

RICHMOND CITY COUNCIL

JANUARY 19, 2023

The regular meeting of the Richmond City Council was held at the Park Community Center located at 90 South 100 West, Richmond, Utah on Thursday, January 19, 2023. The meeting began at 6:30 P.M.; Mayor Paul Erickson was in the chair. The opening remarks were made by Kelly Crafts.

The following Council Members were in attendance: Tucker Thatcher, Kelly Crafts, Terrie Wierenga and Amber Ervin.

Council Member Lyle Bair was excused.

City Administrator Jeremy Kimpton and City Recorder Justin Lewis were also in attendance.

VISITORS: Ryan Busenbark, Brady Christensen, Jay Bair, Dave Cavanaugh, Larry Huckstep, Tamesa Cook

APPROVAL OF THE CITY COUNCIL MEETING MINUTES FROM DECEMBER 15, 2022.

A motion to approve the December 15, 2022 city council meeting minutes was made by Terrie, seconded by Amber and the vote was unanimous.

Yes Vote: Thatcher, Crafts, Wierenga, Ervin

No Vote: None

Absent: Bair

DISCUSSION AND POSSIBLE VOTE ON THE REQUEST BY RYAN BUSENBARK FOR APPROVAL OF THE FINAL PLAT FOR THE JOHNSON LANE SUBDIVISION, A (3) LOT/UNIT MINOR SUBDIVISION LOCATED AT APPROXIMATELY 280 EAST 100 SOUTH.

JEREMY: This project is close to being complete. Legal counsel has reviewed the plat and documentation. There are a few items which need to be finished up with legal counsel and engineering. Engineering and legal counsel are comfortable that only minor things are left and it can be approved. All of the minor items will be corrected before the final plat is signed.

AMBER: The planning commission reviewed the request. They liked the lot sizes are large and still have a rural feel. The planning commission recommended approving the request.

MAYOR: Is the house located on Lot 3?

RYAN BUSENBARK: Yes.

MAYOR: There are some outbuildings on Lot 2. Lot 1 abuts the Craw property to the west. Is sewer and water in front of the property?

JEREMY: Yes. The developer will have to improve half of the road to city standards as well. They are working with engineering on this.

RYAN: We will redo from the middle of the road to the property line.

MAYOR: You are going to do that and pay for it?

RYAN: Yes.

MAYOR: Have we been supplied a Letter of Credit?

JEREMY: Yes.

MAYOR: When do you plan to start?

RYAN: We want to start installing the infrastructure as soon as possible.

JEREMY: J-U-B Engineers is working with Ryan to finalize the remaining changes needed on the plat.

RYAN: I intend to build on Lot 2. I will hold onto Lot 1 for the time being.

MAYOR: Is there a renter in the house?

RYAN: Not right now but I might rent the home eventually.

AMBER: It is nice to hear a builder is building on the parcel. It is not just someone coming in to build, sell and make money.

RYAN: We like the feel of the city and want to live here.

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A motion to approve the Final Plat for the Johnson Lane Minor Subdivision, a three (3) lot/unit subdivision located at approximately 280 East 100 South was made by Tucker, seconded by Kelly and the vote was unanimous.

Yes Vote: Thatcher, Crafts, Wierenga, Ervin

No Vote: None

Absent: Bair

DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 2022-15, AN ORDINANCE REZONING CACHE COUNTY PARCEL NUMBER 09-053-0003 FROM RMD (RESIDENTIAL MEDIUM DENSITY) TO CBD (CENTRAL BUSINESS DISTRICT). THE PARCEL IS LOCATED AT 72 WEST MAIN AND IS 1.33 ACRES.

MAYOR: This is the former residence owned by the Turner family and now owned by Brady Christensen.

JEREMY: The Planning Commission noticed one setback does not meet the municipal code which states it must be at least 20 feet on the side yard if it abuts a residential property. The Planning Commission asked if there was some type of grandfather clause where the homes in the area are older. The Planning Commission conditionally approved the request based upon legal counsel stating it is legal and could be approved. Legal counsel reviewed the request and stated the use of the property is changing by taking what is currently a residence and making it a business. Current standards must be met because the use is changing. Brady is aware of our discussion with legal counsel. The recommendation of the staff is to deny the request because the existing code cannot be met.

AMBER: Commissioner Jay Bair mentioned the code when reviewing the request. Legal counsel has reviewed the request. I recommend we follow the advice of legal counsel.

MAYOR: What is the setback on the west side of the house?

JEREMY: Approximately twelve feet.

BRADY CHRISTENSEN: I should have done more homework on the request before applying. My intent is to make the home into my insurance office. I have talked to some staff members, council members and the mayor. In the General Plan the area where this property is located calls for the area to be Central Business District long term. I would like to know what the difference is between Commercial and Central Business District. I have talked to the neighbors next to the house and across the street. None of them have an issue with this request. I am familiar with the planning commission process. I understand the process and that the city has ordinances in place. As I have reviewed this, I learned that if this was my primary residence, I could have done what I wanted to do without even having to make this request. Where it is not my primary residence, I have to request a rezone. I have done some research since the planning commission meeting. It shows the code was adopted in February 2019.

MAYOR: That date is the date it was approved to go online. The code is much older than that.

BRADY: I have looked at many parcels along Main Street where the General Plan calls for Central Business District. From the highway to State Street on Main Street there are only two parcels which could comply with the current setback requirements. One owned by Marlowe Adkins and the other owned by Paul White. The average of the side setbacks on the parcels is less than fifteen feet. How was the Reese Hulbert rezone request on the highway approved when the setbacks cannot be met?

MAYOR: That parcel is zoned Highway Commercial not Central Business District.

BRADY: I want to work with the city not against it. I think that building is less than ten feet from the property line.

TUCKER: Highway Commercial has different setbacks. Side yard setbacks in Highway Commercial are ten feet or what is approved by the Planning Commission. It is a more flexible zone in this regard. I looked to see if Neighborhood Commercial would work but it also has a twenty-foot side yard requirement when abutting a residential zone.

BRADY: Is a variance possible? How do I pursue that?

JEREMY: There is an appeal process which involves an appeal authority. A hearing is held where the city presents their case and the applicant presents their case. The appeal authority then makes a ruling. If the applicant does not like the ruling of the appeal authority, they can then appeal the item to the local district court.

MAYOR: The appeal authority is not going to go against current city code.

JEREMY: That is correct but the applicant has the option to appeal the decision.

TERRIE: I reviewed our code from when the last General Plan was adopted in 2013. The discussion was that along the highway the setback could be smaller than in a residential area off of the highway. I have reviewed the map as well and very few parcels could be rezoned to Central Business District.

BRADY: I have around 50 feet on the east side but less than 20 feet on the west side.

TERRIE: If we ignore our code, it should have never been written. The Planning Commission and city council have the right to review the code and amend it if it is the appropriate thing to do. I want to thank you for visiting with your neighbors. Not very many applicants do that.

BRADY: How does a conditional-use permit work? I was told I had to do a rezone and not a conditional-use permit. Why does the Hulbert property have a conditional-use permit?

JEREMY: The parcel was rezoned and then the business had to obtain a conditional-use permit to operate there as well.

BRADY: I thought a conditional-use permit offered greater latitude?

MAYOR: The council cannot approve a conditional-use permit for a commercial business in a residential zone.

JEREMY: Conditional-use permits have more to do with traffic, noise and these types of items.

BRADY: If this was my primary residence, I would have no problems having my business there.

MAYOR: You could then seek a home-based business license.

TERRIE: Employees who are non-family cannot work at a home-based business location.

MAYOR: A decision needs to be made on this request.

TERRIE: I won't vote to go against our code.

A motion to DENY Ordinance 2022-15, an Ordinance rezoning Cache County Parcel Number 09-053-0003 from RMD (Residential Medium Density) to CBD (Central Business District) was made by Terrie, seconded by Tucker and the vote was unanimous.

Yes Vote: Thatcher, Crafts, Wierenga, Ervin

No Vote: None

Absent: Bair

AMBER: I would like to address this. We need to look at where we live. We want to keep good people here. Our code needs to be effective. Let's be proactive and review the code to make sure we have it correct.

TERRIE: In residential areas the side yard setback can go down to ten feet.

TUCKER: I am in favor of reviewing this section of code. I think we can leave the Neighborhood Commercial zone alone and consider changing the side yard setback in Central Business District. I think ten feet is more appropriate for our city.

MAYOR: The minimum lot size can be approved by the Planning Commission. The width of the parcel can be approved by the Planning Commission. The front setback is zero which is very common. I would support the side yard setback not being less than ten feet. I am good having the Planning Commission and council review this section of code and possibly amend it. The code takes a few months to review and change.

TERRIE: As part of our current General Plan update, we discussed our current zones and talked about if they are practical and can actually be used.

MAYOR: Let's have the planning commission review the request. If the code is amended then the applicant can reapply.

BRADY: If you are going to amend the code you might want to do some measurements. I think several of the side yards in that area are less than ten feet.

MAYOR: The code as was adopted in 1978 well after some of these homes were built. We can amend and change the code if needed.

DISCUSSION ON EMERGENCY PREPAREDNESS WITH DAVID CAVANAUGH.

MAYOR: Dave's focus is to have the resources and personnel in place in case of a major disaster.

DAVE CAVANAUGH: I am a former high school shop teacher. I have worked in emergency management in Washington. I started helping here with the local Ham Radio club. I am working with some other local radio clubs as well. Last year, I organized the local Ham Radio operators for their annual test which happens in April of each year. The radios were operated from the Lewiston and Richmond Fire Stations as well as from a portable trailer in the front of this building. Will Lusk has asked me to take over some of the local operations. I met with Jeremy and the mayor. We first discussed emergency communication but decided to be more encompassing with what is being done. I am writing a comprehensive emergency plan for the city. It is based on other local cities plans. It includes items such as mitigation, planning, preparedness and other items. I am working on the draft copy now. I hope to have it ready in a couple of months for review. The Ham radio in the fire station is around 25 years old. We recently purchase three new radios, antennas and cables. We will get them assembled and they will function from this

building. We are somewhat limited but it will be better than what we currently have. The antennas will be installed on the building and cables run once the snow is gone. I am working with the county to acquire more radios. I am hopeful to get some used ones from them. We would give them to the public works department. I would like to see a handheld radio in the work trucks. We have three snowplow trucks and other equipment like the backhoe I would like to see radios in. I am looking at some pricing options and will then try and find a grant to pay for them. I don't think this will be a quick process. A repeater was recently installed on the chlorinator building. We talked to people in Logan and Preston. It will allow anyone with a certain license to use the repeater. The only requirement is the person sign up and pay a \$35 fee. The fee covers an entire family. The plan I am drafting will include all of the city and businesses such as Pepperidge Farms and Lower Foods. I am looking forward to getting the draft completed.

TERRIE: Are you aware of what BRAG (Bear River Association of Governments) has done with other local communities? We are already approved for FEMA funding. We worked with Zac Covington in the past.

AMBER: I appreciate all of the work you have done. At a training conference I attended a city talked about this type of event. They did not have a plan in place. It is important to have this ready.

DAVE: I want to put something together that will last long after I am gone.

MAYOR: Thank you for your concern, enthusiasm and follow through. I look forward to reviewing the plan when it is ready. I am not sure how many cities have a communication system like we do. We can reach about 80-85% of the city via text, email and voicemail. We stopped doing our monthly newsletter last year. The city website is a good place to put things. I want to start putting more things on there such as information like Dave is creating. We will push out information to the residents as needed. We did add a section to the website entitled "Emergency Preparedness". I would estimate around 90% of the residents have internet access and can look at our website. We have a fiber connection to this building. We purchased a Starlink system for this building incase the fiber system goes down. This building is a good place to house a lot of people . We have a full kitchen and multiple bathrooms. There is a walk-in refrigerator and freezer. The LDS Church Stake Center north of us is a large building and can house a lot of people as well. We are very thankful the school district gave us this building. We met with a local representative of the LDS Church last week so the city and church have contact information in the event of an emergency. I will personally speak with Stake President Mike Hall about what we are doing. Gus Allen is the local representative for the church. Thanks to everyone for their help on this. I intend to mention what is going on at the annual State of the City address in February.

LARRY HUCKSTEP: I have lived in the city for around eighteen months. I am helping my ward which is part of the LDS Church in regard to emergency preparedness. I will be doing a presentation at the end of this month. We will be talking about what to do if there is not any water or electricity.

<p>PUBLIC HEARING FOR THE PURPOSE OF DISCUSSING AMENDMENTS TO THE FISCAL YEAR 2023 BUDGET WHICH IS THE PERIOD OF JULY 1, 2022 THROUGH JUNE 30, 2023.</p>

JUSTIN: We are at the midpoint of the fiscal year. I will go over some of the larger items which are proposed to be amended. The biggest item tonight is removing garbage and recycling service from the General Fund and putting them into the new Solid Waste Enterprise Fund. General Fund revenue is increasing for sales tax, an ARPA library grant, interest, road cuts, a KUED grant, donations to the DUP, Black & White Days and the senior center, court fine revenue and planning fees. A decrease is included in removing garbage and recycling revenue. Expense increases in the Administration fund are for the new Pelorus utility billing software purchase and a new emergency preparedness line item. The Building fund is increasing for the senior center program and costs associated with the parking lot renovation project at this building. Public Safety is increasing for fines paid to the state and the addition of a new third crossing guard on the highway. Streets is increasing for the purchase of the new front end loader and snowplow for the loader. Streets is decreasing as garbage and recycling is moved to the new fund. Parks is increasing for the major waterline and sprinkler repair work done at this building as part of the parking lot project, tree pruning as well as taking a part-time worker to full-time status. Fire Department insurance is increasing. The Library is increasing for wages and grants received. The Planning Department is increasing for wage adjustments. Water revenue is increasing for dedication fees, impact fees and interest. Water expenses are increasing for sampling, depreciation, utility software and the front-end loader. Sewer revenue is increasing for interest revenue. Sewer expense is increasing for the purchase of the utility software and the front-end loader. No changes are proposed to the Cub River Sports Complex budget. Capital Project Fund revenue is increasing for interest revenue. A new Solid Waste Enterprise Fund has been created and revenue and expenses added. The intent is to take the funds from the recent garbage utility rate increase and purchase garbage cans from Logan City around June or so.

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A motion to close the regular council meeting and open the public hearing was made by Terrie, seconded by Kelly and the vote was unanimous.

Yes Vote: Thatcher, Crafts, Wierenga, Ervin
No Vote: None
Absent: Bair

The public hearing opened at 7:30 P.M.

There were not any comments or questions.

A motion to close the public hearing and reopen the regular city council meeting was made by Amber, seconded by Kelly and the vote was unanimous.

The public hearing closed at 7:31 P.M.

DISCUSSION AND POSSIBLE VOTE ON AMENDMENTS TO THE FISCAL YEAR 2023 BUDGET.

MAYOR: How is sales tax doing?

JUSTIN: Last month, sales tax revenue was down compared to previous months. I would highly recommend you reach out to our local elected officials and let them know we do not support them removing the sales tax from food. This directly impacts the budget of the city. The legislature is also considering reducing the sales tax on fuel. This would be detrimental to the city as we only receive about \$120,000 per year in Class "C" Road Funds. This won't even allow us to pave one city block. If we lose revenue in these areas, we have no choice but to increase revenue in other areas to continue to pay for the services we offer.

MAYOR: The city receives about 1.00% of the 7.00% of sales tax collected or about 14% of what is paid. Have online items you ordered shipped to the city. We get a portion of the sales tax collected. If the item is not purchased in the city the sales tax stays where the item was purchased. I have talked with Senator Chris Wilson and voiced my concerns on some items. I plan to meet with him after the current legislative session. I am hoping that him and Representative Dan Johnson can help us out. I drive an electric car and pay \$200 per year in tax for the gas tax the state loses by me driving an electric car. If revenue from these other items is reduced then we have to increase property tax revenue to pay for the difference.

JUSTIN: The city receives about twelve percent of the amount of property tax someone pays. We don't receive all of the funds.

MAYOR: The Water and Sewer enterprise funds are separate funds and not part of the General Fund so they cannot help the General Fund.

A motion to adopt amendments to the Fiscal Year 2023 Budget was made by Terrie, seconded by Tucker and the vote was unanimous.

Yes Vote: Thatcher, Crafts, Wierenga, Ervin
No Vote: None
Absent: Bair

GENERAL FUND

REVENUE (\$61,158)

EXPENSE

Administration	\$17,897
Building	27,509
Public Safety	12,081
Streets	(200,180)
Parks	64,240
Fire Department	500
Library	12,089

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Planning	4,706
Total Expense	(\$61,158)

WATER ENTERPRISE FUND

Revenue	\$133,250
Expense	\$35,593

SEWER ENTERPRISE FUND

Revenue	\$17,000
Expense	\$18,406

CAPITAL PROJECTS FUND

Revenue	\$24,000
Expense	0

SOLID WASTE ENTERPRISE FUND

Revenue	\$273,116
Expense	\$254,000

CITY ADMINISTRATOR REPORT

JEREMY: December is a slower month in the office because of the holidays. The new mini excavator has arrived. It was ordered around eighteen months ago.

MAYOR: More salt has been ordered. Please thank our snowplow staff. Rob, Shane and Austin man the big trucks.

JEREMY: We have only really had one plowing issue this year and it was on 500 North. We were lucky how it turned out.

MAYOR: Where does Bryan push snow?

JEREMY: He helps with sidewalks when needed and operates the smaller pickup sized plow truck when needed.

MAYOR: Who mans the backhoe?

JEREMY: Shane. In the past we have only had two drivers come in at a time. Now, Austin and Rob drive the big trucks and Shane uses the backhoe to start the cleanup process sooner. Bryan is used as needed.

MAYOR: I hear the plow trucks in the early A.M. hours. Thank you and them for keeping the roads clear. I have not had one call complaining about snow removal this winter.

JEREMY: I think we have a very good team. They always are here and get it done when needed.

MONTHLY FINANCIAL REVIEW WITH DISCUSSION AND DECISIONS AS NECESSARY.

JUSTIN: We typically receive 90% of our property tax revenue in December and January. In December, we received \$198,125. The ARPA Library Grant in the amount of \$5,978 was received. The cemetery district paid the city \$3,500 for burial costs for July through December. Some road cuts were paid in the amount of \$5,000. A KUED library grant was received in the amount of \$500. So far, this fiscal year we have received \$1,225 in donations to Black & White Days and \$5,131 for the senior center. Emergency Preparedness purchases can be seen in Line Item 4195 and total \$1,896 through the end of December. For July through December the senior program has spent \$8,030. A couple of new furnaces were installed in this building at a cost of \$7,310. We replace a couple each year where there are around 19 in the building. The irrigation company paid \$3,220 for the electricity used to run the water pump for them. Depreciation Expense of \$117,607 was added in the water fund for July through December and \$183,224 in the sewer fund for July through December. Last month, the council had a discussion on culinary

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water. One of the items which came out of that meeting was the council wanted to discuss possibly changing the tiered rate system and adding more tiers. The staff worked with Lyle and looked at several options. The option before you is a starting point if you want to add more tiers and increase the rate. The proposed tiers are based on making it more expensive for those who use over 40,000 gallons of water per month. The vast majority of the city uses under 40,000 gallons per month in the summer.

Current Monthly Water Rate:

\$62.00 base rate which includes 10,000 gallons per month.
\$1.00 per 1,000 gallons used for 10,001 to 100,000 gallons.
\$2.00 per 1,000 gallons used for 100,001+ gallons.

Proposed Monthly Water Rate:

\$62.00 base rate which includes 10,000 gallons per month.
\$1.00 per 1,000 gallons used for 10,001 to 40,000 gallons.
\$1.50 per 1,000 gallons used for 40,001 to 75,000 gallons.
\$2.00 per 1,000 gallons used for 75,001 to 100,000 gallons.
\$3.00 per 1,000 gallons used for 100,001+ gallons.

JUSTIN: This is just an item to review and nothing is being voted on tonight. We need to know if this is something you want to consider or if you have no interest in making a change at this time.

TERRIE: Do the number of accounts using over 100,000 gallons per month include the dairy and agricultural users?

JUSTIN: Yes.

TERRIE: I hate to see them effected as they are already struggling. I suggest we contact three or four of them to see how much this will impact them.

JEREMY: We can get you any data you want.

TERRIE: I don't want them going out of business because we increased the water rate.

MAYOR: The intent is to deter a large amount of use of culinary water on lawns. Will this rate structure accomplish that? Is it high enough?

TERRIE: I don't think it will deter people wanting green grass lawns.

AMBER: I agree.

TERRIE: People like green lawns. This will affect the agricultural users but those who want green lawns will continue watering them.

MAYOR: I don't think the proposed rates are much of a deterrent. People with expensive yards won't allow them to be ruined because of the cost of water.

TERRIE: I would rather see some incentive programs such as getting paid to remove sod. People will do things if they get paid. I am not sure how we would pay people to do it.

MAYOR: We cannot have different rate systems?

JUSTIN: We cannot discriminate in our billing. It used to be cities would charge nonresidents more than residents for culinary water. The state stepped in and said this is not right you will charge them the same because the cost of the water is the same.

MAYOR: We need something put in place during a drought. I think we need to see some modeling to see how this proposal looks on paper.

JUSTIN: I am happy to do some modeling but don't want to waste my time as it appears to me the council has no interest in changing the current rate structure.

AMBER: I think we need to be more proactive. We need to educate the residents. We can encourage people to cut back. We can talk to individuals who are using too much water. It is hard to pass on an increase to the farmers.

TERRIE: I don't support this proposal.

KELLY: I think we need to educate the residents. I have a much different thought process after being a council member than before. I really didn't understand things before I got on the council. I think education is good.

TUCKER: Adding more tiers is confusing. We removed tiers in the past. I like only having two tiers. I think we could lower the top tier from 100,000 gallons to 40,000 gallons and maybe increase the rate \$0.25 or \$0.50 per tier. I expressed my concerns to Lyle. If people want green grass, they can have it if they are willing to pay for it. We all want different things. We have water to sell people. We have water we need to develop and sell. We can educate

people. The grass can turn yellow if needed. I think this proposal is hard to make work in trying to get people to cut back. I am not interested in telling people they have to comply. I don't support a ban on grass in the park strip. We need less government regulation. We need to stay out of people's lives as much as we can.

AMBER: I like Tucker's idea of having only the two tiers and maybe changing the amount.

MAYOR: We need some type of deterrent. We have to supply water and we have no deterrent in place. Can we restrict watering if needed?

JEREMY: I am not aware of it being written anywhere.

MAYOR: We need the ability to cutback when needed.

TERRIE: Then we should consider what North Logan City is doing. Each year is different as well.

MAYOR: Typically, cost is the best way to make people cutback but I am open to suggestions.

TERRIE: I don't want to run the agricultural people out of business.

MAYOR: I agree on the education aspect. Many people voluntarily cutback last year. We had a few days that were close in regard to water in versus water out.

JEREMY: That is correct. We had a few days where the same amount of water came in as went out.

MAYOR: Let's study what North Logan has done and review it in February or March. I still think we need to find a way to restrict usage if it is needed.

COUNCIL MEMBER AND MAYOR REPORTS

TUCKER: Now that the garbage collection contract is done. What is happening in regard to disposal?

MAYOR: Right now, it is cheaper to take it to Logan than Clarkston.

TUCKER: I know we pay the tipping fee separate from the collection fee.

MAYOR: We will pay the tipping fee directly to Logan City with the new contract.

JUSTIN: Logan cannot make any decisions on what they are doing long term until Representative Casey Snider removes the legislation, he got passed last year which really hurt Logan City. Once that is done, they can look at options and costs.

AMBER: The planning commission meets as needed. The senior center is doing great. Around seven to ten new faces show up each week. They are pretty happy with the food situation. I meet with the volunteers weekly. Food brings people and makes them happy. We have received a lot of donations and contributions. I want Dave Cavanaugh to present this information to the seniors at some point. We are always looking for ways to save money. We will continue moving forward. The Black & White Days parade application will be different this year. Last year was a complete disaster in this regard. We had around 110 applications.

TERRIE: Eighty-seven is the highest number I recall.

AMBER: We had people applying the day of the parade. Around eighteen groups just showed up and got in line. I am going to use a Google form this year. It is easy to track. I had way too many texts and calls on parade day last year. We need to discuss the grand marshal for this year.

MAYOR: Do you have a recommendation?

AMBER: What about Paul and Ann White. They own Cache Valley Cabinets and Tops. They always volunteer and contribute to the city. They are a face of the community. They employ quite a few people. Or we could ask the residents for suggestions. The residents I have talked to just want someone different than the past.

KELLY: I would support having Paul and Ann this year.

JUSTIN: Consider making it the business and then they can invite whoever they want to attend and participate. Maybe it is the White Family and Cache Valley Cabinets and Tops.

AMBER: The Hamburger Stand needs help. I helped last year and there were some real struggles. There are many concerns which need to be addressed there.

MAYOR: Did the online ordering get any traction?

KELLY: No. The cattle committee suggested just doing grilled cheese sandwiches during the week. They said it works really well at other cattle shows.

AMBER: We need it to be simpler. There were too many options which took extra time. The meat was frozen. There were a lot of problems which lead to big delays in filling orders.

TERRIE: The General Plan, Trails, and highway crossing plans have all been pushed back a month. We won't adopt the General Plan update until May at the earliest.

MAYOR: Has Zac Covington's job been filled yet?

TERRIE: Not yet. We should have the draft of the Trails Master Plan by the end of the month as well as the Highway 91 crossing proposal. We are working with UDOT (Utah Department of Transportation) to extend the lower speed limit signs further north and south on the highway.

MAYOR: Any idea when Lee's Marketplace will open?

JEREMY: They are hoping in May.

MAYOR: That is quite an aggressive date. We won't know the exact impact on our roads in that area until they open.

TERRIE: During our meeting today with J-U-B Engineers they specifically wanted to know about how we wanted our future land-use maps presented. There are two options. We can do the same as in the past which includes our current zoning classifications. The other option is to include new zones we need to create such as higher density housing around Lee's Marketplace. Rather than show the area as an overlay we could show it as its own zone.

MAYOR: Maybe we should schedule a workshop with the planning commission to discuss this.

TERRIE: There will be lots of chances for the public, planning commission and council to review in the future. Public hearings and open houses will be held. The soonest it will be adopted is May or June.

MAYOR: When are our February city meetings?

JUSTIN: The planning commission meeting is Tuesday, February 7th and the council meets on Thursday, February 16th.

MAYOR: I think we need to amend our code to allow multi-family units closer than 2,000 linear feet apart.

TERRIE: The thought process was to keep the overlay in place and reduce the linear feet to 1,500 as well as create a new high-density zone which can be around commercial areas. We want to maintain our rural feel in some areas but create walkable communities around a grocery store with several retail pads.

MAYOR: Are we prepared to designate a new zone and area for high density housing?

TERRIE: People want to see the overlay gone but they also want multi-family disbursed from the comments I have seen.

MAYOR: The area around Lee's Marketplace is unique as it is currently really not by anything. Any type of housing could be considered to go there.

JEREMY: My preference is to have zones. Overlays are hard for the staff to work with.

TERRIE: I used to think overlays were good but have changed my thoughts.

JEREMY: The staff prefers to work with rules that are black and white. Overlays tend to be shades of gray.

TERRIE: I have enough clarification for what I need at this point.

TUCKER: It is hard to know what people really want. The General Plan is a guide but is binding in some ways. At the end of the day the developer or landowner is the one who will be making the request of what they want. It won't be the city.

JEREMY: You can designate a specific area for a specific type of use. It needs to be well defined. Overlays can be used anywhere in the city.

TERRIE: There is a lot to consider and review long term. The Trails Master Plan and highway crossing study are simple. Two areas will be identified for the highway crossing study. They focus on getting bicycle and foot traffic across the highway safely. During the current legislative session water metering is going to be talked about again. Right now, there is a push for irrigation water providers who have no storage capacity to be exempt from the metering requirements. I am not sure if it will be approved or not. The attitude of the state is they want to account for all of our water so they can get more water to the Wasatch front as well as into the Great Salt Lake. Right now, the water metering project is on hold until the legislature decides what to do. Contracts and funds are in place if the project has to be completed.

MAYOR: I am curious how our water season goes this year based on our current snowpack being higher than normal.

KELLY: I have talked to the vast majority of the Black & White Days committees. I still need to speak with Rhonda Davis about the pageant. I also need to find someone to be over the Saturday activities. Shane Spackman asked if they could have the same pot of money for the horse pulls for the winners if they remove the middle weight class and only have a light and heavy weight class.

MAYOR: Yes.

KELLY: There will not be a movie in the park this year. We are going to take a year off from the chuckwagon breakfast as well. Do we still want to have a citywide cleanup?

MAYOR: Yes. One or two Saturdays before Black & White Days.

KELLY: I will ask Lyle to oversee it as he has done this in the past.

MAYOR: We are working on advertising for the race and other events.

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KELLY: The highway banners are being worked on as well.

MAYOR: We met with the owners of Econo Waste; Val and Jackie Sanders. We talked with them about their business. It is not just simply emptying garbage cans. The contract has been signed. Jeremy will work with them to oversee the program when it starts in July. We are working on several Black & White Days activities. I am currently working on the Stampede. Wendy Christensen is in the process of designing a permanent logo as well as a yearly logo for the race. A city celebration runs well because of communication. We have a lot of donated time in this event. Our next council meeting will be on Thursday, February 16th.

TERRIE: CVTD (Cache Valley Transit District) will be making a presentation next month.

MAYOR: The Sheriff's Office will be presenting their annual report as well.

A motion to adjourn was made by Terrie, seconded by Kelly, and the vote was unanimous.

Yes Vote: Thatcher, Crafts, Wierenga, Ervin

No Vote: None

Absent: Bair

Adjournment at 8:35 P.M.

RICHMOND CITY CORPORATION

Paul J. Erickson, Mayor

ATTEST:

Justin B. Lewis, City Recorder