

**SANTA CLARA CITY COUNCIL MEETING  
WEDNESDAY, AUGUST 10, 2016  
MINUTES**

THE CITY COUNCIL FOR THE CITY OF SANTA CLARA, WASHINGTON COUNTY, UTAH, met for a Regular Meeting on Wednesday, August 10, 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  
City Recorder: Chris Shelley

Others Present: Brock Jacobsen, Assistant City Manager; Jack Taylor, Public Works Director; Corey Bundy, Building Official; Brad Hayes, Parks Director; Dan Nelson, Fire Chief; Dyle Bond; Fred Fagergran; Jeriah Threlfall; Ann Evans; Cindy Frei; Rex Oliver; Michael Lee; Greg Sampson; Eric Sampson; Keith Gubler

1. **Call to Order**: Mayor Rosenberg called the meeting to order at 5:03 p.m.

2. **Opening Ceremony**:

- Pledge of Allegiance: Herb Basso
- Opening Comments: Herb Basso
  
- Councilwoman Tode Hafen was excused from the meeting. She was on assignment at the opening of the Washington County Fair. She will be introducing the Santa Clara Princesses at the fair.

3. **Communications and Appearances**:

A. General Citizen Communications: All part of the presentation for Item #4B2.

4. **Working Agenda**:

A. Public Hearing(s): None

B. General Business:

1. Site Select Plus Presentation. By Jeriah Threlfall, Executive Director.

- Jeriah Threlfall, Executive Director of Site Select Plus, gave a power point presentation. He said they used to be called the Washington County Economic Development Council and they have changed the name to Site Select Plus. He said they want to be proactive and market from the Wasatch Front to Southern California. He said they have 11 public partners, including Santa Clara, and 37 private partners. These companies give them a minimum of \$1,200 a year up to \$10-\$20 thousand a year. He said they have a lot of support from the private and the public sector. He said they are housed at Dixie State University. He said one of the big initiatives they have is to help DSU students get more prepared to fill high tech jobs. He said they also work with Santa Clara Economic Development Commission. He said they want to work with cities on the economic development that they want to do. He said he will have an Assistant Economic Development Director starting August 16, 2016. He said they are working on recruiting companies. Right now they are focusing on foundational activities. He said right now they are working on developing a Tech Association where talent can be mined. He said they also do a lot with State incentives and are working on creating a local incentive fund. He stated that the local tech companies have expressed an interest to him that they need a marketing campaign. There is no one promoting them right now. He said they are going to get out to the community and tell them what they do and who they are and why the community should support them. He said they have an annual Economic Summit, "What's Up Down South" that they put on. He said their goal this year, when you walk into the Economic Summit, is that everyone will know that Site Select Plus puts the summit on. He said they want to make the Summit a hosting opportunity for site selection companies and for C.E.O.'s of companies so that they can be partnered up with business and have them get to know local leadership. The date of the next Economic Summit is January 12, 2017 at the Dixie Center. He talked about increased communications and that they will have a quarterly newsletter that will go out to all of their stakeholders so that people can see when they are doing site visits, how many people are interested in this area, what kind of companies are responding. He said that right now they have 18 projects open. There is a lot of interest in this area. They have had 13 site visits, 5 being repeats. He said they have 4 project wins that have brought in \$38 million in capital investments in Washington County. They have brought in 421 new jobs. They have helped retain 80 jobs.

- Ken Sizemore asked about the 1-page strategic plan that has been produced every year. He wanted to know if that document was still going to be produced.

- Jeriah Threlfall said he didn't know they did an updated one every year. He said maybe they can put that in as part of their first quarterly newsletter or start it in January.

- Ken Sizemore said that document has been very helpful over the years. He asked what Santa Clara can do to improve its viability to attract investments given the City's constraints.

- Jeriah Threlfall said he is just getting started with this with Rex Oliver and the Santa Clara Economic Development Commission. Companies are looking for either moving ready lands that have designated in a CDA or buildings. He said an area needs to be developed and have it ready to go or get someone to develop a building.

- Herb Basso said they have invited and will continue to invite Jeriah Threlfall to the EDC meetings. He said they are working on answering that same question and identifying some of the challenges.

- Jeriah Threlfall said they want to get involved so they can help develop a plan. He said

they have some resources, some research and some other things that they pay for and at these meetings when they come up with things that need to be done they can be delegated to his company. He wants to be an asset to the City.

- Ed Dickie, City Manager reminded him that Harmons has an empty building right next to them if Jeriah wants to contact them.

2. Request approval of Recommended Parking Lot design for the Jacob/Tuscany Dr. Entrance to Gubler Park parking lot. Presented by Brad Hays, Parks & Trails Director.

- Brad Hays said that this is the final major component of Gubler Park. He showed slides of the options. (See attached.) He said that Gubler Park is a municipal park and it takes in area of one mile. It services the entire community. He said in the plan they tried to make sure it was accessible to all neighborhoods in the City whether it's off of Rachel Drive, Jacob Drive or soon to be Tuscany Drive. Option #1 was the recommendation that Staff had. Three options were brought to the Work Meeting. He said that this is a parking lot, not a road or a thruway. He said that what they want to do is when people get to the park that they know they are at a park. Option #1 has a 4-way stop off of Jacob and there is a speed bump there and after the speed bump there is a planter island with a stone-faced sign that says "Gubler Park". There will be a large tree planted behind the sign. There will be signs in the parking lot that are 10 mph signs. There are more speed bumps, stop signs and a speed table in the parking lot. He said they like this option because it allows equal access to all the communities around the park plus it divides the flow of visitors from Jacob Drive to Rachel Drive and Tuscany Drive. The primary parking for this park is on Rachel Drive. This is a very reasonable option that has very extensive traffic control measures it serves all the neighborhoods in the community and disperses the traffic evenly.

- Jerry Amundsen asked if there was enough parking on the west side of the park.

- Brad Hays said they would like to redesign that parking lot and extend that parking area.

- Jarett Waite stated that they have talked about that this needs to be obvious that you are driving into a park. Has Brad considered different surfaces for sections of the road.

- Brad Hays said that could be added to the design. He said that once the Council decides on which option they want then the design will be engineered.

- Ken Sizemore asked that in the signage could there be included a sign that says, "No overnight parking."

- Brad Hays said there will need to be several signs posted including "Not a through street." He said that in all the Santa Clara parks there needs to be signs posted with the rules.

- Jerry Amundsen said that he wasn't here for the Work Meeting and he asked if it was considered to have at least the southern portion of the parking area from Tuscany Drive south as a one-way in only. You can get out on Tuscany and north of Tuscany would be a two-way.

- Brad Hays said they entertained that option but it didn't make it through Staff.

- Jerry Amundsen asked what was preventing people from going south on Jacob. He passed around a sketch of an idea to the Council. The one-way would be north only from Jacob. There would be channeling islands like a roundabout.

- Herb Basso said that either way if you were to do one-way you tend to put the bulk of

the traffic on one neighborhood instead of splitting it into two.

- Jerry Amundsen said it puts the bulk of the traffic in that intersection. He said he is not a big fan of speed bumps. Speed tables are all right and they do slow traffic down.

- Mayor Rosenberg asked how much room there is to develop parking in that quadrant.

- Brad Hays said it is about 100 feet in and 60 or 80 feet deep. He said there is enough room for 2 rows of parking. Option #2 didn't have that physical barrier so there would have to be a traffic guard or something.

- Jack Taylor, Public Works Director, reminded the Council that there is still 25 feet of property on that section line on the school district side.

- Mayor Rosenberg asked if there would have to be a turnaround down by the entry on Jerry's design.

- Jerry Amundsen said that if there is a big event and everyone is leaving it does put a lot of congestion in the Tuscany intersection but once they get to Patricia they can disperse.

- Jack Taylor asked that if people pull in on Jacob and park and because they live in the neighborhood back in Jacob how do we keep them from going in the other direction.

- Jerry Amundsen said that if it is one-way, he would suggest angled parking so a car can't pull out and turn south if they are angled.

- Mayor Rosenberg said it would have to be physically hard for them to go backwards on that road. There would have to be something where the first speed bump is, like a hammerhead to facilitate a turnaround. The turnaround would occupy some space for parking.

- Jerry Amundsen said traffic can keep moving a little better if there was a small roundabout at the intersection of Tuscany and Jacob. The advantage would be no stop and go.

- Jack Taylor said that the Black Hawk Development is going in and then there is the school, if they build there, and Tuscany Cliff Rose, so are we pushing even more traffic on Tuscany. Will it make it more congested?

- Jerry Amundsen said they are taking it down from three to two roadways out. He said the road will be narrower and narrow roadways facilitate slower traffic.

- Herb Basso said to make sure that we accommodate large vehicles and trailers because they often come to these events.

- Brad Hays said he had a comment about the one-way on Jacob. He said that if there is a tournament that ends at the park and the primary traffic coming in on the shortest route, there is very limited parking available for those people coming in and they will be taking all the parking from the pickle ball courts.

- Brock Jacobsen said that if they know that, they might go to Jacob first so more traffic would be pushed to come through Jacob initially.

- Herb Basso said he likes Option #1 because it facilitates the idea that it's a community park and both sides of the park can be entered and exited thus servicing the community. He likes the idea of multi-servicing.

- Mayor Rosenberg said that there are three citizens that have requested the opportunity to make remarks to the City Council regarding this. He admonished the citizens to keep their remarks brief.

- Fred Fagergran, 2324 Bryson Circle, said that they didn't hear a lot of what was occurring at the meeting because of the audio system. He asked if the road in and the parking lot, north on Tuscany Drive and north would be built by the Black Hawk Development.

- Mayor Rosenberg said that the developer would be responsible for all of the Tuscany Drive that he fronts. He pays park impact fees on building permits that cover the community park development per the City code. Inadvertently yes.
- Fred Fagregran asked if under Option #1 would all of that be built at the same time or would the north portion be built and then the south portion be built later.
- Brad Hays said that currently there is nothing in the budget to build either side of that. Next year, depending on money available from those impact fees, first to do the park from Tuscany and complete the park to the pickle ball courts and if there is the money the ideal thing would be to do the entire improvement at the same time.
- Mayor Rosenberg said it would probably be based on how fast the project developed and how fast the impact fees were paid.
- Fred Fagregran said they have heard Councilmen say that this is not a thru street. The reality is with speed tables and speed bumps it will be a thru traffic unless it is a one-way. He said that Option #1 is also the most expensive route the City could go. Speed tables are extremely expensive. He said that he anticipates the northern portion to be built and the south portion would remain gravel. As homes are built in Tuscany, there will be a thru street to Jacob and by the time it is finished there will be people in Tuscany that will be objecting to that development and then there will have to be further discussion by the Council. So Council will have allowed a pattern to be set, a very expensive one. He said the cheapest and most direct solution to assure that public access can be made to the park to have the eastern most road to turn in. He said there should be a one-way and leaving by way of Tuscany.
- Dyle Bond, 2255 Jacob Drive, speaking of Option #1, reminded the Council that he brought them 55 names on a letter asking Council not to allow the two-way traffic on Pioneer into Tuscany and back through Pioneer again. These residents don't want that to happen. He talked about the dip in the fence. He said they have noticed that there is a lot of room between the end of Tuscany and the fence. The curb and some trees would have to be removed but there is plenty of room for a turnaround, roundabout or hammerhead. He likes the idea of the one-way. He said that Option #4 shows a hammerhead but the City doesn't have the land for that. He said 30 feet up Tuscany road to the first road at Sky Hawk community stop Tuscany with a barricade. The intersection would be a turnaround. He thanked the Council for listening to them.
- Michael Lee, 2312 Jacob Drive, said the ideas that have been expressed tonight are encouraging to him. He is strongly in favor of creating one-way traffic between Tuscany and Jacob. It is a great compromise where the City gets a little of what they want and their community gets a little of what they want.
- Ed Dickie reminded everyone that when Council approved the preliminary plat, the developer did agree to block off Tuscany during development there and that could be 18 to 36 months and there will be no access down Tuscany until the park is developed. Once the park is developed we could remove that barricade.
- Herb Basso asked if they looked at doing a one-way the other way because it would then allow both sides of the parking lot to be more accessible, whereas if you come in Tuscany, you can't get to the right side.
- Jerry Amundsen said that if you go the opposite direction everyone has to come in on Tuscany.
- Mayor Rosenberg said that would make it so that everyone would be coming in the same place instead of going out the same place.

- Ed Dickie discussed Option #1 and the 5 different stop signs, the speed bumps and the speed table and the 10 mph speed limit. He said that Staff recommended Option #1 because it keeps both ways open to all the community but it really discourages any thru traffic. He said they are okay with the one-way and that Jerry Amundsen, the traffic engineer has a way to make it work. He said whatever Council wants to do, they will make it happen. Tonight Council needs to approve the design so it can move forward.
- Herb Basso talked about moving the island into the park entrance. He talked about the people that are visiting the last two houses.
- Brad Hays said that Options #3&4 came up and he can address why those options weren't recommended by Staff. They really aren't plausible options. Option #4 pushes all the traffic through Jacob. Option #3 is a dead-end street and multiple cars will be coming in and cars trying to turn around and there will be a stack-up problem. That's why those two options weren't brought up tonight and they were discussed at the Work Meeting. He said in his opinion the only viable option was #1 and Jerry Amundsen's recommended #2.
- Jerry Amundsen said he goes along with that. Hammerheads are fine for a few vehicles here and there but if there is a whole bunch of traffic trying to turn around, everybody would have to make a 3-point turn in the hammerhead. If it can't be a cul-de-sac, there are problems with a hammerhead.
- Jarett Waite said he did some research about stopping thru traffic in a parking lot. He talked about rat running, a violation where a person is at a stop light and they turn into a parking lot to skip the stoplight. It occurs when there is congestion. He said there shouldn't be a fear of people driving thru the parking lot. There is that ability with Option #1. The research says that people won't take the shorter route just because it is shorter. It has to be faster for them to take it. Stop signs or speed bumps or other ways to slow people down would affect that. He would love for the park to be easy to navigate and as simple as possible and speed bumps and hammerheads would make it confusing for everyone. He said to take out the speed bumps and make it easier to drive through but make it narrower to slow people down. Keep it really simple and control traffic. The one-way checks all those boxes for him.
- Ken Sizemore stated that he is taking the perspective of neighborhoods beyond Jacob, beyond Black Hawk. He said the Council represents the entire City and Gubler Park is a facility for the entire community. Is the one-way equitable for every neighborhood? He said he likes the idea of the narrowing but we don't want to get so narrow we can't accommodate the traffic flows.
- Herb Basso said he is going between trying to accommodate a neighborhood when possible and still try to accommodate the communities needs to access the park. He agrees with what Ken was saying.
- Brad Hays said that in either Option #1 or #2, that he would prefer to see the landscape island by the stop signs rather than have a two-way to the park and then a one-way. It makes more sense to have it from the stop sign into the park.

**Motion to Approve Option #2, the Plans Presented by Jerry Amundsen to make the Parking Lot to the West of Gubler Park to be a One-Way heading North from Jacob Drive to Tuscany Drive. Motion by Jarett Waite, seconded by Jerry Amundsen.**

- Mayor Rosenberg asked if it would be from the stop sign on Nicholas or from the park

entrance.

- Jarett Waite asked if that needed to be decided now.
- Herb Basso said that depends on how he or someone votes.
- Mayor Rosenberg asked Herb Basso if he is supporting the ability to park because of the two residential lots on Jacob.
- Herb Basso said yes.
- Jarett Waite said he would amend his motion.
- Herb Basso said he wanted to clarify his answer. He said he is leaning in support of a different option so he would be in error to say he supports that and then vote another way. He said that if they go one-way that he hopes the Council would consider the two neighboring homes and leave the Jacob Drive tail two-way.

**Amended Motion to Approve Option #2, the Plans Presented by Jerry Amundsen to make the Parking Lot to the West of Gubler Park to be a One-Way heading North from Jacob Drive to Tuscany Drive with the Landscaped Entrance Island moved to be inside Gubler Park.  
Motion by Jarett Waite, seconded by Jerry Amundsen.**

- Brad Hays asked Jarett that when he was referring to this option earlier, he was talking about taking out a lot of the speed control measures so is Jarett's motion with or without speed control measures in the parking lot.
- Mayor Rosenberg said that something that can happen is that speed control measures can be added over time. The tabletop probably needs to be done up front.
- Jerry Amundsen said that if you want a crossing, a speed table, you want to do that with the parking lot. If you want speed bumps, wait until you see what is happening with traffic in the future.
- Mayor Rosenberg said the speed limit signs should be posted as was part of Option #1. He said we still want it to function different.
- Dan Nelson, Fire Chief, said that with the parking on Jacob, if you have the island in there, you won't be able to park cars on Jacob because of the emergency access and access in general.
- Mayor Rosenberg said that the island got moved into the park. And everything that we are doing will be subject to engineering. This at least gives direction to the engineer to complete that design.
- Jack Taylor said just so he is clear, the people on the west side of Jacob next to Ence's house, if they want to park, how would they come in and park?
- Jerry Amundsen said they don't start one-way until they enter the park.

**Amended Motion to Approve Option #2, the Plans Presented by Jerry Amundsen to make the Parking Lot to the West of Gubler Park to be a One-Way heading North from Jacob Drive to Tuscany Drive with the Landscaped Entrance Island moved to be inside Gubler Park and include a speed table and have the option to add speed bumps later.  
Motion by Jarett Waite, seconded by Jerry Amundsen.**

- Jarett Waite asked if he needed to talk about angled parking. Or is that an engineering thing?
- Jerry Amundsen said that he thinks it is engineering but it makes it a lot easier to prevent opposing traffic if they are angled rather than 90 degreeed.

- Jarett Waite said he will include angled parking.
- Ken Sizemore said that with all these design changes, a substantial amount of parking spaces are being lost.
- Jerry Amundsen said he didn't think so. He thinks there could be more.
- Mayor Rosenberg stated that if there is an issue, Staff can bring that back. He said that if the completion of that design, if it doesn't meet the need it obviously would have to come back. This is just an approval of the parking lot design. If when the design is completed and it doesn't meet the parking requirements of the park, then they would come back to Council for review.

**Voting Aye: Jarett Waite, Jerry Amundsen and Mayor Rosenberg.**

**Voting Nay: Herb Basso and Ken Sizemore.**

**Motion Carried.**

3. Request approval to amend the Final Plat for Paradise Village at Zion, Ph. 2. Presented by Corey Bundy, Building Official.

- Corey Bundy said that this plat has been amended several times. The applicant is Merrill Properties. The current zoning is PD Residential. The engineering is Rosenberg and Associates, Jared Bates. Phase 2 contains 16 units on 2.82 acres. The PD residential allows a base density of up to 8 units per acre but density is based on an approved concept plan for the project. The project has also been approved for short-term rentals through conditional use process. The units in the phase all front Paradise Village Circle, public streets with nearby access to North Town Road. The phase has townhome units in the duplex, triplex and fourplex arrangement. The purpose of the plat amendment is to change unit 59 from a duplex to a fourplex. It originally started out as a fourplex and was changed to a duplex and now back to a fourplex. The reason is probably marketing.
- Mayor Rosenberg said he needs to state obvious conflict. His employer is doing the design. He said they have gone back and forth based on their sales. They are still within their density that was approved on the zoning and preliminary plat.
- Corey Bundy said that Planning Commission recommended approval of the plat amendment. No units in the phase have been sold. If they were to have them sold there would need to be a written consent and a public hearing but Merrill Properties owns all of the properties and that is why it is before the Council.

**Motion to Approve the Amendment to the Final Plat for Paradise Village at Zion, Ph. 2.**

**Motion by Ken Sizemore, seconded by Herb Basso.**

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

**Voting Nay: None**

**Motion Carried.**

4. Request Approval to change the trails for the Hills @ Santa Clara from concrete to asphalt. Presented by Jack Taylor, Public Works Director.

- Jack Taylor said that Council discussed this in a Work Meeting. Eric Sampson has come to the Staff and asked that he change the trail material from concrete to asphalt. The reason it was concrete at the beginning was because the Gubler's that owned the

property along the front of Clary Hills Drive had a subdivision design at one time that they were going to front homes along Clary Hills Drive. The reasoning for making it concrete was because they were going to front homes along Clary Hills Drive. The Gubler's are not going to front homes along Clary Hills Drive. They seem to be fine with asphalt instead of concrete and Staff did not feel like they could make those changes without bringing it to Council for approval.

- Herb Basso asked if the end of this was asphalt.

- Jack Taylor said that it was.

- Keith Gubler stated that he was glad to see this finally taking place. He said he is concerned with the safety of those who walk back and forth there. He said that blacktop is fine with them and with the City taking care of it, there is no concern. He talked about the storm drain box and it needs to be lowered or people will stumble on it.

- Herb Basso asked about what the asphalt will do to property values, how much will it cost the City to maintain it and if the Gubler's do want to front on there could it be cut into it.

- Jack Taylor said that a slurry seal needs to be put on it every five to six years. If that isn't done, it eventually deteriorates. The cost will depend on the year.

- Mayor Rosenberg said that one thing to remember is for the purpose of pedestrian use, the pedestrian user prefers the asphalt.

- Herb Basso said that if it is slurried every five years will it last 25 years.

- Mayor Rosenberg said that if the base is properly installed he has no doubt that that will happen.

- Jack Taylor said the trail distance will be 1,216 feet. He said that if the Gubler's or somebody else wanted to put homes that fronted Clary Hills Drive, the asphalt trail would have to be removed and put in concrete because the driveways would be uneven.

- Jarett Waite said that an asphalt trail fits that lot better for this recreational area.

**Motion to Approve the change of the trails for the Hills @ Santa Clara from concrete to asphalt.**

**Motion by Herb Basso, seconded by Jerry Amundsen.**

- Jarett Waite asked if the motion should include that it would need to be switched back to concrete if they want to front onto Clary Hills Drive.

- Herb Basso stated that he thinks what Council just heard from the property owner's representative, it is okay to leave it as is.

- Mayor Rosenberg said that would come back as part of the development entitlements.

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

**Voting Nay: None**

**Motion Carried.**

5. Request Council's approval to accept the award from FEMA for the Truman Drive Landslide. Presented by Mayor Rosenberg.

- Mayor Rosenberg stated that we did get the Landslide Grant approval. This is more of a bookkeeping measure to get the Council's permission to permit the Mayor to sign the grant authorization, the grant contract. He said the dollar amounts match the City's request. Everything is in order. The reimbursement forms that are in there are pretty

standard. If we don't use the money, we have to send it back. This is to agree with the grant. The next step will be to initiate the engineering design on one side for the repair and to initiate the negotiation with property owners for the acquisition. We can acquire up to six properties in the grant, 3 homes and 3 vacant properties. It's a voluntary participation. The property owners still have the ability to withdraw if they want to. It doesn't affect the grant, it's just that portion of money that we would have to turn back.

- Herb Basso said that it was for the engineering, to purchase and then remove homes and then landscape.
- Mayor Rosenberg said there will be some grading but no landscaping. Nothing that takes any water. No water will be allowed on that hill. They will remove soil on the top of the slope and underneath where the homes are. There will be a buttress, which is an earthen dike, constructed at the base of the slide that will act as a doorstep that will help stabilize the slide from pushing out a little bit more and there will be a series of drains installed both at the top, and we'll try and collect that water and route it down through the slide, and drains on the back of the buttress.
- Ken Sizemore said that he would like to note that the Mayor needs to be thanked for his untiring efforts for making this happen.

**Motion to Accept the Award from FEMA for the Truman Drive Landslide.**

**Motion by Ken Sizemore, seconded by Herb Basso.**

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

**Voting Nay: None**

**Motion Carried.**

- Mayor Rosenberg said he expects to see the engineering agreement with ADEC on the next City Council meeting. This is about a \$96,000 engineering agreement to do the additional geotechnical borings and ground water study to start to facilitate the design of the buttress and identify the locations for drains. They had a kick off meeting with property owners last week. There is a follow-up meeting with them next Wednesday, August 17 in the afternoon. There are some things being worked out and communicated with the property owners and then that acquisition process will kick in. He said he would like to see the whole thing under construction before the end of the year. It will be a sensitive process the next couple of months. One property owner wanted to give the City a total deed restriction but wanted to maintain ownership of the property so he would remove it from development potential, there would be a conservation easement or something put over the top of it so nothing could ever happen but they wanted to keep it because of the historic cattle use. They are fine with the City removing the barns but would like to keep the cattle use there. We have asked FEMA if that is okay. It would reduce the cost. We would be acquiring a development restriction. It would convert the property to an open space but they would continue their use on it. They don't want to get rid of their cows and they don't have another place. The value they would get for their ground won't buy them another location. We are trying to work through that with them. He said they will probably bring a recommendation for a Grant Administrator to help with the grant. He said they will bring things back to the Council as they know more.

**5. Reports:**

## A. Mayor / Council Reports

### Jerry Amundsen:

- No meetings for any of his Boards. They start next week.

### Jarett Waite:

- Mosquito Abatement Meeting tomorrow.

### Herb Basso:

- Economic Development is meeting in September.

### Ken Sizemore:

- Most of his meetings are next week.
- Dan Utley told him that the spring on that hill has dried up completely. Herb Basso asked if there is a file on this. He wants to make sure that the City records the date that it stopped and how long the last one was. Mayor Rosenberg asked if they took pictures of it. He thinks it should be documented. He asked Jack Taylor to go and take pictures of it now and again quarterly.
- He went to Planning Commission last night. He heard about the Preliminary Plat approval. Nothing was said or done and the Preliminary Plat that was approved last night has offset roads. Nothing was changed. As a Councilman he didn't feel that he could bring that up at a Planning Commission meeting. He wants the Council to know that it is still coming with those offsets. Jack Taylor said there was a lot of discussion about it. Basically about 50 feet is what is being lost there. He said when they ran that road down Tuscany, they had to put the power in and it was engineered on the school district side of the property so they could put that switch in. It's the main feeder that comes off of Rachel and comes down Patricia and goes up Tuscany a little ways and runs through Tuscany Cliff Rose and goes all the way up to North Town Road and back around to Harmons. It would be very expensive to move that switch 50 feet one-way or the other. There is also the 12-inch irrigation water line and the 12-inch culinary water line in the easements that there already are. It would be a major expense to change that and it's not going to make that big of a difference over 50 feet. Jerry Amundsen said that it's not a congestion problem, It's more a possibility for accidents. He said the City may have to buy a right-of-way to angle the road to line up with one of those intersections or move a switchgear. Ken Sizemore said the solution is when and if the school ever comes the City is going to require them to angle it. Jerry Amundsen said that if the school angles it. It goes into the electrical. Jack Taylor said it would have to go a full 50 feet on the other side of the switch. He said he would take the Council up to show them. He said there is a switch out in the vacant field and the road would have to be angled over and take 50 feet of property from the school district to get it over to line up. Ken Sizemore said to keep that in mind. Jack Taylor said that it is an issue trying to figure out where to put the power for future developments. Mayor Rosenberg asked Jack if Patricia could move to the west. Jack Taylor said it could be moved to the west and made to line up with Tuscany. Mayor Rosenberg asked if that would alleviate the utility conflict. Jack Taylor said the water and everything would be in the middle of the school parking lot probably. Mayor Rosenberg said to move the road over but keep the road already there. Exact

additional right-of-way from the property on the west so that the utility corridor is kept. That could be done on the Road Master Plan right now. He also said that he thinks that the intersection of 400 East and Tuscany is going to need more lanes in the future and maybe more lanes at Patricia and Pioneer. Look at that in the Road Master Plan and get it on there.

- He said that a citizen mentioned tonight that they can't hear the speakers at the meeting. We have to do something about it. Jarett Waite said he thinks the Council Room is just turned down too much. Corey Bundy will take care of it. He will get it turned up and if Jarett knows how to do it he will help.

Mayor Rosenberg:

- Mayor's Association had a meeting today. There was a presentation on recycling. The prices for recycled materials are down. They could make more if the waste going into the recycled bins could be cleaned up. They are getting glass, tires. If it is a contaminated load, the costs go up. They are going to educate the public. They have cameras on the garbage trucks. They are flagging properties that are doing the violations and if the violations happen habitually at a property, there can will be revoked. They can pull the can and continue to charge them.

- The Washington County Commission has on their agenda next Tuesday at 4:00 p.m. a Public Hearing to review the proposed Transportation Sales Tax Initiative. Mayor Rosenberg asked Ken Sizemore if he would attend that meeting and voice the City's support for the Transportation Sales Tax. Each of the Council is getting a packet emailed to them from the Transportation Coalition. They have modified the presentation materials to fit the City's need here. The Commissioners are taking a different approach then they did up north last year with this year's election. It's more of an educational approach instead of a Political Action Committee approach. Mayor Rosenberg encouraged everyone to read it. The Council needs to know the correct answers when asked by the public or the press. The tax is .25%. Up to 46% of that is paid by visitors. This money stays local. Ed Dickie said that if this doesn't go through the Council really needs to address a property tax increase for our roads to have nice roads and keep them maintained.

- They are still working on the wash. You can see the concrete channel coming up through there. It did handle a good flow through there last week. There will need to be some vegetation maintenance and Mayor Rosenberg asked Chief Nelson to put that on the plan for the Wildland Crews in the off-season.

Jack Taylor:

- Told the Council that UAMPS emailed today and said that no one can check into their hotel rooms until 4:00 p.m. on Sunday.

**6. Executive Session: None.**

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

- July 27, 2016 City Council Meeting
- August 3, 2016 Appeal Authority Meeting
- August 3, 2016 City Council Work Meeting

- Claims through August 10, 2016
- Mayor Rosenberg said that he had one comment on the Work Meeting Minutes on page 5, the second paragraph. He said it was on a comment he made about the shooting range. He said that the minutes say, “We can tell them where they can’t but not where they can.” He said he will find the change that needs to be made and let Chris Shelley know so she can correct it.
- Ken Sizemore said he had one change on the July 27 City Council Meeting minutes on page 17, 4<sup>th</sup> paragraph the word should be “moot” instead of “mute”.
- Chris Shelley will make the changes on the minutes.
- Jarett Waite said he had a question on Claims. He said it shows we bought groceries at Lin’s and it would be nice if it was Harmons. He said that it also shows that when the City paid Digital Electronics to come and fix the volume in the banquet room, they charged \$675.
- Ken Sizemore asked about the radios that were purchased. What are they for? Chief Nelson said the radios are VHF. He said the Fire Department operates locally under an 800 megahertz frequency for the Structure Department. These new radios are digital VHF radios. They also got three mobile radios that go inside the vehicles. Ken Sizemore asked if they went through the Utah Communication Authorities for the radios. Chief Nelson said they don’t go through the UCA. Mark Youngberg, the Assistant Chief was paid a stipend for Fridays and for inputting all the calls into the software the Department has.

**Motion to Approve the Regular City Council Meeting Minutes from July 27, 2016, the Appeal Authority Meeting Minutes from August 3, 2016, the City Council Work Meeting Minutes from August 3, 2016 and claims through August 10, 2016 as amended.**

**Motion by Ken Sizemore, seconded by Herb Basso.**

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

**Voting nay: None**

**Motion Carried.**

## **8. Calendar of Events**

- August 14-17<sup>th</sup> UAMPS
- August 24, 2016 City Council Meeting

- Mayor Rosenberg said the Planning Commission asked residents that expressed an interest about the South Hills to serve on a Citizens Advisory Board last night at their meeting. He said they asked for Dennis Frei, Phillip Gubler and Ferron Leavitt. All of those three are property owners immediately adjacent to the South Hills. The group probably needs to be balanced with some other residents throughout the City. He asked the Council to be thinking about some people. This would be a group that would come and attend the meetings and allow the Planning Commission to have residents to bounce things off of. Planning Commission has scheduled some public meetings. They are talking about doing it starting in October. Mayor Rosenberg recommended to the Planning Commission to go out and get a feel for the South Hills. The City would provide them with some maps, some recent aerial photography with the City limits line shown, the 1,600 BLM disposal area shown. We could get some additional maps from the Utah Geologic Survey that would show problematic soils, flood plains, those types of things. He would like the Staff to put that package together for

Planning Commission and that committee to have. He said that this is just a start. There will be multiple opportunities for comment and feedback. Mayor Rosenberg said they had a great meeting with the County and the BLM on the shooting range. They have a meeting on August 24 and Brad will be meeting with some of the BLM sensitive lands people, their archeologists, their botanists. They are going to go out and look at the proposed shooting site to see if they see any red flags as far as species or cultural type things before the process even gets started. Then they may have us look at a different site. The County is going to take the lead on the RP&P for the access road and the shooting park. They did talk about the improvements they can and can't make until they get their environmental studies done. The County is going to have their shooting expert in place by the end of the month. They may be trying to move the long-distance shooting from the current location over by Hurricane.

**9. Adjournment:**

Motion to adjourn by Herb Basso.  
Seconded by Ken Sizemore with all members present voting aye.  
Meeting Adjourned at 7:54 p.m.

\_\_\_\_\_  
Chris Shelley – City Recorder

Date Approved: \_\_\_\_\_