

**SANTA CLARA CITY COUNCIL MEETING
WEDNESDAY, JANUARY 27, 2016
MINUTES**

THE CITY COUNCIL FOR THE CITY OF SANTA CLARA, WASHINGTON COUNTY, UTAH, met for a Regular Meeting on Wednesday, January 27, 2016 at 5:00 p.m. in the City Council Chambers of the Town Hall at 2603 Santa Clara Drive, Santa Clara, Utah.

Notice of the time, place and agenda of the meeting was provided to the Spectrum and to each member of the governing body by emailing a copy of the Notice and Agenda to the Spectrum and also, along with any packet information, to the mayor and each council member, at least two days before the meeting.

Present: Mayor Rick Rosenberg
Council Members: Herb Basso, Jerry Amundsen, Ken Sizemore, Jarett Waite
City Manager: Edward Dickie
Deputy Recorder: Lisa Bundy

Others Present: Brock Jacobsen, Assistant City Manager; Corey Bundy, Building Official; Dan Nelson, Fire Chief; Brandon Reid; Landon Boyce; Gavin Lewis; Adam Dunn; Nicholas C. Wood; Remington J. Harris; Tucker Bloxham; Luke Boyce; Tyler Awerkamp; Spencer Nadauld; Jared Bates; Cindy Frei; Gavin Clark; Landon MoorinG.

1. **Call to Order:** Mayor Rosenberg called the meeting to order at 5:00 p.m.

2. **Opening Ceremony:**

- Pledge of Allegiance: Jarett Waite
- Opening Comments: Jarett Waite

- Boy Scouts were in attendance and introduced themselves. They are working on their Communications Merit Badge. From Troop 1806: Adam Dunn, Life Scout; Tucker Bloxham, Star Scout; Spencer Nadauld, Life Scout; Tyler Awerkamp, Star Scout; Luke Boyce, Star Scout; Remington Harris, Second Class Scout; Nicholas Wood, Star Scout; Branch; Brandon Reid; Gavin Lewis, Tenderfoot Scout; Landon Boyce, Tenderfoot Scout. And from Troop 1805 (working on Citizenship in the Community Merit Badge): Gavin Clark, Tenderfoot Scout; Landon Mooring, First Class Scout.
- Adam Dunn asked the Council if they could get sidewalks on Arrowhead Trail.
- Ed Dickie, City Manager, said that he has been talking to the Principal of Arrowhead Elementary, Susan Harrah, and she has asked the same thing. She has asked the PTA to talk to the owners to see if they want sidewalks. He said he was going to discuss this at the Budget retreat to see what role the City wanted to play in this. These are private homes and the City can't just go in and put in sidewalks. The homeowners have to want to have them put in.
- Mayor Rosenberg said they have been talking about a program to encourage property owners to help with sidewalks. The City will help pay for a portion of the cost if the property owner will step up. He said they did a street improvement project 15 years

ago when the curb and gutter was put in on Arrowhead and the property owners were given the opportunity at that time to put sidewalks in. Some of them did. The City will work on getting the sidewalks continuous especially along that school route.

- One of the Scouts wondered why there was an opening prayer.

- Mayor Rosenberg said that Santa Clara City has a policy where they give Councilmen an opportunity for opening comments. They have that opportunity to give a prayer or a thought. That opportunity is open to any citizen. He said if anyone would like to do that they just need to let him know. It is a non-denominational type of thing. He said that they like to begin the meeting with some type of an uplifting message.

- Tode Hafen was excused from the meeting.

3. Communications and Appearances:

A. General Citizen Communications: None.

4. Working Agenda:

A. Public Hearing(s):

1. Public Hearing to receive public input to Approve Ordinance 2016-02 to abandon a portion of Right of Way between Blocks 29 and 30 of the St. George and Santa Clara Irrigation Bench.

- Corey Bundy, Building and Zoning Official, stated that this request is to abandon a roadway. He said that the St. George, Santa Clara Bench Survey is along section lines. When the City determines that a development is going in and the section line is not needed for the roadway, they took away the abandonment. This is associated with Paradise Village at Zion the first phase and the proposed second.

- Mayor Rosenberg said that this has been a fairly common practice. He said the irrigation survey was done a long time ago. It divided up the heights area into blocks. It dedicated road to all the corner section lines to the City. As the area developed, private property is developed, they plat their roads as part of their development and if the City determines that the roads are needed, the City keeps them. If they are not needed, they are abandoned back to the property owner. The code requires a public hearing for this type of abandonment.

- Ken Sizemore asked where the right of way sits in terms of the section line.

- Mayor Rosenberg said it was on the east edge.

- Ken Sizemore asked why Paradise Village is making this application and not the property owners.

- Mayor Rosenberg said it is them. It is for their next phase.

5:12 p.m. Public Hearing Opened.

5:12 p.m. Public Hearing Closed.

B. General Business:

1. Request road abandonment for Right-of-way, Block 29 and 30 of the St. George and

Santa Clara Irrigation Bench Survey and Approve Ordinance 2016-02. Presented by Corey Bundy, Building and Zoning Official.

Motion to Approve Road Abandonment for Right-of-Way, Block 29 and 30 of the St. George and Santa Clara Irrigation Bench Survey and Approve Ordinance 2016-02.

Motion by Herb Basso, seconded by Jerry Amundsen.

Voting Aye: Jarett Waite, Jerry Amundsen, Ken Sizemore and Herb Basso.

Voting Nay: None.

Motion Carried.

2. Request Approval of a Preliminary Plat for 34 detached single-family units in Paradise Village at Zion Phase 6. Presented by Corey Bundy, Building and Zoning Official.

- Corey Bundy said that this is vacant land. He said it is just south of northbound road. The current zone is PD Residential with short-term rental allowed. The applicant is Brad Merrill. This parcel is 8.24 acres and the density 1.4 units per acre. The project is located south of Northtown Road between the future Hamblin Parkway and Paradise Village at Zion Number 1. It has 34 units. The request is for preliminary plat 34, single family units in Paradise Village at Zion Phase 6. This will be a continuation of the first development. The phase will be added to the existing project adjacent to the east. It will be under the same HOA and shared amenities. The proposed Phase 6 will have an outdoor pool and restrooms. The project proposes public streets with 4 units backing against Northtown Road. Privacy walls are required along the street frontage for units 31-34 and also along Hamblin Drive. It will be the same wall that is along Rachel and Northtown Road. A public private trail is on the master plan and is just south of the project. Brad Hays, Parks Director and the City are working with Tuscany at Cliff Rose. They are trying to approach the property owners to extend the trail through the wall and over to Hamblin Drive. They had to go through a homeowners meeting to try and approve that. There hasn't been word on that yet. The Staff comments are the trail along the south line with the School District is important to make the trail system connect and provide with the proposed plat. Planning Commission has reviewed this plat and made their recommendation for approval. Staff asked that the curb, gutter and sidewalk go on down around the corner to facilitate the wash. There is a drainage pipe that goes behind the development. There will be an easement along there. The City Engineers reviewed the drainage design and utilities and Public Works has reviewed the utilities and Staff has recommended approval. Utilities will be rerouted and put in the street.

- Herb Basso asked if the drainage would go on to the street and back down to the gutter. He wondered what it would do to the street in the terms of wear and tear.

- Mayor Rosenberg said that there is a storm drain system that they are proposing and it goes down under the street.

- Corey Bundy said that the pool amenity is supposed to be a great attraction for younger families. It will have a 20-foot slide that goes into a pool area.

- Mayor Rosenberg made a correction that the density is 4.13 units to the acre.

- Jared Bates, Rosenberg Associates, said that there will be playground equipment and turf and dressings rooms/restrooms.

- Ken Sizemore asked about a security fence around the pool.

- Mayor Rosenberg said that Dave Whitehead is aware of the requirements for the pool. This is a private recreation area and it will be secure, probably with a key entry.

- Ed Dickie said the facilities are quite nice. He said this pool will be more for young families.
- Ken Sizemore asked Ed Dickie if now that there has been phases built, has there been any concerns, issues or complaints about the activities up there.
- Ed Dickie said that there hasn't been any up there. He said it is a really nice resort community. These homes are not cheap. They have been done really well. He hasn't had any complaints. He said they will know better about the room tax revenues during the Budget meeting. He said the City should get \$50 -60k in property taxes from them per year. He said that is still a conservative estimate and could be higher based on how many are taxed as second homes. Ed said that Dave is on top of things too. When they know that they are being rented he makes sure they have gone through the right process and they have their business license. They have a company that oversees that so they are registered. They are booked out. They advertise worldwide. It's a world destination.
- Corey Bundy said that all the single-family units that are in phase 1 have been sold. He also said that the pool area has to go to the health department for their review and meet the building code.

Motion to Approve Preliminary Plat for 34 detached single-family units in Paradise Village at Zion Phase 6.

Motion by Herb Basso, seconded by Jerry Amundsen.

Voting Aye: Jarett Waite, Jerry Amundsen, Ken Sizemore and Herb Basso.

Voting Nay: None

Motion Carried.

3. Request Approval of Residential Anti-Displacement and Relocation Assistance Plan and Certification and Approve Resolution 2016-03R. Presented by Ed Dickie, City Manager.

- Ed Dickie said that this is basically for the CDBG fund. The Parks Department is applying for a CDBG grant to fund ADA improvements at Canyon View Park. This is one of the conditions that the Council needs to approve it. (See attachment.) He said they are not removing any housing. This must be submitted by Friday, January 29.
- Mayor Rosenberg said that this is for the restroom remodel for the park.
- Herb Basso asked about how much the City is funding.
- Ed Dickie said that the number came back \$80,600 and that is a little more than the \$50,00 that the City was going to do but the grant will give the City about \$121,000. It's looking really good for the City. He said that they had originally budgeted to do the whole thing.

Motion to Approve Residential Anti-Displacement and Relocation Assistance Plan and Certification and Approve Resolution 2016-03R.

Motion by Jerry Amundsen, seconded by Herb Basso.

Voting Aye: Herb Basso, Ken Sizemore, Jerry Amundsen and Jarett Waite.

Voting Nay: None

Motion Carried.

5. Reports:

A. Mayor / Council Reports

Jerry Amundsen:

- Stated that he had nothing to report.

Jarett Waite:

- He has met with Bradi Frei and Brock Jacobsen about social media for the City and they have made a couple of plans. He said that he has seen a preview of the website and it is awesome. Bradi has done a great job. It will be very easy to update in the future. Bradi will take on instagram, Jarett will take on Facebook and within a week or two the City will be fully live.
- He is still working on wireless mics. He is close to getting that done for the banquet room.
- Brock Jacobsen said that part of the deposit people pay will be for the wireless mics.

Herb Basso:

- He said that there was a EDC meeting last night. He said that Bob Nicholson was there.
- February 9 at 6:00 is the next Planning Commission. Doug Clove will need to be replaced shortly. He wants to have 5 or maybe more to form a quorum. He asked if Council knew anyone who would like to serve on the EDC.
- He mentioned that there is a beaver making a dam just outside of the outlet of the storm drain.
- Mayor Rosenberg said that has been reported to Public Works he also mentioned it to Dan.

Ken Sizemore:

- The Air Quality Task Force had a meeting. Ed Baca will be the St. George City Representative. One of the two monitors has been moved to the Silk Wood Park, which is in the Fields area. The other monitor is still at Sun River. There are no major indicators. There is still a spike in the morning when construction crews start working. He said they have been concerned about the ozone and the new level that the EPA was implementing. The EPA has dropped it to 75 parts per million to 70 parts per million and we are still at 68 to 69 parts per million. We are still attainment even with the new standard.
- There was a State Scenic Byway Committee meeting. They are moving forward with an aggressive advertising campaign for the scenic byways in the State. Great news from the Economic Summit and from this meeting is that in 2017 we will see a new Welcome Center at Exit 2. The property has been acquired. This part of the State is left out of the loop in the way of scenic byways and they are looking for St. George to come up with a scenic byway. Ken said he is working on that.
- Dan Utley told Ken that the water is not drying up. He has talked to a GeoTech Firm. He wants to be able to communicate with the City. Ken told him to make an appointment and come to a Work Meeting and share the information from the GeoTech Firm.
- The D-tech meeting is Wednesday, February 17.

Mayor Rosenberg:

- The Regional Water Supply Agreement Advisory Committee met today. They talked about the proposals including how the capital water projects funding. They asked for some input back from the cities. They anticipate that about 75% of those projects will be funded via the impact fees they are currently collecting and will collect in the future. About 10% of that will come from the property tax portion that the Water District collects out of the property tax and about 15% of that would come from increases in water rates. This is a preliminary plan. They are working on getting some water revenue buffers in place so that have money for capital replacement. They are looking at 10 cents per thousand-gallon rate increase per year up to a maximum of \$3 over time. There are some water rate comparison studies.
- There is some movement in the Legislature about all the water rates. There is probably going to be a bill making conservation water rates mandatory. Santa Clara already has them in place. They also want to make secondary water metered. Lake Powell won't cover the projected growth by itself.
- He has a resume of interest for a vacant Planning Commission seat from Lena Mathis. She lives at 3867 London Lane and was referred by Jason Lindsay and has prior years experience with the community in banking and real estate. She is familiar with the Ordinance and Zoning codes. It is for the Alternate Seat. He will ask Staff to put this on as an agenda item at the next meeting.
- Ed Dickie said they should be invited to the next meeting.
- Ken Sizemore said another resident, Brian Graf, approached him in serving in this type of capacity. He told him he should get with the City Manager.
- The Flood Control Authority met. The Fire Crews are working in the river. They completed the site above Gates Lane. They are on to the Graf property now. They will be taking on a piece in the Anasazi Valley. The City has a contract with Flood Control Authority for \$900 an acre, basically an hourly deal. It provides winter work for the Fire Crews and supplements the wild land program. There is also a contact with the DWR to do some clearing on the Virgin. The Flood Control Authority money is part of that \$150,000 of emergency funds that was released just to take care of the debris in the river in anticipation of high spring runoff.
- Concerning the FEMA grant for the landslide, there is a property meeting tomorrow night at the City Offices at 6:00 for all the residents in and adjacent to the landslide. He said that we have made it through the initial selection rounds for the FEMA grant. They have asked for some additional information and part of that is public input. It is about a million and a half dollar project that is 75% funded by FEMA the other 25% would be funded locally. The City is looking at a combination of a CIB loan and a CIB grant and in kind work from the public works crew.

Ed Dickie:

- Next week at the Work Meeting, a Sycamores Representative and Entrada Developers are coming and they want to come and meet with City Council and Planning Commission. Corey is going to invite Planning Commission. They have some big ideas of what they want to do in the south hills.
- Mayor Rosenberg asked at which meeting the net metering will be discussed.
- Ed Dickie said they can put it on the Work Meeting and have it afterwards.

- Cindy Frei, 2297 Arrowhead Circle, asked the Council about what percentage of the City didn't opt out of the Blu Can. She said that St. George has 85% participation and she wondered what the percentage was for Santa Clara.
- Ed Dickie said that it was 82%.
- She asked when it started.
- Mayor Rosenberg said that it starts on February 1.

- Nicholas Wood, Boy Scout, 530 Arrow Lane, said the he has noticed that the library doesn't carry very many science related books.
- Mayor Rosenberg said that the library is administered via County. He said it is outside of the City Council's jurisdiction. He suggested that Nicholas contact the County Administration Office and find out who is over the libraries.
- Nicholas Wood asked if he could have filibustered this meeting.
- Mayor Rosenberg said no.

6. **Executive Session:** None.

7. **Approval of Claims and Minutes:**

- January 13, 2016 City Council Meeting Minutes
- Claims through January 27, 2016

Motion to Approve the Regular City Council Meeting Minutes from January 13, 2016 and claims through January 27, 2016.

Motion by Ken Sizemore, seconded by Herb Basso.

- Jarett Waite had a question about a claim from Sportsman's Warehouse.
- Dan Nelson, Fire Chief said that it was for GPS units required for this coming season for the MOU for the Wild Land.

Voting Aye: Herb Basso, Ken Sizemore, Jerry Amundsen and Jarett Waite.

Voting nay: None

Motion Carried.

8. **Calendar of Events**

- Feb. 3, 2016 City Council Work Meeting
- Feb. 10, 2016 City Council Meeting
- Feb. 15, 2016 President's Day - City Offices Closed
- Feb. 22, 2016 12:00 - 5:00 p.m. Budget Retreat

9. **Adjournment:**

Motion to adjourn by Jarett Waite.

Seconded by Herb Basso with all members present voting aye.

Meeting Adjourned at 6:06 p.m.

Chris Shelley – City Recorder

Date Approved: _____