

**EUREKA CITY COUNCIL
WORK MEETING
NOVEMBER 1, 2021 7 P.M.**

PLEDGE OF ALLEGIANCE

Mayor Castleton opened the meeting and led everyone in the Pledge of Allegiance.

ROLL CALL

Mayor Nick Castleton – Present
Council Member Darrin Carlson – Present
Council Member Larry Ezell – Present
Council Member Travis Haynes – Present
Council Member Leslie Rice – Present
Council Member Robert Trepanier – Present
City Recorder Patricia Bigler – Present
City Attorney Melissa Mellor – Present via Zoom

OTHERS IN ATTENDANCE

Greg Evans, Chris Dever – Planning Commission Chairperson

DISCUSSION ITEMS

a. Discussion concerning Performance Guarantee/Bonds.

Recorder Bigler informed the Council our Water & Sewer ordinance requires one, but no one has ever turned one in. Council Member Ezell was under the impression the requirement in the Water & Sewer ordinance covered us. Chris Dever said the Planning Commission has been making it more explicit of what needs to be done and what the fee should be. Council Member Ezell mentioned the issue we are having on Haulage being dug up for the new home being built. Council Member Haynes talked to Derk Palfreyman, and he is going to fix the road. Mayor Castleton commented it will cost Eureka City the same as Provo or other cities to get the roads fixed so can we use their requirements. Attorney Mellor will double check the Water & Sewer ordinance. She will get this together for the next meeting.

b. Discussion concerning the Cottage Home Ordinance.

Attorney Mellor is still working on it. She has been simplifying it and has a couple of questions. She asked what they want to consider as the minimum lot size, making sure they are ok with the setbacks, and are we only going to allow single family homes? Council Member Carlson did not like the height requirements and hiding the shed behind the home. He felt in some cases it would take up the whole back yard. He explained why he didn't like the height requirement and thinks it should be at least 32'. He feels the ordinance needs to be cleaned up it repeats itself over and over. Attorney Mellor asked if the setbacks, lot sizes and the maximum footprint seem reasonable for Eureka. He did not have a problem with them. Council Member Ezell was also fine with them, but he had a concern about parking. He wants to make sure there is enough room for parking on the property and not on the street. Council Member Carlson though that was covered in our uniform building code for two cars. Chris wanted a provision for no flag lots and no duplex/fourplex units. Attorney Mellor had already taken out the duplex/fourplex units from

the ordinance. Council Member Trepanier had some concerns about these cottage homes becoming Airbnb's. He wanted to know how we are going to handle them. Recorder Bigler said her, and Rachel have been getting a lot of feedback from recorders in other cities on whether they should be licensed as a business or not. If we are going to see more of these types of business, we need to look into how we want to handle them. Mayor Castleton asked Attorney Mellor to get them some feedback on how other places are handling them. She said this could be a discussion item for next week's meeting. Council Member Rice stated this same issue was brought up at the County Planning Commission meeting. Council Member Haynes wanted to know if Airbnb's fall under a room tax. To collect the room tax a business license would be required. Recorder Bigler had a copy of Mill Creek's rental license she will send it around so the Council can see what they are doing.

c. Discussion concerning Building Permit/Inspection Fee for Natural Gas.

Mayor Castleton contacted Dominion and they have spoken with our building inspector, Chris Swenson. He did not have any figures to give the Council on what Chris would be charging. Chris Dever said the building inspector is an agent for the city and is there to sign off on the paperwork and make sure it is done properly. It will be the inspector's job to come into your home not Dominions. Chris stated Dominion cannot come into your home that is the building inspector's job, and they do not have any responsibility beyond their meters. Modular homes are going to be a nightmare their appliances are different than regular homes and the lines will have to be run under the home. He handed out a handwritten diagram of a furnace and water heater along with some dollar amounts. He explained the diagram and how he came up with the dollar amounts. It will take time for the building inspector to do his job and some homes will be faster than others. He felt the city should not be in the position of having to subsidize homeowners. Council Member Ezell asked if you do not want the city subsidizing other citizens why do we want citizens subsidizing other citizens. Chris said that is the debate and we need to try to find the middle ground between what is right and what is wrong. We do not have a benchmark from which to run these numbers. He is just guessing based on his experience. Council Member Ezell felt if we charge too high a price then the citizens will not get the building permit. Chris said it is not his intention to stick it to anyone and if they want to get their own contractor and inspector they can, however, we need to make sure they have valid credentials. Council Member Ezell wanted to know if a letter or newsletter could be handed out to the citizens to educate them on what is needed on the natural gas. Chris said it is up to the citizens to educate themselves on what is needed. All he wants is to make sure the inspector is paid a reasonable amount, to protect the citizens, and have the city cover all its bases. Council Member Carlson mentioned the Dominion Reps that were present at the last meeting said by law they would need to light each appliance and see how they burn. Chris did not think that was legal for them to do. Recorder Bigler agreed with Council Member Carlson and said she has it in the minutes from the last meeting. Chris would be willing to write another letter if the city wants him too. Council Member Haynes wanted to get the inspector come to the meeting on Monday. Chris said he talked with the building inspector and the \$210 is the price they came up with. The city does get a portion of that fee. He felt the price the building inspector is charging is fair and reasonable. The Council did vote on the amount of \$210 in a previous meeting. Recorder Bigler mentioned in the fee schedule the city charges 30% of the building permit fee. Council Member Ezell thinks to be fair to the building inspector we should have him pick a day of the week to come up and do inspections. Chris felt with all the dialog that will be going on between the homeowner, building

inspector, and Dominion they need to do the scheduling and the city needs to only deal with the permits. Mayor Castleton will talk with the building inspector again. Council Member Haynes decided we have discussed this enough and have talked to the inspector enough we need to move forward. The amount of \$210 needs to be added to the fee schedule. Any additional inspections will require another permit.

d. Discussion concerning the Utah Main Street Program.

Gary Poh was interested and has been sending emails to the city about getting this going. Mayor Castleton said we missed the application deadline, but he spoke with Nan, she is over the program, and we can still put in there are multiple timelines. She suggested we get a Chamber of Commerce set up and have the business on Main Street come together to decide what they want to do. He will be attending the meeting at the State Capital on Tuesday, November 9th. The meeting is open to anyone who wants to attend.

e. Discussion concerning Special Event Ordinance.

The ordinance is ready, she just needs to see if the Council has any changes. The Council did not have any changes. This item will need to be put on the agenda for the next meeting

f. Discussion concerning acquiring a work vehicle/reviewing pricing.

Mayor Castleton and Council Member Ezell have been looking and are having a tough time finding any trucks available. Council Member Ezell has been looking for trucks that are 2019 or newer. An F250 or F350 Ford would be fantastic because we already have blade. We could get the hardware to change over the blade to fit any truck. If we can find a truck for around \$8,000, we need to buy it. Recorder Bigler suggested when we get one to have routine maintenance done on it. Council Member Carlson commented we have gotten rid of any equipment used to haul gravel and to maintain the roads. Council Member Haynes is looking for a bobtail truck.

ADJOURNMENT

Council Member Haynes made a motion to adjourn. Council Member Rice seconded. All in favor meeting adjourned.