

RICHMOND CITY COUNCIL

JULY 16, 2019

The regular meeting of the Richmond City Council was held at the Park Community Center located at 90 South 100 West, Richmond, Utah on Tuesday, July 16, 2019. The meeting began at 7:00 P.M.; Mayor Jeffrey Young was in the Chair. The opening remarks were made by Kelly Crafts.

The following Council members were in attendance: Paul Erickson, Tucker Thatcher, Cheryl Peck, Lyle Bair and Kelly Crafts.

City Administrator Jeremy Kimpton, City Engineer Darek Kimball, City Recorder Justin Lewis, and City Treasurer Christine Purser were also in attendance.

VISITORS: Terrie Wierenga, Fredrick Hendricks, Jared Wisner, Lora Smith, Bryce Wood, Jim Vail, Jenny Vail, Tamara Hardy, David Swenson

PRESENTATION TO YOUTH COUNCIL MAYOR JENNY VAIL

MAYOR: Jenny has been our youth council mayor for the last year.

JENNY VAIL: It has been a learning experience. I have been able to work with kids of all ages and Tamara. I got some leadership experience. It was fun to do service. I have met new friends and helped the community to grow.

MAYOR: What was your favorite thing you did as youth council mayor? What did you learn the most from?

JENNY: My favorite thing was the meetings. We got together and it was stress free. Everyone's opinion was considered. It was fun to design the t-shirts. We talked about life and what we are trying to accomplish. If we worked hard on projects, then we got to plan fun projects as well. The main thing I learned was everyone has an opinion. It is hard to put them together to help everyone. There were many good options. It was hard to make choices that not everyone agreed with, but sometimes it had to be done. Tamara helped me to stay strong and go with my choice.

MAYOR: We would like to present you with a small payment for your service. We are hoping you will use it for educational purposes. We encourage you to stay involved now and as you get older. Volunteerism is decreasing. There are still many good volunteers willing to help. Fresh ideas and opinions are needed. Opinions are formed and based on what people feel is right. This council is a good representation of the community. There are five differing personalities on the council. We have good diversity. Tamara, thank you for your service. We have some good news. There were multiple applications from residents willing to oversee or help lead the youth council. There were around a half dozen applications. We will review them over the next month. We will start up with the youth council early this fall. We want to get going before school starts.

TAMARA HARDY: The kids have been asking what is going on.

MAYOR: Let them know it is a work in progress on replacing you.

TAMARA: I am willing to meet with the new leadership.

APPROVAL OF CITY COUNCIL MEETING MINUTES FROM JUNE 11, 2019

A motion to approve the June 11, 2019 City Council meeting minutes was made by Paul, seconded by Lyle, and the vote was unanimous.

Yes Vote: Erickson, Thatcher, Peck, Bair, Crafts

No Vote: None

BUSINESS LICENSE REQUESTS

AMERICAN PHYSICS AND TECHNOLOGY LLC

DAVID SWENSON: I graduated from Logan High School 45 years ago. I spent my career as a physicist. I moved to the city three years ago. I started a new company and have been successful in winning a couple of research grants from the government. I am working with companies from back east. We are doing technology research. I have an

office in the basement of my home. All of the work is done back east. I am working with Oak Ridge National Laboratory in Tennessee.

TUCKER: You do not have a lab in your home?

DAVID: Not at this time. Maybe in the future. In theory, I would like to make the devices here, but that is not happening right now. I am using different vendors to make different parts. All of the parts are shipped to the Oak Ridge Laboratory.

A motion to approve the business license request for American Physics and Technology LLC (David Swenson) was made by Tucker, seconded by Kelly, and the vote was unanimous.

Yes Vote: Erickson, Thatcher, Peck, Bair, Crafts

No Vote: None

CACHE VALLEY EXTERMINATION

BRYCE WOOD: I am purchasing the business from Calvin and Janice Swendsen. I will take control of the business on August 1st. I will have four trucks, the product inventory, and the customer list. I have talked to the Liebes family, who are my neighbors, about what I am doing. They are comfortable with what is going on and support me purchasing the business. I will not store any chemicals onsite. The chemicals will be stored in Smithfield. I am in the process of finding a place to park the trucks at night. I only want to have an office out of my home. It will take some time to find a place for the trucks. My yard will look like Calvin's for now. I have worked for him for seven years. I know the industry and the safety requirements.

MAYOR: So, you will park all of the trucks at your home for now?

BRYCE: For the time being. I hope to park offsite long term.

PAUL: Will the tanks in the trucks be full of chemicals when they are parked at your home?

BRYCE: Possibly. I want them to come back empty daily, if possible.

PAUL: The parking at Calvin's home has not been an ideal situation. Parking the trucks at your home long term is not feasible. You need to find a better solution. It might be okay to park one truck there at night on occasion. Not only will you have work trucks at your home, but you will have personal vehicles as well. The park strip and area in front of Calvin's does not look good because vehicles are parked on it all the time.

BRYCE: My house is quite a ways off the road. We have an RV type pad on the side of our house. We can get the trucks quite a ways off the road. The trucks will be parked on my property.

PAUL: Jeremy, do you have any concerns?

JEREMY: I support the chemicals being stored offsite.

BRYCE: People are scared by chemicals. One chemical we use is similar to wasp spray. The other chemical is what is used to kill termites and spiders. There are only 16 ounces of chemical of one type used per 100 gallons of water. There are only 8 ounces of chemical of another type used per 100 gallons of water. It is a low concentration. I can put my hand in the tank full of water and chemicals with no problem. The amount of chemicals in the tanks is very low. I have a lot of experience in this field. My house is located on Parcel Number 09-049-0040. As you can see we have parking on the side of the house and an extra wide driveway.

TUCKER: How many work trucks will be at your house?

BRYCE: Three or four.

MAYOR: You can park all of them off the road?

BRYCE: Yes.

MAYOR: It is a better option to have them parked off of the road than in the park strip.

BRYCE: Don Liebes is my neighbor to the east, and Michelle Wood is my neighbor to the west.

TUCKER: Long term, you will park the work trucks elsewhere?

BRYCE: Yes. I am looking at a place in Smithfield and another spot here in town. It is something I am working on. I need a down payment to secure a parking area. I am just starting taking over the business in August which is late in the season. The business will not really pick up until next May.

TUCKER: You are located in a residential zone and we need to protect that.

MAYOR: Will you mix the chemicals at your home?

BRYCE: Not necessarily. We usually mix them at the job site. There is a backflow device on each truck. Nothing ever touches the inside of the tank when it is being filled. The water is put in free flow. The chemicals will be stored in Smithfield. I have more business located south of town, so I expect to fill the tanks in that area more often.

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PAUL: The business license is an annual renewal. We will review any concerns and complaints about your business. We would have you come back before the council if issues arise. Be aware of our concern about making sure you park the trucks elsewhere long term. The city has used Cache Valley Extermination in the past. We know what the business is all about. Be aware all of us are concerned about your parking issue.

BRYCE: I understand your concerns. I have little kids. I am conscience about the chemicals. I will get the trucks parked off premise as soon as possible. I won't do anything at my house that risks the health of my children, family, or neighbors.

PAUL: Who regulates what you do?

BRYCE: Utah State University Extension Services. I have been working with Mark Ashcroft. He has been working with me on licensing and getting the licenses transferred into my name. The required testing is done through the Bridgerland Technical College. Calvin will advise me on the business for a year. He will do consulting and help as needed as we make this transition. It is good to have his experience to help me.

A motion to approve the business license request for Cache Valley Extermination (Bryce Wood) was made by Cheryl, seconded by Paul, and the vote was unanimous.

Yes Vote: Erickson, Thatcher, Peck, Bair, Crafts

No Vote: None

DISCUSSION AND POSSIBLE VOTE ON RECEIVING THE CERTIFICATION OF ANNEXATION PETITION FROM THE CITY RECORDER FOR THE ANNEXATION REQUEST BY BADGER CAPITAL LLC FOR PARCEL NUMBER 09-051-0011 AND 09-046-0013 AND DIRECT PUBLICATION OF SUCH PETITION IN THE HERALD JOURNAL ON JULY 20TH AND 27TH AND AUGUST 3RD. THE PARCELS ARE LOCATED AT APPROXIMATELY 150 NORTH 200 WEST. THE PARCELS TOTAL APPROXIMATELY 16.45 ACRES.

JUSTIN: This is the next step of the process in the annexation request for the Lee's Marketplace parcel. The process started a couple of months ago. I did not receive any comments, questions, or concerns from the school district or county. There are two parcels: one owned by Gary Spackman and one owned by Badger Capital. The next step is to start advertising the request for the public hearing and vote of the council at the August 20th council meeting.

PAUL: Are the Spackman's aware of this request?

JUSTIN: Yes, they signed the annexation application.

PAUL: What about the zoning if the parcels are annexed into the city?

JUSTIN: By default, they come in as A-10 (Agricultural 10-Acre). The property owners can then choose to rezone the parcels if they want or leave them as A-10.

PAUL: Where are the utilities in that area?

JUSTIN: The sewer mainline runs down 150 North.

PAUL: Is a culinary waterline across the highway to the east?

JEREMY: Yes.

PAUL: The road between the two parcels will come into the city as well?

JUSTIN: Yes. If the parcels are developed, the developer will have to pay the cost to improve the road to our standards.

A motion to accept the Certification of Annexation Petition for Parcel Numbers 09-051-0011 and 09-046-0013 was made by Lyle, seconded by Tucker, and the vote was unanimous.

Yes Vote: Erickson, Thatcher, Peck, Bair, Crafts

No Vote: None

PUBLIC HEARING, NO SOONER THAN 7:30 P.M., ON ORDINANCE 2019-4, AN ORDINANCE MODIFYING AND UPDATING TITLE 12-000 “LAND USE, DEVELOPMENT AND MANAGEMENT”, CHAPTER 12-300 “DEFINITIONS” AND CHAPTER 12-700 “SIGNS”, PART 12-702 “TYPES OF SIGNS”, SECTION D “SIGN DESIGNS NOT PERMITTED IN RICHMOND CITY” AND “SIGN REFERENCE CHART”.

JUSTIN: This ordinance was created at the recommendation of the city council as currently temporary signs are not allowed. The intent is to allow temporary A-frame style signs which can be put up and taken down daily. Such as at the taco bus, shaved ice stand, or farmer’s market. This ordinance would specifically allow A-frame style signs but does not include any other type of sign.

CHERYL: What about staked signs?

JUSTIN: They are still not allowed.

PAUL: I want to address some other signs we are having issues with as well. I would like to add some verbiage that signs are never allowed on street signs, stop signs, or any city structure if private in nature. I also think there needs to be something included for garage sale signs. Those who cannot comply should be cited for littering. I just removed two: one from a handrail and one from a stop sign. Having a yard sale sign attached to a stop sign can distract people. They are also unsightly. They do not get removed by those who put them up as well. If the people who put them up don’t take them down, they should be cited.

KELLY: Do we need to stamp them or give some type of official approval, so we can track them?

PAUL: We could include some language where the city staff has to approve them and a logbook can be kept.

CHERYL: Is the city exempt on these types of signs?

PAUL: Yes. We have different rules, but we also take down and clean up our signs when done.

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

Yes Vote: Erickson, Thatcher, Peck, Bair, Crafts

No Vote: None

The public hearing opened at 7:38 P.M.

FREDRICK HENDRICKS: I have some land for sale in the north end of town, and there are currently two real estate for sale signs on the land.

TUCKER: The planning commission talked about real estate signs. They are allowed and not part of what we are discussing.

FRED: Do I have to change my signs if this passes?

JUSTIN: No, they are fine to leave as they are.

TERRIE WIERENGA: I like you are allowing temporary A-frame signs. I have a question on the 30 days listed in the code.

PAUL: The A-frame signs need to be taken down every night.

CHERYL: I am not sure why 30 days is included in the code.

PAUL: We could put non-permanent instead of 30 days.

JUSTIN: Just as an item of clarification, we are looking at three different sections of the sign code. The changes are not to one section but to three sections.

TUCKER: It says from dawn until dusk for A-frame signs, so I think we are covered.

PAUL: I think temporary means they can be put out and taken down on a daily basis.

KELLY: I think the wording including 30 days can be removed.

MAYOR: I don’t want to be real restrictive when we are not having problems with this issue. I like dawn to dusk.

TERRIE: I agree on the other parts of the ordinance. Do you have a timeframe in mind other than 30 days? Is each event a separate item, or are several events one item if a request is made?

LYLE: We can remove 30 days, and I think dawn to dusk is appropriate.

MAYOR: I am fine with the ordinance as written as I feel it is reasonable.

CHERYL: We still have not dealt with the 30-day issue.

TERRIE: It does say formally approved business, so the planning commission and city council should already be involved in the process of reviewing and approving it at that time. What about other types of signs which are not addressed?

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MAYOR: I am not worried about those at this point. We are not having sign issues. There is a lot of gray area when it comes to signs. I think we can regulate more later on if needed. We asked the staff to draft an ordinance to allow temporary A-frame signs, and that is what this ordinance is for.

JEREMY: I think we have two separate issues. Temporary signs are different than business signs. Any sign staying in place for thirty days will require formal approval.

CHRIS: I think you could remove 30 days, and it would still allow for certain activities to be announced.

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

Yes Vote: Erickson, Thatcher, Peck, Bair, Crafts

No Vote: None

The public hearing closed at 8:00 P.M.

DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 2019-4.

MAYOR: We could add some verbiage regarding yard and garage sale signs. I don't want to see kids regulated for having a Lemonade stand.

PAUL: Not everyone is respectful and cleans up after themselves. My issue is with people not taking down their signs when their event is over. They are littering.

MAYOR: Why stop everyone? The vast majority of people already comply.

PAUL: Ordinances are written for the 1.00% who do not comply.

MAYOR: But you don't need to make this more difficult for regular people.

PAUL: I think we need to add in the sign reference chart there cannot be any signs on stop signs, street signs, or public buildings that are private in nature.

JUSTIN: I would suggest we draft a different ordinance regarding these concerns and focus on the current ordinance. All of those changes can be put into a new ordinance and brought back to the council for review.

PAUL: I would suggest removing 30 days from the current ordinance. It should say "A sign intended for a temporary time period for the purpose of announcing an activity, event, election, or directing persons to a specific place".

CHERYL: I agree.

A motion to adopt Ordinance 2019-4, an Ordinance modifying and updating Title 12-000 "Land Use, Development and Management", Chapter 12-300 "Definitions" and Chapter 12-700 "Signs", Part 12-702 "Types of Signs", Section D "Sign Designs not permitted in Richmond City" and "Sign Reference Chart" amending the ordinance to include removing "of less than 30 days", was made by Paul, seconded by Kelly, and the vote was unanimous.

Yes Vote: Erickson, Thatcher, Peck, Bair, Crafts

No Vote: None

MAYOR: I have been informed there is a very large fire at a house in the north end of town.

PAUL: It is the home owned by Mary Ellen Glenn.

PUBLIC HEARING, NO SOONER THAN 7:35 P.M., ON ORDINANCE 2019-5, AN ORDINANCE MODIFYING AND UPDATING TITLE 12-000 "LAND USE, DEVELOPMENT AND MANAGEMENT", CHAPTER 12-1000 "OVERLAYS", PART 12-1020-2 "STANDARDS FOR PLANNED INDUSTRIAL COMMERCIAL DEVELOPMENTS".

JUSTIN: This proposed ordinance is based on clarifying some vague terminology in the code. The code states a PIC (Planned Industrial Commercial Development) should be ten acres. The confusing part is should the entire area be a minimum of ten acres or does each parcel in the PIC have to be ten acres. Legal counsel reviewed and felt it was vaguely worded as well. The intent of the ordinance is to clarify the entire PIC has to be at least 10 acres and each

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parcel in the PIC has to be at least one acre. Smaller parcels would be allowed but would require approval of the planning commission and city council.

PAUL: Very similar to a PUD (Planned Unit Development) but in an industrial area.

JEREMY: Correct. Like an industrial park. The city attorney felt the entire project needs to be ten acres based on the code, but it is not clear. The intent would be to allow smaller parcel sizes inside the entire development.

JUSTIN: I am only aware of one PIC in town, and it is the parcel owned by Itty Bitty Equipment Company and the agricultural parcels going east of there to the highway.

TUCKER: The planning commission did have a lengthy discussion about the minimum lot size, then ended up settling on one acre.

JUSTIN: The entire PIC is twenty acres.

JEREMY: The question arose when a potential buyer of a two-acre lot in the PIC started to ask questions about what is allowed on the parcel.

TUCKER: The original company requesting the PIC is on a parcel smaller than ten acres, so we feel the code was vague, but the intent was the PIC would be at least ten acres with smaller parcels allowed in it.

PAUL: This ordinance will not stop development.

TUCKER: The main intent is to keep these types of uses in the same area.

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

Yes Vote: Erickson, Thatcher, Peck, Bair, Crafts

No Vote: None

The public hearing opened at 8:16 P.M.

FREDRICK HENDRICKS: Does this apply to retail businesses such as Lee's Marketplace?

JEREMY: No, just industrial parcels.

FREDRICK: So, this does not affect what Lee's wants to do?

JEREMY: Correct, as the Lee's Marketplace parcel is not part of a PIC.

FREDRICK: So, could I have manufacturing or industrial on my land?

PAUL: How many acres is the parcel?

FREDRICK: It is 9.54 acres.

TUCKER: No, a PIC has to be ten acres. You could rezone to something else. A PIC is typically a platted subdivision. The lots are already pre-drawn. That is not the case in this instance. You have different zoning options, but a PIC is not allowed on a parcel under ten acres.

FREDRICK: I know you oppose storage units on my parcel where it is located on the highway entering town. I am always getting calls from developers. Can the parcel be rezoned?

MAYOR: Yes. You can make a rezone request. I would suggest coming in and talking with the city staff about the planned use of the area and the options you have.

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

Yes Vote: Erickson, Thatcher, Peck, Bair, Crafts

No Vote: None

The public hearing closed at 8:19 P.M.

DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 2019-5.

CHERYL: Is there any reason to be concerned about the acreage not allowing for something smaller than ten acres?

TUCKER: I think ten acres protects the community. The planning commission discussed this as well. This helps us to protect from small industrial projects anywhere in town. We don't want them allowed everywhere in town.

PAUL: Agreed. We do not want big loud businesses next to homes.

TUCKER: This does not affect commercial development in other areas of town.

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A motion to adopt Ordinance 2019-5, an Ordinance modifying and updating Title 12-000 “Land Use, Development and Management”, Chapter 12-1000 “Overlays”, Part 12-1020-2 “Standards for Planned Industrial Commercial Developments” was made by Tucker, seconded by Lyle, and the vote was unanimous.

Yes Vote: Erickson, Thatcher, Peck, Bair, Crafts
No Vote: None

PUBLIC HEARING, NO SOONER THAN 7:40 P.M., ON ORDINANCE 2019-6, AN ORDINANCE MODIFYING AND UPDATING TITLE 14-000 “UTILITIES”, CHAPTER 14-200 “SEWER”, PART 14-214 “USE OF PUBLIC SEWERS REQUIRED”.

JUSTIN: The staff has received some questions and inquiries recently from people who want to install a septic tank or drill a well, so they do not have to pay the expense to expand the water or sewer system of the city. The requests have been from people who want to build away from the existing infrastructure. Right now, a person can request a septic tank if they are located 300 or more feet from a sewer line. The intent of the ordinance is to remove the ability to request to ask for a septic tank. The council has denied requests in the past for septic tanks. This would make it mandatory if a new building or home is built in the city, it would be required to be on the sewer system of the city. This would not affect the few remaining homes who are currently on septic tanks. This is for new construction. The MBR plant was designed to accommodate growth. Growth was factored into helping to pay for the MBR plant. If people are on a septic system, they are not helping to pay for the infrastructure of the city.

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

Yes Vote: Erickson, Thatcher, Peck, Bair, Crafts
No Vote: None

The public hearing opened at 8:23 P.M.

FREDRICK HENDRICKS: So, if a person wanted to buy 10 acres of land and build a new home on it, they would be required to hook onto the city sewer system?

MAYOR: Yes.

FREDRICK: What if a person is remodeling a home and the home is currently on a septic tank?

MAYOR: The remodel could be done and the home stay on a septic tank.

PAUL: A remodel is not changing the use of the home. If the use of the home is changed, then it would be required to be on the city sewer system.

FREDRICK: For development to happen in my area, it would require a pumping station.

MAYOR: There is the possibility to hit grade going west, but it would have to be engineered to determine if it is possible.

FREDRICK: Is the closest sewer line to the parcels north of White Pine Elementary 150 North?

MAYOR: Yes.

FREDRICK: There is not any sewer infrastructure north of 150 North at this time?

MAYOR: Yes, that is correct along the highway.

FREDRICK: So, I could not apply for a septic tank in that area for a new home if this ordinance is adopted.

MAYOR: Correct.

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

Yes Vote: Erickson, Thatcher, Peck, Bair, Crafts
No Vote: None

The public hearing closed at 8:25 P.M.

DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 2019-6.

MAYOR: This can be difficult for people on the edge of the city limits. A parcel can be annexed into the city limits but still a long way from services. It is problematic if we allow them a septic tank. Look at Millville and what they are dealing with. They now have a contaminated water supply. They are still on septic tanks for the entire city. It is going to cost millions to install a sewer system. Our system was installed in the 1970's. Kudos to the mayor and council at that time for getting it installed. Mayor Richard Bagley and the council had to make a difficult decision. They tackled hard things. It made a lot of people upset. It can be inconvenient for some individuals. It took a large development on the north end of 300 East before that area expanded. Balancing growth is a must. I have letters from developers who are not happy the city will not pay for a sewage pump station on the north end of town. We are not against growth, but we will responsibly manage growth.

A motion to adopt Ordinance 2019-6, an Ordinance modifying and updating Title 14-000 "Utilities", Chapter 14-200 "Sewer", Part 14-214 "Use of Public Sewers Required" was made by Paul, seconded by Tucker, and the vote was unanimous.

Yes Vote: Erickson, Thatcher, Peck, Bair, Crafts
No Vote: None

PUBLIC HEARING, NO SOONER THAN 7:45 P.M., ON ORDINANCE 2019-7, AN ORDINANCE ADDING IN ITS ENTIRETY TITLE 14-000 "UTILITIES", CHAPTER 14-110 "WATER DEPARTMENT AND SYSTEM", PART 14-119-1 "CONNECTION TO WATER SYSTEM REQUIRED".

JUSTIN: Very similar to the sewer ordinance. This ordinance would require every new building or home to be on the city culinary water system if they are inside the city limits.

CHERYL: Is this an issue right now?

JUSTIN: Yes, we had a discussion with a person within the last couple of weeks. He wants to drill a well since it is cheaper than expanding the culinary water system. The parcel is located in the city limits.

LYLE: What about if someone remodels their home?

JEREMY: They are not affected.

MAYOR: We spent \$11,000,000 on our water and sewer systems in the last few years. The systems were designed for growth and build out. The systems were not designed for people doing their own thing and being on their own septic tank and well if they build a new home. We have planned for growth.

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

Yes Vote: Erickson, Thatcher, Peck, Bair, Crafts
No Vote: None

The public hearing opened at 8:32 P.M.

FREDRICK HENDRICKS: You have dropped the value of my land. There is no longer the ability to ask for a waiver on the north end of town for a septic system.

MAYOR: Is your property right by the Lee's Marketplace parcel?

FREDRICK: I own some there and some further north as well.

LYLE: The land around your property will develop over time.

MAYOR: We have not granted a well permit request in the past.

TUCKER: I don't recall ever approving one in my time on the council.

MAYOR: There is a culinary waterline that runs all the way to the Utah Department of Transportation building north of your parcels along the highway.

DAREK: The waterline on State Street goes past the last home, owned by Dave Henson, as well. There is a fire hydrant located north of the Henson home.

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

Yes Vote: Erickson, Thatcher, Peck, Bair, Crafts
No Vote: None

The public hearing closed at 8:34 P.M.

DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 2019-7.

TUCKER: I would like to respond to Mr. Hendricks comments. If a person was trying to get a waiver for let's say 20 homes, we would never approve it even if a person could seek a waiver.

FREDRICK: Maybe a person just wants to put a new house and a horse barn. They would not be allowed to do that now.

PAUL: If adopted, let's look at one circumstance which might happen. An existing subdivision currently outside of the city limits decides to annex into the city. If adopted, they would be required to be on the city water and sewer system.

TUCKER: The ordinance only talks about new construction, not buildings or homes which already exist.

JUSTIN: The council would have the right to impose conditions on the annexation request such as requiring each home to connect to the water and sewer system. The time to include conditions is during the annexation process.

PAUL: The good of many outweighs the few with issues in this case.

MAYOR: I understand this can be difficult for those living on the outside of the city.

PAUL: We have set a precedent in the past by denying septic tank requests. We did allow two parcels to disconnect from the city but in those cases it made sense. Other waivers in this regard do not make sense.

MAYOR: On the two parcels which were disconnected, they were not new parcels. They were existing parcels. That was a different type of situation than we are discussing now.

A motion to adopt Ordinance 2019-7, an Ordinance adding in its entirety Title 14-000 "Utilities", Chapter 14-110 "Water Department and System", Part 14-119-1 "Connection to Water System Required" was made by Lyle, seconded by Kelly, and the vote was unanimous.

Yes Vote: Erickson, Thatcher, Peck, Bair, Crafts
No Vote: None

COUNCIL MEMBER REPORTS

PAUL: The county started the yearly chip seal program last week, and their equipment broke down. They will continue once the equipment is repaired. I will provide an update on the 300 East Trail project next month.

MAYOR'S REPORT

MAYOR: There is a lot going on with the 300 East Trail project. I am in the process of meeting with all of the effected homeowners in that area. I want to meet with all of them. It is a big project. We are trying to work with each property owner as best we can while at the same time accomplishing the project at hand.

TERRIE: Would you like an update and some pictures posted in the upcoming newsletter about the trail?

MAYOR: Yes, that would be a good idea.

DAREK: We are in the process of finishing up the north section and starting work on the south section.

PAUL: We will be asking for volunteers for the project in the near future.

MAYOR: Lieutenant Governor Spencer Cox will be in the city on Wednesday, July 31st. He will be here from 3:30 to 4:30 P.M. We will all meet at the trail on 300 East. There will be discussion and then a short question and answer period. What date works for the city party?

PAUL: How about Friday, September 6th.

MAYOR: That works for me.

JUSTIN: We will advertise it will be on September 6th starting at 6:00 P.M. for dinner with rides starting at 5:00 P.M.

KELLY: I need information on how to contact the owner of the rides.

JUSTIN: I will provide you their contact information.

MAYOR: Spartan Company received their occupancy certificate today for this building. They will be moving in on Thursday.

CHERYL: Will they have more than one access?

MAYOR: Yes, they will have multiple access points. Long term, there will be ADA access on the south side of this building. I would suggest all of you tour the building before they move in. They have spent a significant amount of money on the remodel of this building. It looks great and will work out well for them. They will be involved in the city as well after they get settled in.

PAUL: Are all the air handlers installed?

JEREMY: Yes.

MAYOR: The city council received letters from two businesses: Lee's Marketplace and Lower Foods. Both companies are asking the council to review the sign ordinance of the city. Specifically, the LED portion of the sign ordinance. Both businesses are hoping the city will consider allowing a larger LED sign than the code currently allows for. They have asked for the council to review the municipal code in this regard. I think it needs to be reviewed especially where a formal request has been made. They are asking us to review it and make sure it makes sense or change it. We only reviewed a very small portion of the sign code tonight. I think we need to review the LED portion of the code and make sure it is what we want. Both businesses acknowledge LED signs need to be governed. I would like to have a general discussion on this portion of our code at the August council meeting.

JUSTIN: Just as an item of clarification: if the council chooses to make any changes, an ordinance will be drafted, a public hearing held, and both the planning commission and city council will review the proposed ordinance.

MAYOR: Next month we will start with a general discussion on the topic.

EXECUTIVE SESSION TO DISCUSS THE PURCHASE, EXCHANGE OR LEASE OF REAL PROPERTY. UTAH CODE ANNOTATED 52-4-205 (1) (D). AS WELL AS A STRATEGY SESSION TO DISCUSS THE SALE OF REAL PROPERTY, UTAH CODE ANNOTATED 52-4-205 (1) (E).

A motion to close the regular council meeting and open the executive session was made by Paul, seconded by Lyle, and the vote was unanimous.

Yes Vote: Erickson, Thatcher, Peck, Bair, Crafts

No Vote: None

The executive session opened at 8:47 P.M.

Those in attendance: Mayor Young, Paul Erickson, Tucker Thatcher, Cheryl Peck, Lyle Bair, Kelly Crafts, Darek Kimball, Jeremy Kimpton and Justin Lewis

A motion to close the executive session and reopen the regular council meeting was made by Lyle, seconded by Kelly, and the vote was unanimous.

Yes Vote: Erickson, Thatcher, Peck, Bair, Crafts

No Vote: None

The executive session closed at 9:29 P.M.

A motion to adjourn and pay bills was made by Paul, seconded by Lyle, and the vote was unanimous.

Yes Vote: Erickson, Thatcher, Peck, Bair, Crafts

No Vote: None

Adjournment at 9:30 P.M.

RICHMOND CITY CORPORATION

Jeffrey D. Young, Mayor

ATTEST:

Justin B. Lewis, City Recorder