

**NOTICE AND AGENDA
OCTOBER 22, 2019**

Notice is hereby given that the City Council of Blanding, Utah will hold a Regular Council Meeting on October 22, 2019, at the City Office, 50 West 100 South Street, which meeting will begin promptly at 7:00 pm. The agenda shall be as follows:

TIME	ITEM	PAGE
7:00 PM	I CALL TO ORDER / WELCOME	
	II PRAYER / THOUGHT - Anyone in attendance is invited to notify the Mayor prior to the meeting if they would like to offer a prayer or thought.	
	III PLEDGE OF ALLEGIANCE	
	IV APPROVAL OF CONSENT AGENDA - MINUTES AND FINANCIAL DISBURSEMENTS	
	V DECLARATION OF CONFLICTS OF INTEREST	
	 1. OPEN FORUM	
	Anyone wishing to address the Council on any item is invited to do so. Open forum 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.	
	 2. REPORTS/DEPARTMENTAL REPORTS	
	A. Project Status Report - Terry Ekker	(17)
	B. Financial Status Report - Kim Palmer	(18)
	 3. AGENDA ITEMS - Items for Discussion/Consideration of Approval	
	A. Forestry, Fire & State Lands - Fire Season Report - Jason Johnson/Heber Hyder	
	B. Landscaping Services Proposal - Kim Palmer	(20)
	C. Ordinance 2019-3 - Planned Unit Development Ordinance - Bret Hosler	(21)
	D. Proposed Ordinance 2019-4 - Water Conservation - Kim Palmer	(26)
	E. Proposed San Juan County Property Tax Increase - Cheryl Bowers	
	 5. INFORMATION	
	 6. EXECUTIVE SESSION - IF NECESSARY	
9:00 PM	 7. 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 Manager Summary - City Council Meeting 10-22-19

A. Forestry, Fire & State Lands - Fire Season Report

Jason and Heber will be here to discuss the fire season and give a report of the wildfires in our area this year. Blanding supported these fires by selling water for firefighters, dumping sewer from the camps, and providing logistical support.

B. Landscaping Services Proposal

It has been three years and our current landscaping agreement is set to be advertised and renewed. Attached is the proposal for mowing and trimming. With the advice and consent of the Council, it will be advertised in the newspaper and we will begin accepting bids.

C. Ordinance 2019-3 - Planned Unit Development

We have completed the legal requirements to pass a planned unit development ordinance.

D. Proposed Ordinance 2019-4 - Water Conservation

The Bureau of Water Resources requires a water conservation ordinance restricting watering during the heat of the day. This is a requirement of our 1% loan for the storm water project that we disallow watering between 10 am and 6 pm. If advice and consent is given to proceed, we will advertise a public hearing on November 12th.

E. Proposed San Juan County Property Tax Increase

Councilmember Bowers asked for this item to discuss a possible letter or resolution to the County Commission taking a position relative to a property tax increase.

Executive Session - A closed session is not anticipated at this time.

**MINUTES OF A REGULAR MEETING OF THE
BLANDING CITY COUNCIL HELD ON
OCTOBER 8, 2019
AT 7:00 P.M. IN THE COUNCIL CHAMBERS**

Present:

Mayor:

City Councilmembers:

Joe B. Lyman

Kd Perkins

Cheryl Bowers

Logan Monson

Robert Turk

Logan Shumway

City Manager:

Jeremy Redd

City Finance Director:

Kim Palmer

City Engineer:

Terry Ekker

City Community Development:

Bret Hosler

City Police Chief:

JJ Bradford

Recreation Director:

David Palmer

Others Attending: Valarie Turk, Kendall Laws

Prayer/Thought - The prayer/thought was offered by Jeremy Redd

1. The Pledge of Allegiance was recited.
2. **Councilmember Perkins moved to approve the minutes and financial disbursements of the September 24, 2019 meeting. Councilmember Turk seconded the motion. Mayor Lyman repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:**

Those voting AYE

**Councilmember Perkins
Councilmember Shumway
Councilmember Monson
Councilmember Turk**

Those voting NAY

NONE

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

3. **OPEN FORUM**
None

4. REPORTS/DEPARTMENTAL REPORTS

A. Terry Ekker presented the September 2019 Water Report

Mr. Ekker reported that annual precipitation was at 163.5% of normal compared to 49.1% last year. The water year ended on September 30, 2019. It has been dry with the extended forecast showing no change over the next few months. City reservoirs are all full which is uncommon for the end of the water year.

Mr. Ekker told Council that Well C has been repaired, but not without challenges. While installing the new pump the level probe was damaged. The contractor will be returning and sharing in the costs to repair the damage to it and the sounder tube. The conductor also went out during the repair and has been replaced.

Councilmember Turk participated in the recent tunnel inspection. He spoke of his experience and appreciation to those individuals that constructed the tunnel and brought water to this side of the mountain.

B. Chief Bradford presented the September 2019 Police Report

Chief Bradford reported total incidents were 84 during September. The department has been busy working on some time intensive cases during the past few weeks.

C. David Palmer presented the September 2019 Recreation Report

Mr. Palmer reported the flag football season is finished. Registrations are still taking place for girls basketball. Parks are currently being prepared for winter.

5. AGENDA

A. Ordinance 2019-2 Water & Sewer Impact Fees - Terry Ekker/Jeremy Redd

Per Council's request from the previous Council meeting, Mr. Redd shared three options for water and sewer impact fees. Mayor Lyman spoke to the known and unknowns of the decision. Option A are the rates recommended by the recent impact fee study. How will going away from those recommendations impact the City's ability to acquire future funding? Will rates have to increase to meet infrastructure demands? Will moving fees to the recommended amount lead to a decline in development?

Councilmembers Turk and Perkins expressed similar concerns, while also stating a need to see fees defensible if questioned. Councilmember Perkins stated it is hard to argue with the math.

Councilmember Shumway responded that math isn't a hard and fast rule, it can be subjective. The funds generated by impact fees do not cover anything. Unless it affects the ability to get funding responded Mayor Lyman. He then recommended a stepping scenario in which the fees would be on a schedule to increase to the recommended level over a period of years.

Councilmember Monson shared the general responses he received when asking residents and business owners their feelings on the proposed fee changes. The responses he received varied

from those okay with the increase to those that don't see any need for fees period.

Councilmember Shumway stated that it is in the best interest of the citizens to have more people connect to the system. Mr. Redd reiterated that whichever fee Council selects, it should be defensible if questioned.

Councilmember Turk moved to approve Ordinance 2019-2 Water & Sewer Impact Fees Option D.

Councilmember Shumway makes a substitute motion of approving Ordinance 2019-2 Water & Sewer Impact Fees Option L. This motion failed for lack of a second.

Following Councilmember Shumway's substitute motion, Councilmember Perkins seconded Councilmember Turk's motion to approve option D.

During the discussion on option D, Councilmember Shumway expressed his concern with the \$1000 fee for a ¾" sewer impact line. He questioned Council if they would be interested in a 50% discount on the \$1000 fee. This would be defensible and keep the math working.

Councilmember Shumway makes a substitute motion to approve Ordinance 2019-2 Water & Sewer Impact Fees option D, with a 50% discount on the ¾" sewer impact fee. Councilmember Perkins seconded the motion. Mayor Lyman repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:

Those voting AYE

**Councilmember Perkins
Councilmember Shumway
Councilmember Monson
Councilmember Turk**

Those voting NAY

NONE

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

B. Resolution 10-8-2019-1 - Consideration for and adoption of a Parameter Resolution authorizing the issuance of Parity Storm Water Revenue Bonds of Blanding City, San Juan County, Utah and the calling of a public hearing to receive input with respect to the issuance of such Bonds and any potential impact to the private sector from the construction of the Project

This resolution sets the parameters on the storm water revenue bonds. The amount of the project is estimated to be 1.359 million. The parameter resolution allows for a loan of up to \$1.7 million. The interest rate can not exceed 2.5%.

Councilmember Perkins made a motion to approve Resolution 10-8-2019-1 - Consideration for and adoption of a Parameter Resolution authorizing the issuance of Parity Storm Water Revenue Bonds of Blanding City, San Juan County, Utah and the calling of a public hearing to receive input with respect to the issuance of such Bonds and any potential impact to the private sector from the construction of the Project. Councilmember Turk seconded the motion. Mayor Lyman repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:

Those voting AYE	Councilmember Perkins Councilmember Shumway Councilmember Monson Councilmember Turk
Those voting NAY	NONE
Those ABSTAINING	Councilmember Bowers

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

Councilmember Bowers joined the meeting following the discussion.

C. Resolution 10-8-2019-2 - Requesting the Recertification of the Blanding Justice Court

Mr. Redd told Council that the Court has to be recertified every four years. The court classification is determined by the average number of cases in a month.

Councilmember Monson moved to approve Resolution 10-8-2019-2 - Requesting the Recertification of the Blanding Justice Court. Councilmember Turk seconded the motion. Mayor Lyman repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:

Those voting AYE	Councilmember Perkins Councilmember Shumway Councilmember Monson Councilmember Turk Councilmember Bowers
Those voting NAY	NONE

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

D. Request for Proposal - Justice Court Public Defender Services - Jeremy Redd

The Justice Court's current public defender is no longer interested in providing that service

reported Mr. Redd. The current contract has been with Sitterud and Oliver who are located in Price. In a search for a new public defender, Mr. Redd asked for Council's approval of sending out an RFP for the contract. City Attorney Kendall Laws also advised the Council to get a contract with a public defender to avoid excessive charges. Those charges impact the City and the defendant in most cases.

Councilmember Perkins moved to approve the Request of Proposal for Justice Court Public Defender Services. Councilmember Shumway seconded the motion. Mayor Lyman repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:

Those voting AYE

**Councilmember Perkins
Councilmember Shumway
Councilmember Monson
Councilmember Turk
Councilmember Bowers**

Those voting NAY

NONE

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

E. Commercial Properties/Weeds & Maintenance - Cheryl Bowers

Council discussed the letter that was written encouraging businesses along Main Street and Grayson Parkway to be more aware of the condition of their properties. Mr. Redd asked Council what their thoughts were on enforcing the ordinance on weeds and commercial properties. Currently properties are evaluated by the potential of becoming a fire hazard and a letter is written to those property owners requesting they take care of the situation. If a property owner fails to do so, the City hires a local contractor who cleans it up and the property owner is billed. He also stated that 75% of the properties along the discussed route do a good job caring for their properties, while 25% don't. Councilmember Bowers stated that she has no problem enforcing and requiring property owners to maintain their properties.

In further discussion about property conditions throughout the community, Councilmember Turk expressed his dislike of requiring neighbors to go against neighbors, as the City nuisance ordinance requires. Sometimes the City needs to take care of the problem.

Mayor Lyman expressed his thoughts on how that might lead to more issues. Asking individuals to put their name to a complaint, sometimes actually resolves the issue at hand. Without that the number of complaints to the City would increase. It would be good for Citizens to resolve their issues in their neighborhoods, without the City involvement.

Mr. Laws reminded Council that Chief Bradford is the enforcement officer of these type of situations. The time it would take for him to work these cases would be time taken from policing

the community. He asked Council to consider that as they work through the enforcement of these ordinances.

Council gave advice and consent to send the written letter.

F. San Juan County - Budget Requests - Jeremy Redd

Mr. Redd discussed the list of items being requested from the County during their next budget cycle. Those items include; \$25,000 for a wildlife fencing project at the airport, 50% match for all maintenance costs at the airport (this is part of the original airport agreement with the county), \$38,157 for recreation programs and an additional \$25,000 for recreation capital projects. During the discussion on the listed requests, Council asked that a request for landfill dumping be waived for the demolition materials of the City owned property on 200 south.

G. Form of Government Study Committee - Mayor Lyman

Mayor Lyman told Council that the study committee for a new form County government has been discussed. The committee will consist of seven members. Members of that committee will come from throughout the County. It is the desire to have all demographics, ideas, thoughts and beliefs included in the discussion. More information will come on the study committee after the election.

6. PUBLIC HEARING - PLANNED UNIT DEVELOPMENT ORDINANCE

Councilmember Shumway moved to enter the public hearing regarding Planned Unit Development Ordinance. Councilmember Perkins seconded the motion. Mayor Lyman repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:

Those voting AYE

**Councilmember Perkins
Councilmember Shumway
Councilmember Monson
Councilmember Turk
Councilmember Bowers**

Those voting NAY

NONE

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

There were no public comments made.

Councilmember Turk moved to leave the public hearing and re-enter a regular Council meeting. Councilmember Monson seconded the motion. Mayor Lyman repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:

Those voting AYE

**Councilmember Perkins
Councilmember Shumway**

**Councilmember Monson
Councilmember Turk
Councilmember Bowers**

Those voting NAY

NONE

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

Council returned to an open meeting at 8:00 p.m.

7. INFORMATION

A. Councilmember Monson informed Council that a Recreation Board meeting is scheduled for October 29th. The meeting is open to the public.

B. Councilmember Bowers reminded everyone of the Town Hall meeting scheduled for Wednesday night at the Arts and Events Center.

C. Councilmember Shumway complimented those involved in the recent Dutch Oven Days Event.

8. EXECUTIVE SESSION

Councilmember Turk moved to enter an executive session. Councilmember Perkins seconded the motion. Mayor Lyman repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:

Those voting AYE

**Councilmember Perkins
Councilmember Shumway
Councilmember Monson
Councilmember Turk
Councilmember Bowers**

Those voting NAY

NONE

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

Council entered an executive session at 8:43 p.m.

Councilmember Turk moved to leave the executive session to re-enter a regular Council meeting. Councilmember Perkins seconded the motion. Mayor Lyman repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:

Those voting AYE

**Councilmember Perkins
Councilmember Shumway**

**Councilmember Monson
Councilmember Turk
Councilmember Bowers**

Those voting NAY

NONE

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

Council returned to an open meeting at 10:36 p.m.

9. ADJOURNMENT

Councilmember Perkins moved to adjourn. Councilmember Monson seconded the motion. Mayor Lyman repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:

Those voting AYE

**Councilmember Perkins
Councilmember Shumway
Councilmember Monson
Councilmember Turk
Councilmember Bowers**

Those voting NAY

NONE

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

Meeting adjourned at 10:38 p.m.

By: _____

Kim Palmer, Deputy Recorder

City of Blanding
Invoice Register - 10/3/2019 to 10/10/2019 - All Invoices

10/10/2019

<u>Invoice No.</u>	<u>Vendor</u>	<u>Check No.</u>	<u>Input Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Account No.</u>	<u>Account Name</u>	<u>Description</u>
506486	Aflac	1	10/7/2019	10/8/2019	\$1,587.64			
					1,587.64	102226	HEALTH INSURANCE PAYABL	HEALTH INSURANCE
2019-38	BLACK, KAY LYNN	47794	10/7/2019	10/7/2019	\$1,040.00			
					1,040.00	103690	SUNDRY REVENUES	DUTCH OVEN DAYS MEAL
09252019	BLANDING CITY	47796	10/7/2019	9/25/2019	\$12,840.28			
					165.92	1050270	Visitor Cntr UTILITIES	12 N GRAYSON PKWY
					1,064.37	1050270	Visitor Cntr UTILITIES	12 N GRAYSON PKWY - PARK
					51.48	1050270	Visitor Cntr UTILITIES	12 N GRAYSON PKWY - PIONE
					372.70	1052270	Police UTILITIES	167 E 500 N - POLICE STATION
					259.66	1053270	Fire UTILITIES	360 W 200 S FIRE STATION
					84.42	1053270	Fire UTILITIES	360 W 200 S FIRE DEPT EXPA
					258.06	1060270	Streets UTILITIES	567 W 550 N - SHOP NEW
					16.00	1065270	ParksRec UTILITIES	OUT OF CITY LIMITS - 3 RD R
					16.00	1065270	ParksRec UTILITIES	GOLF COURSE
					7.60	1065270	ParksRec UTILITIES	900 S 300 W REC STORAGE 4
					764.25	1065270	ParksRec UTILITIES	200-300 S 100 W LLEAGUE PA
					35.09	1065270	ParksRec UTILITIES	TENNIS COURT
					302.93	1065270	ParksRec UTILITIES	900 S 300 W 4 PLEX RESTRO
					452.67	1065270	ParksRec UTILITIES	550 S MAIN - SOUTH PARK
					337.85	1065270	ParksRec UTILITIES	1090 S 100 W 4 PLEX - RAW W
					160.74	1065270	ParksRec UTILITIES	1095 S 100 W
					18.42	1065270	ParksRec UTILITIES	3030 N RESERVOIR RD
					7.00	1065270	ParksRec UTILITIES	OCL/GOLF COURSE WATER
					6,724.76	1066270	Wellness Center UTILITIES	1013 S 300 W - WELLNESS CE
					65.41	5140270	UTILITIES	MILLION GALLON TANK - 3RD
					19.42	5140270	UTILITIES	OCL BY SMITHS FIELDS
					27.00	5140270	UTILITIES	120 S MAIN - CB'S
					29.53	5140270	UTILITIES	VISITOR CENTER WELL #2
					932.14	5140270	UTILITIES	N RESERVOIR RD TREATMEN
					20.88	5140270	UTILITIES	50 W 100 S - JAIL
					27.00	5140270	UTILITIES	CENTER ST - PALMERS WATE
					27.00	5140270	UTILITIES	161 S MAIN - G&H WATER
					28.32	5240270	UTILITIES	LLEAGUE BOOSTER PUMP ST
					18.64	5240270	UTILITIES	260 W 1600 S - PUMP STATION
					16.00	5240270	UTILITIES	N HWY 191 - JOHN IMLAY SE
					49.15	5240270	UTILITIES	491 S 650 W WHITE ROCKS P
					21.72	5240270	UTILITIES	141 E 800 S - LIFT STATION
					17.43	5340270	UTILITIES	198 E 200 S
					363.64	5340270	UTILITIES	50 W 100 S - OFFICE
					33.08	5440270	UTILITIES	NATURAL GAS BORDER STATI
					44.00	5440270	UTILITIES	153 S 400 W - OLD SHOP
UT20191788	BLUE STAKES OF UTAH UTILITY	47797	10/7/2019	10/7/2019	\$95.79			
					95.79	5340310	PROFESSIONAL/TECHNICAL	BLUE STAKES
Refund: 5533416	BRADFORD, TOM	47798	10/3/2019	10/3/2019	\$700.00			
					700.00	531310	ACCOUNTS RECEIVABLE	Refund: 553341629 - BRADFOR
15742	CANYONLANDS TIRE/AMERICAN CA	47799	10/7/2019	9/26/2019	\$88.00			
					88.00	1052250	Police EQUIPMENT - SUPPLIE	TIRES - CLAYTON
15746	CANYONLANDS TIRE/AMERICAN CA	47799	10/7/2019	9/26/2019	\$43.50			
					43.50	1052250	Police EQUIPMENT - SUPPLIE	SERVICE - TREY
15748	CANYONLANDS TIRE/AMERICAN CA	47799	10/7/2019	10/7/2019	\$134.00			
					134.00	5340250	EQUIPMENT - SUPPLIES & M	SERVICE - BRET
	Vendor Total:				\$265.50			
0620512-IN	CARL HUNT - RELADYNE	47800	10/7/2019	9/30/2019	\$500.00			
					500.00	5340250	EQUIPMENT - SUPPLIES & M	DUTCH OVEN DAYS

City of Blanding
Invoice Register - 10/3/2019 to 10/10/2019 - All Invoices

10/10/2019

<u>Invoice No.</u>	<u>Vendor</u>	<u>Check No.</u>	<u>Input Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Account No.</u>	<u>Account Name.</u>	<u>Description</u>
CPI081586	CREATIVE PRODUCT SOURCING - D	47801	10/7/2019	9/23/2019	\$215.54			
					215.54	1052610	Police MISCELLANEOUS	PROGRAM MATERIALS
10012019	EMERY TELCOM	47802	10/7/2019	9/25/2019	\$75.00			
					75.00	1052250	Police EQUIPMENT - SUPPLIE	INTERNET SERVICE
09272019	EMPIRE ELECTRIC ASSOCIATION	47803	10/7/2019	9/25/2019	\$32.00			
					32.00	5340270	UTILITIES	POWER
09272019-2	EMPIRE ELECTRIC ASSOCIATION	47803	10/7/2019	9/25/2019	\$35.08			
					35.08	5340270	UTILITIES	POWER
	Vendor Total:				\$67.08			
GR00141488	FOUR CORNERS WELDING & GAS	47804	10/7/2019	9/24/2019	\$14.50			
					14.50	1060250	Streets EQUIPMENT - SUPPLI	OXYGEN/
327616	FOUR STATES TIRE & SERVICE INC	47805	10/7/2019	9/18/2019	\$596.00			
					596.00	1052250	Police EQUIPMENT - SUPPLIE	TIRES - CLAYTON
327855	FOUR STATES TIRE & SERVICE INC	47805	10/7/2019	9/24/2019	\$574.04			
					574.04	1048250	P&Z EQUIPMENT - SUPPLIES	TIRES - BRET
	Vendor Total:				\$1,170.04			
36861	FREEDOM MAILING SERVICES, INC	47806	10/7/2019	9/25/2019	\$649.23			
					649.23	5340310	PROFESSIONAL/TECHNICAL	STATEMENT PROCESSING
2600282-2	KILGORE COMPANIES LLC	47807	10/7/2019	9/24/2019	\$1,520.12			
					1,520.12	1047250	Class C EQUIPMENT - SUPPLI	ASPHALT PATCHING
1225	LA PETITE FLOWER SHOP	47808	10/7/2019	9/24/2019	\$25.00			
					25.00	1044250	Admin EQUIPMENT - SUPPLIE	FLOWERS
001	LYMAN, BRUCE	47809	10/7/2019	10/7/2019	\$300.00			
					300.00	5440250	EQUIPMENT - SUPPLIES & M	HAYRIDES
10022019	MCPHERSON, ROBERT	47810	10/7/2019	10/3/2019	\$60.00			
					60.00	1050250	Visitor Cntr EQUIPMENT - SUP	BOOKS
737809	MOTOR PARTS	47811	10/7/2019	9/3/2019	\$6.87			
					6.87	5140250	EQUIPMENT - SUPPLIES & M	SUPPLIES
737830	MOTOR PARTS	47811	10/7/2019	9/4/2019	\$230.99			
					115.99	5340250	EQUIPMENT - SUPPLIES & M	SEAT COVERS
					115.00	5440250	EQUIPMENT - SUPPLIES & M	SEAT COVERS
738566	MOTOR PARTS	47811	10/7/2019	9/13/2019	\$36.99			
					36.99	1065250	ParksRec EQUIPMENT - SUPP	SUPPLIES & EQUIPMENT
738567	MOTOR PARTS	47811	10/7/2019	9/13/2019	\$2.99			
					2.99	1065250	ParksRec EQUIPMENT - SUPP	SUPPLIES & EQUIPMENT
738680	MOTOR PARTS	47811	10/7/2019	9/16/2019	\$18.27			
					18.27	5140250	EQUIPMENT - SUPPLIES & M	SUPPLIES & EQUIPMENT
738683	MOTOR PARTS	47811	10/7/2019	9/16/2019	\$39.48			
					39.48	1060250	Streets EQUIPMENT - SUPPLI	SUPPLIES & EQUIPMENT
738728	MOTOR PARTS	47811	10/7/2019	9/16/2019	\$35.69			
					35.69	5140250	EQUIPMENT - SUPPLIES & M	SUPPLIES & EQUIPMENT
738794	MOTOR PARTS	47811	10/7/2019	9/17/2019	\$15.77			
					15.77	5140250	EQUIPMENT - SUPPLIES & M	SUPPLIES & EQUIPMENT
738908	MOTOR PARTS	47811	10/7/2019	9/18/2019	\$30.58			
					30.58	5240250	EQUIPMENT - SUPPLIES & M	SUPPLIES & EQUIPMENT
739030	MOTOR PARTS	47811	10/7/2019	9/19/2019	\$32.98			
					32.98	5240250	EQUIPMENT - SUPPLIES & M	SUPPLIES & EQUIPMENT

City of Blanding
Invoice Register - 10/3/2019 to 10/10/2019 - All Invoices

10/10/2019

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739270	MOTOR PARTS	47811	10/7/2019	9/23/2019	\$30.99			
					30.99	1060250	Streets EQUIPMENT - SUPPLI	VEHICLE REPAIR
739423	MOTOR PARTS	47811	10/7/2019	9/25/2019	\$11.49			
					11.49	1060250	Streets EQUIPMENT - SUPPLI	VEHICLE REPAIR
739529	MOTOR PARTS	47811	10/7/2019	9/26/2019	\$15.89			
					15.89	1060250	Streets EQUIPMENT - SUPPLI	VEHICLE REPAIR
	Vendor Total:				\$508.98			
INV12727	MOUNTAIN STATES PIPE & SUPPLY	47812	10/7/2019	9/11/2019	\$2,707.20			
					2,707.20	511630	IMPROVEMENTS OTHER THA	24 WATER METERS/NO ERT
INV12911	MOUNTAIN STATES PIPE & SUPPLY	47812	10/7/2019	9/11/2019	\$195.44			
					195.44	5440250	EQUIPMENT - SUPPLIES & M	SUPPLIES
	Vendor Total:				\$2,902.64			
S103227514.001	MOUNTAINLAND SUPPLY, LLC	47813	10/7/2019	9/4/2019	\$65.66			
					65.66	5140250	EQUIPMENT - SUPPLIES & M	SUPPLIES AND EQUIP
955520	ONLINE INFORMATION SERVICES	47814	10/7/2019	9/4/2019	\$40.80			
					40.80	5440250	EQUIPMENT - SUPPLIES & M	UTILITY EXCHANGE
INV138342	PACKARD WHOLESALE CO	47815	10/7/2019	10/2/2019	\$134.25			
					134.25	1066250	Wellness Center EQUIPMENT -	CLEANING SUPPLIES
INV138345	PACKARD WHOLESALE CO	47815	10/7/2019	10/2/2019	\$279.46			
					279.46	1050260	Visitor Cntr BUILDINGS - SUPP	CLEANING SUPPLIES
INV138347	PACKARD WHOLESALE CO	47815	10/7/2019	10/2/2019	\$91.41			
					91.41	1066250	Wellness Center EQUIPMENT -	CLEANING SUPPLIES
	Vendor Total:				\$505.12			
10072019	PALMER, KIM V	47829	10/7/2019	10/8/2019	\$650.00			
					650.00	1044230	Admin TRAVEL	TREASURERS ACADEMY
09032019	PAYMENT TECH ONLINE	3	10/3/2019	9/3/2019	\$1,140.61			
					1,140.61	5340620	BANK CHARGES	XPRESS - PAYMENT TECH
513333	PURE COUNTRY WATER	47816	10/7/2019	11/2/2019	\$17.94			
					17.94	1044260	Admin BUILDINGS - SUPPLIES	WATER
513336	PURE COUNTRY WATER	47816	10/7/2019	11/2/2019	\$17.94			
					17.94	1052260	Police BUILDINGS - SUPPLIES	WATER
	Vendor Total:				\$35.88			
10102019	RAMSAY, MIKAELA LEE	47831	10/9/2019	10/10/2019	\$75.00			
					75.00	1048240	P&Z OFFICE EXPENSE & SUP	PLANNING COMMISSION
367848	REDD'S ACE HARDWARE	47817	10/7/2019	9/30/2019	\$11.18			
					11.18	1066320	Wellness Center POOL EXPEN	EQUIP AND SUPPLIES
367928	REDD'S ACE HARDWARE	47817	10/7/2019	7/1/2019	\$1.39			
					1.39	1065250	ParksRec EQUIPMENT - SUPP	EQUIP AND SUPPLIES
371288	REDD'S ACE HARDWARE	47817	10/7/2019	8/13/2019	\$61.88			
					61.88	5440250	EQUIPMENT - SUPPLIES & M	EQUIP AND SUPPLIES
374144	REDD'S ACE HARDWARE	47817	10/7/2019	9/30/2019	\$24.99			
					24.99	5440250	EQUIPMENT - SUPPLIES & M	EQUIP AND SUPPLIES
374164	REDD'S ACE HARDWARE	47817	10/7/2019	9/30/2019	\$9.98			
					9.98	1066250	Wellness Center EQUIPMENT -	EQUIP AND SUPPLIES
374165	REDD'S ACE HARDWARE	47817	10/7/2019	9/30/2019	\$19.98			
					19.98	1065250	ParksRec EQUIPMENT - SUPP	EQUIP AND SUPPLIES

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374221	REDD'S ACE HARDWARE	47817	10/7/2019	10/1/2019	\$13.18 13.18	1052250	Police EQUIPMENT - SUPPLIE	EQUIP AND SUPPLIES
374236	REDD'S ACE HARDWARE	47817	10/7/2019	10/1/2019	\$53.98 53.98	1065250	ParksRec EQUIPMENT - SUPP	EQUIP AND SUPPLIES
374294	REDD'S ACE HARDWARE	47817	10/7/2019	10/2/2019	\$35.97 35.97	5140250	EQUIPMENT - SUPPLIES & M	EQUIP AND SUPPLIES
374368	REDD'S ACE HARDWARE	47817	10/7/2019	10/3/2019	\$6.59 6.59	5140250	EQUIPMENT - SUPPLIES & M	EQUIP AND SUPPLIES
374415	REDD'S ACE HARDWARE	47817	10/7/2019	10/3/2019	\$42.98 42.98	5140250	EQUIPMENT - SUPPLIES & M	EQUIP AND SUPPLIES
374435	REDD'S ACE HARDWARE	47817	10/7/2019	10/3/2019	\$6.59 6.59	5140250	EQUIPMENT - SUPPLIES & M	EQUIP AND SUPPLIES
374550	REDD'S ACE HARDWARE	47817	10/7/2019	9/1/2019	\$19.98 19.98	5140250	EQUIPMENT - SUPPLIES & M	EQUIP AND SUPPLIES
	Vendor Total:				\$308.67			
10042019	REDD, JEREMY	47818	10/7/2019	9/30/2019	\$312.88 312.88	1044230	Admin TRAVEL	JOINT HWY
09302019	ROCKY MOUNTAIN POWER	47819	10/7/2019	9/30/2019	\$108.46 108.46	5140270	UTILITIES	WELL B
09302019-2	ROCKY MOUNTAIN POWER	47819	10/7/2019	9/30/2019	\$196.17 196.17	5140270	UTILITIES	WELL A
09302019-3	ROCKY MOUNTAIN POWER	47819	10/7/2019	9/30/2019	\$76.91 76.91	1046270	Airport UTILITIES	RUNWAY LIGHTS
09302019-4	ROCKY MOUNTAIN POWER	47819	10/7/2019	9/30/2019	\$18.80 18.80	1046270	Airport UTILITIES	AWOS
09302019-5	ROCKY MOUNTAIN POWER	47819	10/7/2019	9/30/2019	\$15.48 15.48	5740270	UTILITIES	TRANSFER STATION
09302019-6	ROCKY MOUNTAIN POWER	47819	10/7/2019	9/30/2019	\$47.14 47.14	5240270	UTILITIES	SEWER AREA
09302019-7	ROCKY MOUNTAIN POWER	47819	10/7/2019	9/30/2019	\$133.59 133.59	5240270	UTILITIES	SEWER AREA
09302019-8	ROCKY MOUNTAIN POWER	47819	10/7/2019	9/30/2019	\$20.58 20.58	5240270	UTILITIES	SEWER AREA
	Vendor Total:				\$617.13			
1910-108253	SAN JUAN BUILDING SUPPLY		10/7/2019	9/30/2019	\$22.50 22.50	1060250	Streets EQUIPMENT - SUPPLI	SUPPLIES
156747	SAN JUAN RECORD	47820	10/7/2019	9/30/2019	\$32.40 32.40	5240240	OFFICE EXPENSE & SUPPLIE	PUBLIC NOTICE
BLANDC0909	SAN JUAN RECORD	47820	10/7/2019	9/30/2019	\$328.12 328.12	1044310	Admin PROFESSIONAL/TECH	DUTCH OVEN DAYS AD
	Vendor Total:				\$360.52			
09302019	SJ COUNTY LANDFILL OPERATIONS	47821	10/7/2019	9/30/2019	\$1,118.88 1,118.88	5740310	PROFESSIONAL/TECHNICAL	TRANSFER STATION DUMPIN
09012019	SOUTHEASTERN UTAH HEALTH	47822	10/7/2019	9/1/2019	\$40.00 40.00	1066260	Wellness Center BUILDINGS -	WATER TEST
10102019	SPILLMAN, SHYANNE	47832	10/9/2019	10/10/2019	\$75.00 75.00	1053310	Fire PROFESSIONAL/TECHNI	FIRE DEPT CLEANING

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3425334073	STAPLES ADVANTAGE	47823	10/7/2019	9/30/2019	\$105.57			
					105.57	5340240	OFFICE EXPENSE & SUPPLIE	OFFICE MATERIALS
3425709192	STAPLES ADVANTAGE	47823	10/7/2019	9/1/2019	\$76.06			
					76.06	5340240	OFFICE EXPENSE & SUPPLIE	OFFICE MATERIALS
3426006358	STAPLES ADVANTAGE	47823	10/7/2019	9/30/2019	\$22.44			
					22.44	5340240	OFFICE EXPENSE & SUPPLIE	OFFICE MATERIALS
	Vendor Total:				\$204.07			
09242019	UAMPS	47824	10/7/2019	9/30/2019	\$154,452.13			
					154,452.13	5340255	ELECTRIC PURCHASES	ELECTRIC PURCHASES AUG
09302019	UTAH DEPARTMENT OF COMMERCE	47830	10/7/2019	9/30/2019	\$41.08			
					41.08	1048310	P&Z PROFESSIONAL/TECHNI	QUARTERLY COMMERCE REP
09232019	UTAH STATE TAX COMMISSION	0	10/3/2019	9/23/2019	\$1,012.72			
					337.57	102300	SALES TAX PAYABLE	SALES TAX - VC & WC
					337.57	532300	SALES TAX PAYABLE	SALES TAX
					337.58	542300	SALES TAX PAYABLE	SALES TAX
P1952929	WASHINGTON NATIONAL INSURANC	47825	10/7/2019	9/30/2019	\$41.05			
					41.05	102226	HEALTH INSURANCE PAYABL	MISC INSURANCE
09252019	WASTE MANAGEMENT	47826	10/7/2019	9/30/2019	\$13,044.41			
					13,044.41	5740310	PROFESSIONAL/TECHNICAL	TRASH REMOVAL
7306600	WORKERS COMPENSATION FUND	47827	10/7/2019	9/30/2019	\$2,815.62			
					2,815.62	102224	WORKERS COMPENSATION P	WORKERS COMPENSATION
098266858	XEROX CORPORATION	47828	10/7/2019	10/30/2019	\$87.65			
					87.65	5340250	EQUIPMENT - SUPPLIES & M	COPIES
	Total:				\$201,604.72			
					2,815.62	102224	GL Account Summary	
					1,628.69	102226	WORKERS COMPENSATION P	
					337.57	102300	HEALTH INSURANCE PAYABL	
					1,040.00	103690	SALES TAX PAYABLE	
					962.88	1044230	SUNDRY REVENUES	
					25.00	1044250	Admin TRAVEL	
					17.94	1044260	Admin EQUIPMENT - SUPPLIE	
					328.12	1044310	Admin BUILDINGS - SUPPLIES	
					95.71	1046270	Admin PROFESSIONAL/TECH	
					1,520.12	1047250	Airport UTILITIES	
					75.00	1048240	Class C EQUIPMENT - SUPPLI	
					574.04	1048250	P&Z OFFICE EXPENSE & SUP	
					41.08	1048310	P&Z EQUIPMENT - SUPPLIES	
					60.00	1050250	P&Z PROFESSIONAL/TECHNI	
					279.46	1050260	Visitor Cntr EQUIPMENT - SUP	
					1,281.77	1050270	Visitor Cntr BUILDINGS - SUPP	
					815.68	1052250	Visitor Cntr UTILITIES	
					17.94	1052260	Police EQUIPMENT - SUPPLIE	
					372.70	1052270	Police BUILDINGS - SUPPLIES	
					215.54	1052610	Police UTILITIES	
					344.08	1053270	Police MISCELLANEOUS	
					75.00	1053310	Fire UTILITIES	
					134.85	1060250	Fire PROFESSIONAL/TECHNI	
					258.06	1060270	Streets EQUIPMENT - SUPPLI	
					115.33	1065250	Streets UTILITIES	
					2,118.55	1065270	ParksRec EQUIPMENT - SUPP	
					235.64	1066250	ParksRec UTILITIES	
							Wellness Center EQUIPMENT -	

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					40.00	1066260	Wellness Center BUILDINGS -	
					6,724.76	1066270	Wellness Center UTILITIES	
					11.18	1066320	Wellness Center POOL EXPEN	
					22,562.31		Total	
					2,707.20	511630	IMPROVEMENTS OTHER THA	
					254.37	5140250	EQUIPMENT - SUPPLIES & M	
					1,453.01	5140270	UTILITIES	
					4,414.58		Total	
					32.40	5240240	OFFICE EXPENSE & SUPPLIE	
					63.56	5240250	EQUIPMENT - SUPPLIES & M	
					335.14	5240270	UTILITIES	
					431.10		Total	
					700.00	531310	ACCOUNTS RECEIVABLE	
					337.57	532300	SALES TAX PAYABLE	
					204.07	5340240	OFFICE EXPENSE & SUPPLIE	
					837.64	5340250	EQUIPMENT - SUPPLIES & M	
					154,452.13	5340255	ELECTRIC PURCHASES	
					448.15	5340270	UTILITIES	
					745.02	5340310	PROFESSIONAL/TECHNICAL	
					1,140.61	5340620	BANK CHARGES	
					158,865.19		Total	
					337.58	542300	SALES TAX PAYABLE	
					738.11	5440250	EQUIPMENT - SUPPLIES & M	
					77.08	5440270	UTILITIES	
					1,152.77		Total	
					15.48	5740270	UTILITIES	
					14,163.29	5740310	PROFESSIONAL/TECHNICAL	
					14,178.77		Total	
					\$201,604.72		GL Account Summary Total	



Project Status Report – October 2019

Storm Drain Project

City Crew has been potholing existing utilities to avoid conflicts with new storm drain pipe. We anticipate a January bid date and a February bid opening. April 2020 is the planned construction start. We will be starting the bond process soon. This process includes a public hearing where we can receive input from the public if they so choose.

Water & Sewer Impact Fee Study

Impact fee adoption is complete. The new ordinance has been codified and the new fee schedule will be in force beginning January 10, 2020.

Water Supply Forecasting & Water Rate Study

We are now working with our own numbers to validate the proposed rates. There are some interesting hurdles coming up that we will want to really work out before launching our new rates. We expect to be ready to move forward this fall.

2019 Streets Project

Warranty work should be complete by Tuesday's meeting and we will be finished.

Transportation Master Plan

City staff has met with Jones and Demille Engineering a couple of times and the project is under way. We anticipate bring several pieces of the report to council as we move forward and then present a final plan.

Fuse Coordination Study

We have started this project. It will take several months to really get things wrapped up and a final report will be presented to the City Council.

City of Blanding
FINANCIAL REPORT - SEPTEMBER 2019

	Prior Year Period Actual	Current Year Period Actual	Period Budget	Notes
Change In Net Position				
Revenue:				
Property Taxes	\$ -	\$ -	\$ -	
Sales Tax	\$ 156,631.17	\$ 213,219.27	\$ 201,631.11	Sales Tax up 6% above budgeted amount
Room Tax	\$ 15,109.97	\$ 13,207.08	\$ 15,110.14	
Franchise Fees	\$ 3,295.48	\$ 3,789.47	\$ 3,295.54	
Licenses and permits	\$ 10,474.51	\$ 5,438.53	\$ 4,989.00	
Intergovernmental revenue	\$ 44,996.11	\$ 87,712.04	\$ 125,692.43	This is where the grants are reported
Charges for services	\$ 4,204.04	\$ 2,300.04	\$ 7,251.00	Airport revenue/fire revenue
Fines and forfeitures	\$ 29,433.34	\$ 24,182.59	\$ 25,785.00	
Interest	\$ 42,160.57	\$ 60,068.78	\$ 47,250.00	Interest rates - 2.6%
Wellness Center Revenue	\$ 66,828.35	\$ 61,051.66	\$ 62,913.99	
Sales/Property	\$ -	\$ 20.00	\$ 4,875.00	
Visitor Center	\$ 3,127.85	\$ 7,455.06	\$ 3,065.51	Includes Forest Service donation
Baseball Revenue	\$ (820.00)	\$ (540.00)	\$ (761.51)	Coaches refunds
Softball Revenue	\$ (130.00)	\$ (585.00)	\$ (127.69)	Coaches refunds
Soccer Revenue	\$ 6,775.00	\$ 7,190.00	\$ 6,775.00	
Football Revenue	\$ 6,455.75	\$ 6,760.00	\$ 6,405.22	
Volleyball Revenue	\$ -	\$ -	\$ -	
Basketball Revenue	\$ 10.00	\$ 800.00	\$ 10.02	Basketball registrations have just started
Tournament Revenue	\$ -	\$ -	\$ -	
Sundry Revenues	\$ 35,665.00	\$ 3,536.87	\$ 48,126.00	Firework donation has not come
Total Revenue:	\$ 424,217.14	\$ 495,606.39	\$ 562,285.76	
Expenditures:				
General government				
Council	\$ 6,499.57	\$ 4,085.69	\$ 5,976.00	
Court	\$ 13,188.88	\$ 12,731.06	\$ 13,389.00	
Administrative	\$ 50,919.74	\$ 55,003.38	\$ 54,121.00	
Attorney	\$ 7,500.00	\$ 3,000.00	\$ 7,500.00	
Planning and zoning	\$ 14,703.15	\$ 17,258.14	\$ 16,504.00	
Police	\$ 159,181.15	\$ 159,479.36	\$ 252,379.99	Budgeted items not purchased yet
Fire	\$ 12,703.55	\$ 8,835.29	\$ 38,991.36	Budgeted items not purchased yet
Class C roads	\$ -	\$ 6,007.93	\$ -	
Streets and shop	\$ 21,580.71	\$ 28,944.94	\$ 42,169.43	Budgeted items not purchased yet
Airport	\$ 1,348.55	\$ 3,975.48	\$ 3,879.00	
City Engineer	\$ 6,182.92	\$ 6,141.73	\$ 7,597.00	
Visitors Center	\$ 54,306.62	\$ 41,099.03	\$ 29,333.00	Utilities and Marketing Expenses
Parks and recreation	\$ 78,686.50	\$ 86,567.72	\$ 85,822.22	
Wellness Center	\$ 162,542.55	\$ 179,764.34	\$ 180,378.06	
Total Expenditures:	\$ 589,343.89	\$ 612,894.09	\$ 738,040.06	

	Prior Year Period Actual	Current Year Period Actual	Period Budget	
51 Water Fund				
Income or Expense				
Income From Operations:				
Operating income	\$ 273,409.38	\$ 291,434.62	\$ 256,971.17	
Operating expense	\$ 247,082.86	\$ 259,461.96	\$ 205,370.03	
Total Income From Operations:	\$ 26,326.52	\$ 31,972.66	\$ 51,601.14	
Depreciation added back in	\$ 134,377.86	\$ 135,760.40	\$ 82,587.00	
Net Income	\$ 160,704.38	\$ 167,733.06	\$ 134,188.14	
52 Sewer Fund				
Income or Expense				
Income From Operations:				
Operating income	\$ 123,501.02	\$ 135,656.87	\$ 127,053.18	
Operating expense	\$ 93,006.52	\$ 114,195.81	\$ 113,313.00	
Total Income From Operations:	\$ 30,494.50	\$ 21,461.06	\$ 13,740.18	
Depreciation added back in	\$ 15,863.48	\$ 31,046.85	\$ 15,750.00	
Net Income	\$ 46,357.98	\$ 52,507.91	\$ 29,490.18	
53 Electric Fund				
Income or Expense				
Income From Operations:				
Operating income	\$ 834,411.80	\$ 705,151.92	\$ 689,974.45	
Operating expense	\$ 648,943.22	\$ 677,285.52	\$ 648,163.53	
Total Income From Operations:	\$ 185,468.58	\$ 27,866.40	\$ 41,810.92	
Depreciation added back in	\$ 33,199.01	\$ 51,295.43	\$ 48,441.00	
Net Income	\$ 218,667.59	\$ 79,161.83	\$ 90,251.92	
54 Natural Gas Fund				
Income or Expense				
Income From Operations:				
Operating income	\$ 106,608.31	\$ 102,282.65	\$ 94,962.41	
Operating expense	\$ 115,487.51	\$ 125,780.56	\$ 127,041.47	
Total Income From Operations:	\$ (8,879.20)	\$ (23,497.91)	\$ (32,079.06)	
Depreciation added back in	\$ 27,566.33	\$ 29,704.44	\$ 27,876.00	
Net Income	\$ 18,687.13	\$ 6,206.53	\$ (4,203.06)	
55 Storm Water Fund				
Income or Expense				
Income From Operations:				
Operating income	\$ 35,634.67	\$ 36,008.80	\$ 35,634.00	
Operating expense	\$ 7,447.61	\$ 7,673.06	\$ 27,706.00	
Total Income From Operations:	\$ 28,187.06	\$ 28,335.74	\$ 7,928.00	
Depreciation added back in	\$ 5,024.82	\$ 5,134.98	\$ 5,124.00	
Net Income	\$ 33,211.88	\$ 33,470.72	\$ 13,052.00	
57 Solid Waste Fund				
Income or Expense				
Income From Operations:				
Operating income	\$ 52,177.24	\$ 60,757.12	\$ 55,005.00	
Operating expense	\$ 48,588.59	\$ 62,656.14	\$ 51,538.29	
Total Income From Operations:	\$ 3,588.65	\$ (1,899.02)	\$ 3,466.71	
Depreciation added back in	\$ 147.57	\$ 147.57	\$ 147.00	
Net Income	\$ 3,736.22	\$ (1,751.45)	\$ 3,613.71	



50 W 100 S
Blanding, UT 84511
435-678-2791

Request for Proposal

Blanding City is accepting proposals for landscaping services required by the city. Proof of applicable liability and workers compensation insurances will be required prior to the acceptance of submitted proposals.

Please submit a monthly bid for with **individual amounts** for each City property. The bid is for weekly lawn mowing (unless otherwise noted) and trimming as needed (at least bi-weekly). Submit a price for the **monthly** cost to mow and trim each of the following city properties. Contract term will be April 15 - October 15 each year (6 months per year), and will run for a three (3) year period. Service provider will be required to provide some flexibility of dates and times to work around watering and recreation schedules.

- a. Centennial Park Baseball Fields (grass must be bagged and removed)
- b. Centennial Park / Skate Park Area
- c. Wellness Center Lawn (area inside pool fence not included)
- d. South Park
- e. Central Park
- f. Visitor Center & Park
- g. Police Station
- h. City Office
- i. Walter C Lyman Park (mowed **twice** per month - brush mower)

Please submit sealed proposal to Blanding City Manager Jeremy Redd no later than 12:00 noon on Wednesday, November 13, 2019.

/s/ Jeremy Redd, Recorder

Published in the San Juan Record - October 30 and November 6, 2019.



Ordinance 2019-3

An Ordinance Regarding Planned Unit Development

WHEREAS, the City desires to enact a policy regarding planned unit development;

NOW, THEREFORE, it is hereby ordained by the Blanding City Council as follows:

Title 10 Chapter 18:

PLANNED UNIT DEVELOPMENT

10-18-1: PURPOSE:

The following Ordinance may be used in the following zoning Districts:

1. R-1 Residential
2. R-2 Residential
3. MH - Residential
4. C - Commercial
5. I - Industrial

The purpose of planned unit developments is to permit flexibility in land use and to allow diversification in the interrelationships of various uses and structures with their sites and thus offers an alternative method to the traditional type of development. The application of planned unit development concepts is intended to encourage neighborhoods, housing, design, open space, and facilities compatible with the present living environment in the City as described by the General Plan, and each zoning district while at the same time ensuring compliance with practices which will assure the health, safety, and public welfare of the future inhabitants of the planned unit development. In exchange for the additional services provided by the developer in a planned unit development, this ordinance will allow for increased density of buildings and more flexible uses of land in harmony with the zoning district allowed uses.

10-18-2: DEFINITIONS:

Minor Planned Unit Development (PUD) is defined as being three acres or less in land area and six or less dwelling units. Major PUD is defined as being larger than three acres in land area or more than six dwelling units.

10-18-3: CONDOMINIUMS, TOWNHOUSES TO BE DEVELOPED AS PLANNED UNIT DEVELOPMENTS: Where, in the opinion of the Planning Commission or City Council, the unique features of a condominium project (i.e., ownership, financing, topography, types of land uses, etc.) require more flexibility in design solutions in order to protect the public interest. The proposed condominium project shall comply with the provisions of this ordinance and contrary provisions of other ordinances adopted by the City may be waived by the City Council.

All condominiums, townhouses and similar developments will be based on private property ownership following the footprint of each individual unit and all other property will be commonly owned or dedicated to a specific use, or have covenants that safeguard the unit's property value, maintain quality living conditions, and address property maintenance and use.

10-18-4: PLANNED UNIT DEVELOPMENTS TO MEET USE LIMITATIONS OF DISTRICTS WHEREIN LOCATED: No permit for a planned unit development shall be granted unless such development will meet the use limitations of the zoning district in which it is to be located, and meet the density and other limitations of such districts, except as such requirements may be lawfully modified as provided by this ordinance or by district regulations. Compliance with the regulations of this Code in no sense excuses the development from the applicable requirements of the **subdivision regulations**, except as modifications thereof are specifically authorized in the approval of the application for a planned unit development.

10-15-5: CONDITIONS FOR APPROVAL: No planned unit development shall have an area less than that approved by the City Council or Planning Commission as adequate for the proposed development. The City Council or Planning

Commission shall require such arrangements of structures and open spaces as necessary to assure that adjacent properties will not be adversely affected. Where feasible, buildings of least height and the least density of buildings and uses shall be arranged around the boundaries of the development. Lot dimensions, setbacks, structure height, and coverage requirements shall be determined by the approval of the preliminary design plan. All plans must be prepared by a qualified professional team. A qualified professional team is defined as a State licensed architect or engineering firm.

10-15-6: OPEN SPACE: The proposed PUD would ensure the concentration of open space (if any) into more workable or usable areas and would preserve the natural resources of the site.

Preservation, maintenance and ownership of required open spaces within the development may be accomplished by:

1. Dedication of the land to the City as a public park or parkway system, including a certificate of title insurance.
2. Granting to the City a permanent, open space easement on and over the said private open spaces to guarantee that the open space remains perpetually in recreational or park use, with ownership and maintenance being the responsibility of an Owners' Association established with Articles of Association and By-Laws which are satisfactory to the City Council.
3. Granting to the City a permanent, open space easement on and over the said private open spaces to guarantee that the open space remains perpetually in recreational or park use, to be maintained from the proceeds of a perpetual maintenance trust fund established by the developer in an amount satisfactory to the City Council.

10-15-7: PLAN APPROVAL: Minimum plans must provide the following information and receive the following approvals :

Minor PUD

Land use authority: Planning Commission

Approvals: Land use design by Blanding City Planning Director
Utilities and Public Works by Blanding City Engineer or Public Works Director

1. Complete site plan to scale showing the entire site plus 100 feet of the surrounding properties
2. Building footprints, complete height and square footage
3. Parking and streets with grades and cross slopes
4. Storm drainage system and how it ties into current or future City system
5. Breakdown of all land uses by percentage of total lot coverage such as: buildings, open space, parking, roadways, recreation areas, trails, all other dedicated uses
6. Property contours at two-foot intervals
7. All proposed utility improvements with locations, depths, and line sizes and material type
8. All utilities will be underground unless approved alternate location by the City Engineer or Public Works Director
9. All streets whether public or private will be dedicated to the City and or identified as utility rights-of-way for city approved utilities

Major PUD

Land use authority: City Council

Approvals: Land use design by Blanding City Planning Director
Utilities and Public Works by Blanding City Engineer or Public Works Director

1. Complete site plan to scale showing the entire site plus 100 feet of the surrounding properties
2. Building footprints, complete height and square footage
3. Parking and streets with grades and cross slopes
4. Storm drainage system and how it ties into current or future City system
5. Breakdown of all land uses by percentage of total lot coverage such as: buildings, open space, parking, roadways, recreation areas, trails, all other dedicated uses
6. Property contours at two-foot intervals

7. All proposed utility improvements with locations, depths, and line sizes and material type.
8. All utilities will be underground unless approved alternate location by the City Engineer or Public Works Director.
9. All streets whether public or private will be dedicated and or identified as utility rights-of-way for city approved utilities.

PASSED, ADOPTED and APPROVED this 22nd day of October, 2019.

Signed _____
Joe B. Lyman, Mayor

ATTEST: _____
Jeremy Redd, Recorder



Ordinance 2019-4

An Ordinance Regarding Water Conservation

WHEREAS, the City recognizes that water is a finite resource that needs to be conserved and managed prudently for the future benefit of the community;

NOW, THEREFORE, it is hereby ordained by the Blanding City Council as follows:

Title 8 Chapter 1-20:

WATER CONSERVATION

8-1-20: WATER CONSERVATION:

A. When using the City of Blanding potable water source, watering will only be allowed each day before ten o'clock (10:00) A.M. or after six o'clock (6:00) P.M.

B. All irrigation systems must be maintained in a manner that promotes efficient watering and limits leaks, damage to the system, or overwatering that would allow flow of water beyond property lines.

PASSED, ADOPTED and APPROVED this 12th day of November, 2019.

Signed _____
Joe B. Lyman, Mayor

ATTEST: _____
Jeremy Redd, Recorder