

MINUTES OF THE VERNAL CITY COUNCIL REGULAR MEETING HELD, October 20 2021 at 7:00 p.m. in the Vernal City Council room, 374 East Main, Vernal, Utah 84078.

PRESENT: Councilmembers Dave Everett, Mayor Doug Hammond, Nicolas Porter, Bert Clark, Ted Munford and Travis Allen.

WELCOME: Mayor Doug Hammond welcomed everyone to the meeting.

INVOCATION OR UPLIFTING THOUGHT: The invocation was given by Councilmember Bert Clark.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by Councilmember Ted Munford.

APPROVAL OF CITY COUNCIL REGULAR MEETING MINUTES OF OCTOBER 6, 2021: *Councilmember Bert Clark moved to approve the minutes of October 6, 2021. Councilmember Nick Porter seconded the motion. The motion passed with Councilmembers Everett, Munford, Allan, Porter and Clark voting in favor.*

REQUEST FOR APPROVAL OF A MINOR SUBDIVISION REQUEST FROM MICHAEL & KASAUNDR A LEISHMAN FOR THE PROPERTY LOCATED AT 572 WEST 1167 SOUTH, VERNAL, UTAH – ALLEN PARKER: Allen Parker explained that the City received a request to divide three existing parcels into two subdivided lots. The property owners are attaching the middle lot to the other two lots for a more uniform shape. This request was reviewed by City staff and found to be in compliance with City code. The Planning Commission forwarded a positive recommendation in favor of approval. Councilmember Bert Clark raised concerns about boundary issues with utilities. Allen Parker answered it was pertaining to storm water and is no longer part of the code. *Councilmember Travis Allen moved to approve the minor subdivision request. Councilmember Dave Everett seconded the motion. The motion passed with the following roll call vote:*

- Councilmember Munford.....aye;*
- Councilmember Allanaye;*
- Councilmember Everettaye;*
- Councilmember Porteraye;*
- Councilmember Clark.....aye.*

REQUEST TO APPROVE THE CDBG CONTRACT FOR 100 EAST PROJECT– ALLEN PARKER: Allen Parker stated this contract is for the 100 East project from 200 South to 400 South for sidewalk, curb and gutter installation. The City received \$195,000 in grant funds for this project. The contract will allow the City to begin expending funds for the engineering design and construction. Councilmember Munford mentioned that there are a lot of cars in that area during events at the Western Park and this would be a good place for improvements. Quinn Bennion stated that enough residents responded with income levels that qualified to be able to use CBDG

MINUTES OF THE VERNAL CITY COUNCIL REGULAR MEETING HELD MAY 5, 2021

funds. *Councilmember Ted Munford moved to approve the CDBG Contract. Councilmember Bert Clark seconded the motion. The motion passed with the following roll call vote:*

Councilmember Munford.....aye;
Councilmember Allanaye;
Councilmember Everettaye;
Councilmember Porteraye;
Councilmember Clark.....aye.

UTILITY WARRANTY PROGRAM MARKETING MATERIAL: Allen Parker reported that the marketing material for the utility warranty program has gone through one review and now is being presented to the Council for approval. There are a few changes being recommended including an announcement from the City notifying the residents of this program. Mr. Parker went over the changes to the initial notice. Councilmember Ted Munford stated his only reservation with this program is he does not want to compete with a private entity. However, there are not any local businesses. Councilmember Dave stated it is the homeowner’s choice to pay for the warranty program. Councilmember Ted Munford agreed it would be beneficial to homeowners that have that old orange burg pipe. Councilmember Dave Everett asked if the marketing material will give instructions how to sign up. Allen Parker answered that it will and will indicate this is not a City program. Quinn Bennion stated that the coverage is provided by a private company, however, they use local contractors to make repairs. Councilmember Porter asks if this company has any exclusions. Allen Parker answered that he was not aware of any and if it does not work well the City can cancel the contract with them. *Councilmember Ted Munford moved to approve the marketing material for the utility warranty program. Councilmember Dave Everett seconded the motion. The motion passed with the following roll call vote:*

Councilmember Munford.....aye;
Councilmember Allanaye;
Councilmember Everettaye;
Councilmember Porteraye;
Councilmember Clark.....aye.

PUBLIC HEARINGS: REQUEST TO AMEND THE VERNAL CITY MUNICIPAL CODE- DEFINITION CHANGES FOR DWELLING AND FAMILY- ORDINANCE 2021-20: Allen Parker explained these ordinance amendments change the definition of a dwelling and family as directed by the State. The State Legislature has taken a complex definition and replaced it in simpler terms. This change does raise concerns about potential issues in residential neighborhoods. Councilmember Ted Munford asked if there are limits on how many people can reside in a dwelling currently. Allen Parker answered the current limit is no more than four unrelated people, with as many related as one wants. Councilmember Ted Munford voiced concerns about multiple families living in one dwelling which could cause issues with parking.

MINUTES OF THE VERNAL CITY COUNCIL REGULAR MEETING HELD MAY 5, 2021

Mayor Doug Hammond opened the public hearing for public comments on this Ordinance.

Allen Strobeck asked with these broad definitions, what is to stop someone from opening a halfway house in a residential neighborhood. Councilmember Ted Munford answered that those types of homes are allowed as mandated by the State. Councilmember Porter asked if there are specific regulations for halfway houses. Allen Parker answered that the City is not allowed to make that type of home more complicated than any other type of home. Allen Strobeck asked for clarification that if twelve or thirteen unrelated people can live in one house and how will that affect home values. Allen Parker answered that the City is not allowed to consider variations in property values when adopting regulations. He noted that college towns are already dealing with this and are concerned. Mr. Strobeck mentioned we are all immigrants, and there could be large families from foreign countries move in. Councilmember Ted Munford responded that the Federal and State legislatures often approve blanket policies that affect the City.

There being no further public comments, Mayor Doug Hammond closed the public hearing. *Councilmember Nicolas Porter moved to approve Ordinance 2021-20.*

Councilmember Bert Clark reminded the Council of housing shortages during the boom and shift workers sharing apartments.

Michael, who has no address, asked if a landlord could rent to as many people as he wanted. Councilmember Ted Munford answered that is one of the reasons the Legislature approved this.

Councilmember Bert Clark seconded the motion. The motion passed with the following roll call vote:

Councilmember Munford.....aye;
Councilmember Allanaye;
Councilmember Everettaye;
Councilmember Porteraye;
Councilmember Clark..... aye.

ADMINISTRATIVE REPORTS

City Drains:

Councilmember Bert Clark requested the City employees inspect the storm drains and ask UDOT to clean their drains as well. Quinn Bennion stated he would follow-up with the staff on this request and the street sweepers are out every day.

Innovation Hub:

MINUTES OF THE VERNAL CITY COUNCIL REGULAR MEETING HELD MAY 5, 2021

Quinn Bennion reported that the Hub has been very successful and four more offices are ready for occupancy with six more people on a waiting list. There is an entrepreneur group starting next week and a new training for business social media.

Mayor's Walk:

Quinn Bennion reminded the Council the Mayor's Halloween Walk is scheduled for Saturday, October 30th on Main Street. The Street will be closed to traffic from 2:30 pm to 5:00 pm. The trick or treating will happen from 2nd West to 1st East.

Economic Development Grant:

Quinn Bennion reported that the City received a grant in the amount of \$200,000 for growth and support. The funds can be used for the downtown plan.

ADJOURN: There being no further business, *Councilmember Nick Porter moved to adjourn. Councilmember Travis Allan seconded the motion. The motion passed with a unanimous vote and the meeting was declared adjourned.*

Mayor Doug Hammond

ATTEST:

Roxanne Behunin, City Recorder

(S E A L)