hi Ben,

Regarding the proposed zone change in my neighborhood, I find myself divided on the matter.

On one hand, I have supported the use of small lots since my time on the board and wish to continue that support. However, many of my neighbors are strongly opposed to this change due to the specific type of building proposed, and I feel it is important to represent their concerns as well. I personally share these concerns, as I do not want a building that will negatively impact my property value or that of my neighbors.

My primary concern is ensuring that the right-of-way remains unchanged. If this proposal interferes with that right-of-way, I am in opposition to the request.

Thank you,

Linda Swenson (Simmons)



To: Blanding City Council

I am writing to formally protest the potential zoning change to the lots owned by Carrie Hughes and Jim Hunt, from R-1 to R-2, for the purpose of creating additional rental housing. This change could affect the residences in the area if allowed in the following ways:

- Minimum lot size can be decreased from R-1's requirement of 7,500 sq. ft. to R-2's requirement of only 4,050 sq. ft.
- Minimum lot width can be decreased from R-1's requirement of 70 ft. to R-2's requirement of only 45 ft.
- Maximum lot coverage can be increased from R-1's requirement of dwelling units and their accessory uses shall cover no more than 40% of the total lot area, to R-2's allowance of 50%.
- Maximum lot coverage can be increased from R-1's requirement of all other permitted uses and their accessory uses shall cover no more than 25% of the total lot area, to R-2's allowance of 40%.
- While R-1 only allows for the following:

10.5A.2 Permitted Uses



- A. Permanent single-family dwelling. Minimum square footage of living space, one thousand one hundred (1,100).
- B. Permanent single-family dwelling. Minimum square footage of one thousand one hundred (1,100), with one of the following (ADU accessory dwelling units) apartment types minimum of seven hundred (700) square feet of living space:
 1. Basement.
 2. Attic.
 3. Garage or over garage.
- C. Public parks and playgrounds.
- D. Public schools, elementary and secondary.
- E. Churches and parish houses.
- F. Essential public utility and public service installations for the benefit and protection of the immediate surrounding area. Such uses shall not include business offices, repair, sales or storage facilities.

10.5A.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. Residential occupancy, as long as the primary dwelling is owner occupied.



R-2 allows for the following:

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, two hundred fifty six (256) 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 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:
 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. Nursing homes and assisted living/long term care facilities.
- H. Professional offices as Attorney offices, Accountants and tax preparers, Architects and engineers, Real estate agents or brokers, Insurance agents, Therapists, counselors, or psychologists and Consultants. These should follow the following standards:
 1. 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.
 2. 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.
 3. 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.
 4. 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).
 5. 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.
- I. Churches and parish houses.
- J. Higher educational institutions and vocational schools.
- 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.



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. May include residential occupancy.

- Another difference between the two zones is:

R-1 Residential District:

Allowed	Yes
Style	Pitched roofs, siding, stucco, brick, carport or garage required
Types Allowed	Doublewides, fabricated, manufactured
Size	Minimum of 1,100 square feet
Foundation	Must have "perimeter foundation" (see definition in section 12-1-1 of this chapter)
Location	Allowed in any R-1 district not having restrictive covenants that prohibit that housing type or style
Building Permit Required	Yes

R-2 Residential District:

Allowed	Yes
Style	Pitched roofs, siding, stucco, brick Optional: Carport or garage
Types Allowed	Doublewides, fabricated, manufactured
Size	Minimum of 700 square feet
Foundation	Must have "permanent foundation" (see definition in section 12-1-1 of this chapter)
Location	Allowed in any R-2 district not having restrictive covenants that prohibit that housing type or style
Building Permit Required	Yes



As outlined above there are significant differences between the zones of R-1 and R-2. In recent meetings by the Planning and Zoning Commission of Blanding City it has been proposed to absorb the current Mobile Home District Zone into R-2 and change the current codes for pre-fabricated homes in R-2 to allow that. This would also mean that a zoning change, if allowed to become R-2, could give the opportunity for a pre-fabricated home community.

Below is a list of Purposes for things as listed in Blanding City's Code online:

Purpose for Zoning Regulations:

The zoning regulations and districts, as hereinafter set forth, have been made in accordance with a comprehensive study of the city with reasonable consideration, among other things, being given to the existing and potential uses for each of the districts, to the character of the districts as they relate to the community, to the conservation of land and building values, and to the most appropriate use of land throughout the city. This title is designed to promote the health and the general welfare; prevent overcrowding of land; avoid undue concentration of population; prevent scattered, haphazard, new growth; avoid land use conflicts; upgrade and maintain an attractive appearance; and to facilitate the adequate provision of streets, utilities, schools, parks and other public facilities.

R-1 Residential District

- The R-1 residential district is intended as a low density residential area of single family dwellings, and is intended to include related recreational, religious, cultural and educational facilities normally required to provide a balanced and attractive residential area.

R-2 Residential District

- 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.

The purposes of the two residential districts vary drastically, and while that may not be the intent with this appeal, it still opens the door to future possibilities that are incongruent with the rest of the nearby community. Included in the Blanding City code is a minimum size requirement for changing zones of 5 acres. The two lots seeking the zone change do not meet this requirement.



E. Intent And Minimum Size:

1. Specified: It is the intent of this title that zoning districts be of such a size as to function effectively and for the benefit of the community or a significant segment of the populace. For that reason, no amendment to this title shall be adopted whereby the zoning classification is changed unless the area to be zoned meets the following minimum size requirements:

R-1	5 acres
R-2	5 acres
C	5 acres
I	5 acres
O	1 acre
MH	2 acres

Additionally, according to Blanding City Code there are requirements that must be met to grant a rezone that include the following:

B. Type Of Amendments And How Made:

1. Amendments shall be of two (2) types:
 - a. Language amendments which seek to change the wording of this title; and
 - b. Map amendments which seek to change the district boundary lines on the official map.
2. Applications for amendments of either type shall be made to the building inspector, who may develop forms for this purpose. The application shall include, among other things:
 - a. The name and address of the applicant; and
 - b. The applicant's interest in the application; and
 - c. The nature and effect of the proposed amendment; and
 - d. A description and map of any area sought to be rezoned; and
 - e. A statement of the legal basis for such an amendment, whether to correct an error or to recognize changing conditions.

I want to emphasize that there must be a legal basis for the amendment or rezone. As the surrounding community has not changed in such a way that would justify increasing the density of the neighborhood, I don't believe there is a legal basis for the rezoning appeal.

This appeal for rezoning, if approved, could impact the surrounding community in a variety of ways. It would increase the density of the population in the area, add another residence in the area that is not owner-occupied, and other possible impacts. The proposed structure of a Quonset Hut, stick-built tiny home does not fit in with the current residences' appearances that are mainly brick and siding homes. The possibility that this quonset hut, if placed in the community, could decrease the property values of the residences around it is also concerning. It goes against the purpose of the zoning regulations to: **prevent overcrowding of land; avoid undue concentration of population; prevent scattered, haphazard, new growth;** avoid land use conflicts; **upgrade and maintain an attractive appearance...** If the appeal is approved, the residence that was mentioned at the Planning and Zoning meeting would not be like most ADU's where it is in the interior of the lot, but it would be right on the road in full view.



I respectfully request that the appeal for the rezoning of the lots be rejected and allow the neighborhood to maintain its integrity as one of the few blocks of R-1 on the south side of Blanding City. If the owners of the lots really need the additional income of another rental, it would be a possibility to add it as an ADU to their owner occupied residence instead. Since both R-1 and R-2 allow ADU's for owner occupied residences, it should be possible for the requested rental structure to be placed on their permanent residences. This solution would also help to not exacerbate the issue of islanding zones, as was brought up by one of the members of the Planning and Zoning Committee when the appeal was brought to their attention.

Thank you for your time and consideration on this matter.

Tom & Joni Kane 435 S. 200 W.

BLANDING
CITY

EXPIRES AUGUST 31, 2026



Voucher not valid without raised seal

RESIDENTIAL WASTE VOUCHER

Blanding City Garbage Utility Customers

ONE TIME USE

\$30 VALUE

Valid April 1 - August 31 2026

San Juan County Landfill

S Hwy 191 Mile Post 35 ½

435-678-3070

Pricing available at:

<https://sanjuancountyut.gov/landfill>



RESOLUTION 03-24-2026-1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BLANDING, UTAH, APPROVING AN ADJUSTMENT TO THE WATER RATE TIER FROM GREEN TO ORANGE

WHEREAS, Blanding City owns and operates a municipal water system and is responsible for providing safe, reliable water service to its residents and businesses; and

WHEREAS, Blanding City has implemented a tiered water rate structure to promote responsible water use and ensure the financial sustainability of the water utility; and

WHEREAS, the City Council has reviewed current water consumption data, financial projections, and water resource availability and has determined that an adjustment from the Green Tier to the Orange Tier is necessary to support the long-term viability of the water system; and

WHEREAS, the adjustment of water rates is consistent with the City's goal of maintaining a sustainable and efficient water utility while encouraging conservation and ensuring sufficient revenue for infrastructure maintenance and improvements.

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

1. Adjustment of Water Rates. Effective upon the passage of this resolution, all water rates previously categorized under the Green Tier shall be moved to the Orange Tier as outlined in the City's approved water rate schedule that is attached hereto and incorporated herein.
2. Implementation and Enforcement. The City Manager and Finance Department are directed to take all necessary actions to implement the rate adjustment, including updating billing systems, notifying customers, and enforcing the revised rates.
3. Public Notification. The City shall provide public notice of this rate adjustment through appropriate channels, including the City website, utility bills, and public meetings.
4. Severability. If any provision of this Resolution is found to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.



ADOPTED AND APPROVED this _____ day of _____, 2025.

SIGNED:

Trevor Olsen, Mayor

ATTEST:

Pratt Redd, City Manager/Deputy Recorder



RESOLUTION 03-24-2026-1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BLANDING, UTAH, APPROVING AN ADJUSTMENT TO THE WATER RATE TIER FROM GREEN TO YELLOW

WHEREAS, Blanding City owns and operates a municipal water system and is responsible for providing safe, reliable water service to its residents and businesses; and

WHEREAS, Blanding City has implemented a tiered water rate structure to promote responsible water use and ensure the financial sustainability of the water utility; and

WHEREAS, the City Council has reviewed current water consumption data, financial projections, and water resource availability and has determined that an adjustment from the Green Tier to the Yellow Tier is necessary to support the long-term viability of the water system; and

WHEREAS, the adjustment of water rates is consistent with the City's goal of maintaining a sustainable and efficient water utility while encouraging conservation and ensuring sufficient revenue for infrastructure maintenance and improvements.

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

1. Adjustment of Water Rates. Effective upon the passage of this resolution, all water rates previously categorized under the Green Tier shall be moved to the Yellow Tier as outlined in the City's approved water rate schedule that is attached hereto and incorporated herein.
2. Implementation and Enforcement. The City Manager and Finance Department are directed to take all necessary actions to implement the rate adjustment, including updating billing systems, notifying customers, and enforcing the revised rates.
3. Public Notification. The City shall provide public notice of this rate adjustment through appropriate channels, including the City website, utility bills, and public meetings.
4. Severability. If any provision of this Resolution is found to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.



ADOPTED AND APPROVED this _____ day of _____, 2025.

SIGNED:

Trevor Olsen, Mayor

ATTEST:

Pratt Redd, City Manager/Deputy Recorder



ORDINANCE 2026-4

AN ORDINANCE APPROVING A ZONE CHANGE FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO R-2 (MULTI-FAMILY / INSTITUTIONAL RESIDENTIAL) FOR CERTAIN REAL PROPERTY WITHIN BLANDING CITY

WHEREAS, Blanding City has adopted zoning regulations to promote the health, safety, and general welfare of the community, including orderly growth, appropriate land use, and compatibility between uses; and

WHEREAS, an application has been submitted requesting a zone change from R-1 (Single-Family Residential) to R-2 (Multi-Family / Institutional Residential) for certain real property located within Blanding City; and

WHEREAS, the Planning and Zoning Commission has reviewed the application and recommended approval based on findings that:

1. The existing lot sizes and development pattern are consistent with R-2 characteristics;
2. The proposed rezone is adjacent to existing R-2 zoning and does not create an isolated zoning district; and
3. Similar zone changes have been approved in the area, establishing precedent;

WHEREAS, the City Council has considered public input both in support of and in opposition to the request, including concerns regarding density, permitted uses, and neighborhood character;

WHEREAS, the City Council finds that zoning decisions are to be based on long-term land use compatibility and consistency with the purposes of the City's zoning code, rather than solely on potential future uses of a property; and

WHEREAS, the R-2 Residential District is intended to accommodate higher density residential, office, and institutional uses that provide services to the broader community, which is consistent with the proposed use of the property;



WHEREAS, the City Council finds that the requested zone change represents an appropriate transition of land use and is consistent with the surrounding area and future development patterns;

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

Section 1. Approval of Zone Change

The zoning classification of the property described herein is hereby amended from R-1 (Single-Family Residential) to R-2 (Multi-Family / Institutional Residential).

Section 2. Property Description

The property subject to this zone change is described as follows:

Carrie Hughes' Property - BLANDING TOWNSITE SURVEY, BLOCK 54, LOT 3: BEG 125 FT N OF SW COR LOT 3, BLOCK 54, BLANDING TOWNSITE SURVEY, RNG TH E 145 FT, S 125 FT, W 70 FT, N 75 FT, W 75 FT, N 50 FT TO POB. (.29 AC)
B0000054003B

James Hunt's Property - BLANDING TOWNSITE SURVEY, PLAT A, BLOCK 54, LOT 3: BEG AT THE SW COR OF LOT 3, BLOCK 54, BLANDING TOWNSITE SURVEY, PLAT A, AND RNG TH N 75 FT, TH E 75 FT, TH S 75 FT, TH W 75 FT TO POB. (.13 AC)
B0000054003C

Section 3. Findings

The City Council adopts the following findings in support of this approval:

1. The rezone is consistent with the intent and purpose of the Blanding City zoning ordinance.
2. The surrounding area exhibits characteristics compatible with R-2 zoning, including smaller lot sizes and proximity to existing R-2 districts.
3. The rezone does not create an isolated or incompatible zoning pattern.



4. The rezone aligns with the City's responsibility to apply zoning standards consistently and equitably.
5. The rezone supports appropriate land use that serves the broader community.

Section 4. Severability

If any provision of this Ordinance is held invalid, such invalidity shall not affect the other provisions of this Ordinance.

Section 5. Effective Date

This Ordinance shall take effect upon publication and as provided by law.



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

Trevor Olsen, Mayor

ATTEST:

Pratt Redd, 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, Trevor Olsen, Mayor and Pratt Redd, 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: _____

Overview of the Proposal

The proposed ordinance eliminates the existing **Mobile Home (MH) zoning district** and replaces it with a modern regulatory framework that allows **Manufactured Home Communities** only as a **conditional development type** within the R-2 zone. The ordinance also establishes clear transition rules for existing MH-zoned properties and adopts development standards.

Upon adoption:

- The MH zone is removed from the zoning map and code.
- All former MH-zoned parcels are immediately rezoned to the surrounding base zone(s).
- Existing manufactured housing uses become **legal nonconforming uses**.
- A new **Manufactured Home Community** classification is created, subject to Planning Commission review through the Conditional Use Permit and Site Plan process.

Rationale for the Ordinance

1. Outdated Terminology and Regulations

The term “mobile home” is outdated and commonly refers to pre-1976 manufactured housing, which is not permitted anywhere in the City. Retaining the MH zone creates confusion and inconsistency with modern building standards and state and federal housing regulations.

2. Improved Public Health, Safety, and Design

The current MH zoning district lacks many of the design, infrastructure, and maintenance standards now expected for higher-density residential developments. The new ordinance:

- Requires proper utilities, storm drainage, access, parking, and open space
- Ensures communities are designed for long-term livability and safety

- Provides enforceable maintenance and management requirements

3. Consistency with the City's Zoning Framework

Rather than functioning as a standalone zoning district, manufactured housing is treated like other higher-density residential developments — permitted only through a conditional process and reviewed for compatibility with surrounding neighborhoods.

4. Clear and Fair Transition for Existing Properties

Existing manufactured housing uses are allowed to remain as legal nonconforming uses. Property owners also have the opportunity to apply for approval as a Manufactured Home Community, bringing their site into compliance with modern standards.

Reduced Minimum Parcel Size for Existing Sites

The ordinance establishes a **1.5-acre minimum parcel size** for new Manufactured Home Communities. However, it allows the Planning Commission to approve a **reduced minimum parcel size for existing sites** that were previously zoned MH, provided all other development standards are met.

This flexibility is included because:

- Many existing MH areas were platted decades ago and cannot physically expand to meet modern acreage thresholds.
- Requiring strict compliance would effectively prohibit existing sites from upgrading infrastructure or legalizing their status.
- Health, safety, access, open space, and design standards still apply in full; only the parcel size may be adjusted.

This provision allows older sites to transition responsibly without granting blanket exemptions or creating new nonconforming conditions.

Summary

The proposed ordinance modernizes the City's land use regulations by:

- Eliminating an outdated zoning district
- Clarifying that pre-1976 mobile homes are not permitted
- Providing clear rules for existing manufactured housing
- Establishing enforceable standards for future manufactured housing developments

The Planning Commission believes this approach balances neighborhood compatibility, property rights, and long-term community goals, while reducing regulatory ambiguity and improving public safety.

DRAFT ORDINANCE

ORDINANCE NO. _____

AN ORDINANCE ELIMINATING THE MOBILE HOME (MH) ZONE, ESTABLISHING NONCONFORMITY RULES, AND ADOPTING MANUFACTURED HOME COMMUNITY DEVELOPMENT STANDARDS.

SECTION 1. PURPOSE AND INTENT

The purpose of this ordinance is to:

1. Eliminate the former Mobile Home (MH) zoning district;
 2. Adopt clear development standards for Manufactured Home Communities to ensure safe, sanitary, well-planned, and attractive residential environments consistent with Blanding City's development objectives.
-

SECTION 2. REPEAL OF MOBILE HOME ZONING DISTRICT

A. Elimination of Zone.

The zoning district formerly known as the **Mobile Home Zone (MH)** is hereby **repealed in its entirety** and removed from the City Zoning Map and Zoning Code.

B. Removal from Zoning Map.

All references to the MH Zone within the City's zoning map and land use code are hereby deleted.

SECTION 3. TRANSITION OF FORMER MOBILE HOME (MH) ZONED AREAS

A. Elimination of the Mobile Home (MH) Zoning District

Upon the effective date of this ordinance, the **Mobile Home (MH) zoning district** is hereby eliminated. All parcels previously designated as MH on the City Zoning Map shall be **immediately rezoned** to the base zoning district or districts that most closely correspond to and surround the former MH-zoned parcels, as determined by the City.

B. Immediate Nonconforming Status of Existing Residential Uses

Upon the effective date of this ordinance, any manufactured home located on property formerly zoned Mobile Home (MH) that does not conform to the standards of the zoning district to which it is rezoned shall be deemed a legal nonconforming building.

SECTION 4. CREATION OF “Manufactured Home Community” AS A CONDITIONAL DEVELOPMENT TYPE

A. Use Classification.

A **Manufactured Home Community** is hereby established as a conditional development type permitted only in the R-2 Zone.

B. Approval Authority.

Manufactured Home Communities shall be approved by the Planning Commission through the Conditional Use Permit and Site Plan process.

C. Applicability.

These Manufactured Home Community development standards apply to:

1. Newly proposed Manufactured Home Communities;
 2. Areas previously zoned as “Mobile Home” applying for Manufactured Home Community approval.
-

SECTION 5. DEVELOPMENT STANDARDS FOR Manufactured Home Communities.

A. Location and Minimum Size

1. Minimum parcel size: **1.5 acres**.
 - a. The Planning Commission may approve a reduced minimum parcel size for existing sites where compliance with all other standards is demonstrated.

2. At least **50 percent of the planned Manufactured Home spaces** shall be fully completed prior to first occupancy.
-

B. Application Requirements

Applications shall include the standard site plan materials plus:

1. Development plan at scale $\geq 1" = 30'$;
 2. Topographic map ($\leq 2'$ contours when required);
 3. Layout of manufactured home spaces and internal streets;
 4. Open space and recreation areas;
 5. Landscaping plan;
 6. Utility plan (water, sewer, gas, electricity, hydrants);
 7. Parking plan;
 8. Storm drainage and grading plan with 25-year, 1-hour containment;
 9. Land use tabulations (% open space, % pads, % roads);
 10. Any other information required by the Planning Commission;
-

C. Density and Open Space

1. Minimum **15% of gross land area** must be designated and improved as common open space.
 - Streets, sidewalks, and parking do **not** count as open space.

D. Setbacks and Separation

1. Minimum **15 feet** between any two manufactured homes or add-ons.
2. Setback from roads/curbs:
 - From city streets
 - i. 15 feet minimum.
 - From interior roadways
 - i. 10 feet minimum.
3. A xeriscaped with a weed barrier perimeter buffer of **at least 5 feet** is required around the entire site.
 - A screening fence (at least five (5) feet in height) is required between the applying property and other adjoining properties.

E. Roads and Circulation

1. Internal roadway widths:
 - **One-way:** 15 feet minimum (plus maneuvering width as required);
 - **Two-way:** 30 feet minimum.
2. A minimum of **two accesses** to public streets is required for safety.
 - This requirement is void in cases where residents of the community have direct street access.
3. Internal roads must be designed to ensure proper drainage, turning radius, and pedestrian safety.

F. Parking

1. All parking spaces and driveways must be hard surfaced before adjacent spaces may be occupied.

- a. **Hard surfaced** means a surface constructed of gravel, road base, asphalt, concrete, or similar material installed over a properly prepared and compacted subgrade and graded to provide adequate drainage. Gravel surfaces shall be compacted, weed-free, and maintained to prevent rutting, erosion, and excessive dust.
2. Each manufactured home space must be provided with two (2) off-street parking spots.
-

G. Utilities and Service Facilities

1. Each manufactured home space shall be provided with City-approved utility services.
 2. Fire hydrants shall be provided according to the City Code.
 3. All external storage and waste receptacles must be located within an enclosed structure compatible in design.
 4. Each manufactured home shall be skirted with a vinyl or metal skirting or shielded prior to occupancy.
-

H. Storm Drainage

1. Drainage facilities shall prevent pooling, protect residents, and prevent runoff onto adjacent properties.
 2. On-site retention/detention must accommodate a **25-year, 1-hour storm event**.
-

I. Ownership, Management, and Maintenance

1. A local **Community manager** must be designated and authorized to act on behalf of ownership.
2. The premises must be kept in clean, orderly, and sanitary condition; accumulation of waste or weeds is a violation.
3. **Written leases** of 30 days or more are required for all spaces.

4. All Manufactured Home Communities must have a valid business license.
-

J. Guarantees and Bonds

The City may require financial guarantees for:

- Permanent open space retention;
 - Maintenance of roads, landscaping, and service facilities;
 - Completion of required improvements.
-

SECTION 6. NON-CONFORMING MANUFACTURED HOME USES

A. Any manufactured home use, structure, or development that exists on the date a property becomes rezoned under Section 3 and does not obtain Manufactured Home Community approval shall automatically become a **legal non-conforming use** subject to Chapter 10.10.

B. Such uses may continue, but:

1. **May not expand** in area, intensity, or number of units;
 2. **May not add new manufactured home spaces**;
 3. Repairs must comply with nonconforming structure rules.
-

SECTION 7. SEVERABILITY

If any provision of this ordinance is held invalid, the remaining portions shall remain in full force and effect.

SECTION 8. EFFECTIVE DATE

This ordinance shall take effect upon publication and recording as required by law.

Updates to code:

****From Definitions page****

- A. MOBILE HOME: Any manufactured home created before June 15, 1976 without a HUD Safety certification. Such homes are not allowed in Blanding City limits.

B. Modular Home: A factory built residential structure constructed in modules and then shipped for installation on a permanent foundation. These structures are considered stick built and are allowed in any residential zone.

Manufactured Home: A factory built residential structure that: is constructed on or after June 15, 1976; Is built on a permanent steel chassis; is transportable in one or more sections; Is constructed in compliance with the Federal Manufactured Home Construction and Safety Standards (HUD Code), 24 CFR Part 3280; and is designed to be used as a dwelling, with or without a permanent foundation, when connected to required utilities. Allowed in any residential zone as long as they are placed on permanent foundations. See 10.19

....

Chapter 12 to be moved to 10.19



ORDINANCE 2026-5

AN ORDINANCE TERMINATING THE TEMPORARY MORATORIUM ON MOBILE HOME DEVELOPMENT, ELIMINATING THE MOBILE HOME (MH) ZONING DISTRICT, AND ADOPTING UPDATED MANUFACTURED HOME REGULATIONS

WHEREAS, the City of Blanding previously enacted a temporary moratorium on new or expanded mobile home development to allow for review and modernization of applicable land use regulations; and

WHEREAS, the Blanding City Council, Planning Commission, and City Staff have completed a review of the City's Mobile Home zoning regulations and determined that updates are necessary to reflect modern housing standards, improve public safety, and ensure compatibility with surrounding land uses; and

WHEREAS, the existing Mobile Home (MH) zoning district contains outdated terminology and standards that no longer align with current federal housing definitions or development expectations; and

WHEREAS, the proposed ordinance eliminates the MH zoning district, establishes a modern regulatory framework for Manufactured Home Communities, and provides clear transition provisions for existing properties; and

WHEREAS, the Planning Commission has reviewed and recommended approval of the proposed updates following public discussion and consideration; and

WHEREAS, the City Council finds that terminating the moratorium and adopting updated regulations promotes the health, safety, and welfare of the community while providing clarity and fairness for property owners;

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

SECTION 1. Termination of Moratorium

The temporary moratorium on new or expanded mobile home development previously adopted by the City is hereby terminated effective upon adoption of this Ordinance.



SECTION 2. Repeal of Mobile Home (MH) Zoning District

The Mobile Home (MH) zoning district is hereby repealed in its entirety and removed from the Blanding City Zoning Map and Land Use Code.

SECTION 3. Rezoning of Former MH Properties

All properties previously designated as Mobile Home (MH) shall be automatically rezoned to the underlying or surrounding base zoning district, as determined by the City.

SECTION 4. Nonconforming Status

Existing manufactured home uses that do not comply with the newly applied zoning district shall be deemed legal nonconforming uses and shall be regulated in accordance with applicable City Code provisions.

SECTION 5. Adoption of Manufactured Home Community Regulations

Manufactured Home Communities are hereby established as a conditional use permitted only within the R-2 zoning district and shall be subject to the development standards, application requirements, and review procedures as set forth in the attached ordinance provisions and incorporated into the Blanding City Code.

SECTION 6. Code Amendments

The Blanding City Code is hereby amended to:

1. Remove references to the Mobile Home (MH) zoning district;
2. Update definitions related to Mobile Homes, Manufactured Homes, and Modular Homes; and
3. Adopt new provisions governing Manufactured Home Communities, including development standards, infrastructure requirements, and operational regulations as outlined in the attached amendments.



SECTION 7. Severability

If any section, subsection, sentence, clause, or phrase of this Ordinance is held invalid, such decision shall not affect the validity of the remaining portions of the Ordinance.

SECTION 8. Effective Date

This Ordinance shall take effect upon publication and recording as required by law.

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

Trevor Olsen, Mayor

ATTEST:

Pratt Redd, 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, Trevor Olsen, Mayor and Pratt Redd, 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: _____