

**SANTA CLARA CITY COUNCIL WORK MEETING  
WEDNESDAY, OCTOBER 5, 2016  
MINUTES**

THE CITY COUNCIL FOR THE CITY OF SANTA CLARA, WASHINGTON COUNTY, UTAH, met for a Work Meeting on Wednesday, October 5, 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: Jerry Amundsen, Ken Sizemore, Mary Jo (Tode) Hafen, Herb Basso and Jarett Waite  
City Manager: Edward Dickie  
City Recorder: Chris Shelley

Others Present: Brock Jacobsen, Assistant City Manager; Jack Taylor, Public Works Director; Brad Hays, Parks Director; Corey Bundy, Building Official; Bob Nicholson, City Planner; Dan Nelson, Fire Chief; Kaleb Graff; Adam Millward; Ethan Johnson; Blaine Wilson; Rowland Gates; Rick Hansen, ICPE; Todd Olsen; Cindy Frei

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

- Mayor Rosenberg asked the Scouts in the audience to come up to the podium and state their name, rank, troop number and their purpose for coming to the Work Meeting.
- From Troop 1826: Adam Millward, Tenderfoot Scout, wondered what City Council was going to do with the empty lots and houses that the City is buying. (Mayor Rosenberg told him that will be discussed as Item 1 on the agenda.) Kaleb Graff, Tenderfoot Scout, wondered what the Council was going to do about empty lots that are full of weeds. (Ken Sizemore told him that the lots are private property and not City property. It is the owner's responsibility to take care of the weeds and if they don't, then the City sends them a notice telling them they need to take care of it. The City Ordinance says that if the owner doesn't take care of it, the City will and the owner will be charged for it. If they don't pay the bill, it comes off of their taxes or there could be a lien on the property.) Ethan Johnson, Scout, wondered about how there can be more bike trails. (Tode Hafen stated that the Council is aware of the bike trails and that they like them too. It's a matter of saving up the money for them. The City doesn't usually bond for them. She said one way to get more trails is from Eagle Scout projects.)
- Jack Taylor asked if the Council could look at an item on Staff Reports. The Public Services Department is going through an update in the City's Standards. The Washington County Flood Control Authority has spent a number of months creating a

Construction Standard for storm water to make sure that all the cities are using the same standard so that from city to city the storm drains can handle the same flow. He said there have been conflicting issues because different engineers use different standards and different formulas. He said they came up with a standard and they would like to get that standard adopted into the City's standards. Also, Washington City has changed their asphalt design on their construction standards. Canyon View Road is starting to deteriorate because there wasn't enough oil or a good quality of oil put in it and they put too much wrap material in it. He introduced Todd Olsen from Bowen & Collins who is going to give an update on the recommended changes. He said they want to bring this back as a resolution in a couple of weeks. He said that they would also like to change, in the Construction Standards, to make sidewalks in developments be 6 inches instead of 4 inches. The 6-inch sidewalk seems to hold up a lot better.

- Todd Olsen gave an introduction to the Council of the Drainage Design Standards that were developed by the Washington County Flood Control Authority. The WCFCA consisted of a representation from Santa Clara City, St. George City, Washington City and Washington County. There was a Technical Advisory Committee and an Executive Committee that Councilman Amundsen sat on. This was a year long process to develop a similar standard for those 3 cities and County. All drainage design is similar and everyone's standard is similar. It consisted of reviewing everyone's standards and combining that into one document. That was then reviewed by the Technical Advisory Committee, which Jack Taylor sat on and also Mayor Rosenberg. It was then sent out to the communities, both developers and engineers, to review. Their comments were reviewed and incorporated as part of the Technical Advisory Committee. It was then taken to the Executive Committee for approval. At that point they were then to be taken to each city and approved. He said they are recommending that Santa Clara City modify the technical specifications for construction standards to reference the requirements of the Flood Control Authority. There were minor changes to Santa Clara's standards, including a bulking factor, increasing calculated runoff in areas that have natural watersheds and also the inclusion of checklists that are reviewed by each consultant developer and all those things have to be checked off and included in their drainage design report as they're submitted to the City for review.

- Ken Sizemore asked how comprehensive was the review. Did it review more than just drainage specifications?

- Todd Olsen said that this was specific to drainage and drainage easements.

- Ken Sizemore asked Jack Taylor how this fit in to the City's Standard and Specifications Document.

- Jack Taylor said it is almost identical. It doesn't really change a lot. The drainage standards are a section of this book. One of the biggest questions to ask is how much this increases the cost to a developer.

- Todd Olsen said that when you get into the technical hydrology, there are a couple of things that it contains. He talked about collection facilities. The number of catch basins required did change. He said that the one increase would be the bulking factor. He explained what the bulking factor is.

- Herb Basso asked about the width of the sidewalk. What is it going to cost to increase it to 6 inches?

- Mayor Rosenberg explained the cost and the replacement cost.
- Ed Dickie, City Manager, said that this item will be on the Work Meeting agenda in November. He said he will send the plans to Council for them to look at. It will be in the drop box. It will also be on the agenda for the first City Council Meeting in November for approval.
- Todd Olsen talked about the changes to the specifications for asphalt. He talked about the main changes regarding recycled asphalt pavement. He described what recycled asphalt pavement is. It is asphalt that is removed from an old road, taken back to the batch plant where it is mixed in with new asphalt and oil and then placed as new asphalt. There isn't much of a discount in using recycled asphalt. The issues in this are quality control. It's lost some of its flexibility and reusing it, it's older and expired. The new requirement has added more quality control in the specifications. The maximum percentage of recycled asphalt pavement allowed would be 20%. If a higher amount is used, from 11-20%, the oil type that is mixed with it has to be changed to a lower grade oil. The specification also requires testing at the batch plant. It requires the contractor or developer to higher a tester. The additional costs would only be in the additional testing and quality control. It adds about 2 cents per ton of asphalt.

## **2. Working Agenda:**

### **A. General Business:**

#### 1. Rosenlof Home discussion

- Corey Bundy stated that the Council asked him to look into splitting the Rosenlof home into a duplex. He contacted a local contractor, Floyd Jackson, and they reviewed it. It can be converted into a duplex for about \$40,000. He is looking for Council's direction to move forward with whether the money should be spent to convert it to a duplex or whether it should be kept as a single-family home and rented out or whether Staff should look into other options. There could be some possible in kind work.
- Herb Basso said that the amount sounds a little high. The house is in excellent shape.
- Corey Bundy said that right now it is a single-family home with one water meter and one water service. The wiring would have to be split into two meters. The basement would need another bathroom, a laundry room and a kitchen. There is already the plumbing.
- Herb Basso said with all that, that is a good deal, a fair price.
- Tode Hafen asked if it is rentable now as a single-family home.
- Corey Bundy said it is. It does need some maintenance. It is dated. There are some safety updates that need to be done. He doesn't have an estimate on those costs.
- Herb Basso liked the idea of it being a duplex to provide some affordable housing.
- Mayor Rosenberg talked about it being used as a Housing for Heroes such as for teachers, police officers, firefighters, etc. He said he liked that.
- Tode Hafen asked if there is a worry because the City is a public entity.
- Mayor Rosenberg said he didn't think so. He said Matt Ence, City Attorney, did a lot of research into that.
- Herb Basso suggested putting in a little berm of shrubbery at the top of the property

- so that residents would have a little privacy. He said the asphalt needs a seal coat.
- Mayor Rosenberg said another thing to consider is that there will probably need to be a zone change. The City will have to pay impact fees for the second unit. It will take some type of a land use approval to convert it into a legal duplex.
  - Tode Hafen asked if there are any other uses that the City would anticipate. How long would the City use it as a rental? Would there be another use for it?
  - Mayor Rosenberg said that is what Staff is asking Council. There is still plenty of room in the City Building for City Services. There is ability to grow. The property can be rented to a business. An offer could be made to a developer who could put together a proposal on what they would be willing to do. The Council could look at those. If the \$40,000 investment is made to convert it into a duplex, the City would want to keep it in that use long enough for a return. It could always be sold.
  - Jarett Waite said that he is in favor of making it a duplex. He likes the idea of having more affordable right downtown.
  - Ken Sizemore said that they need to pencil it out a little more. He also supports making it into a duplex. He said that is the most fiscally responsible approach as far as a return on the investment.
  - Tode Hafen said she would like to hold off and not put too much into it. That property is valuable for other uses and more beneficial. She would like to explore some other possible uses.
  - Ed Dickie asked Corey Bundy to get with Brock with the actual numbers and come up with something. He said that Staff wasn't really clear on the direction. He said they will put some numbers together. If we want to do something with it this fiscal year we will have to open the budget and find the money. Nothing has been budgeted for it this fiscal year.
  - Herb Basso asked if the backyard can be cleaned up right a way.
  - Tode Hafen asked if Corey could get some figures to find out how much it would cost to make it rentable right a way.
  - Jarett Waite asked who would be in charge of maintenance. Who would the renters call if there is a problem?
  - Herb Basso it would probably be property management. He said that there needs to be some grading done and to make the property so that drainage is right. It will pay off in the long run. Brad could come up with some plan for the drainage and bring it back to Council.
  - Mayor Rosenberg asked if there was a storm drain out there.
  - Jack Taylor said they took the digger truck over there and drilled a hole and put a pipe in the ground so it could drain into that. There is a storm drain in the street. If it was brought up a little bit it would drain into the pipe better and take care of the issue.
  - Ed Dickie said they are going to add a few benches and a couple more trees and probably a bathroom over there.

## 2. Short Term Rental discussion

- Ed Dickie said that Council has asked to have this on the agenda. There is two parts to this discussion: One is the short-term rental issue in the City where people are renting their homes in single-family residential neighborhoods that aren't allowed. The other is that there is a lot of developers and builders coming in that want to put in

big projects, short-term rentals and Council needs to be aware of that and what is the direction of the City. It was put on the agenda so that Staff will be on the same page as Council when these people come in and speak with Staff at TRC.

- Corey Bundy said that Paradise Village right now has 50 short-term rentals. Lava Falls on Pioneer has 5. Sandhill across the street has 4. So there are about 60 total. He said that at Planning Commission there are two zone changes coming through and a total of 179 proposed short-term rentals not including Paradise at Zion Phase 6.

- Herb Basso stated that he himself and a couple of other property owners in the Historic District also want to do short-term rentals on a much smaller scale. He said he attended a short-term workshop. Let's gather that presentation. They had a great philosophy. We could be progressive but do what's good for our neighborhoods.

- Corey Bundy said there are two different things. What comes to the City and gets approved properly and then a regular subdivision where someone buys a home and decides to turn that home into a short-term rental? There is an ordinance restricting that. He said they are currently working with one citation. Ditzie gets several phone calls weekly.

- Tode Hafen asked if it was worth it to invest in software that identifies those. The software is \$2,500.

- Corey Bundy said he would want to look at the software and justify it.

- Ed Dickie said that some are pretty good at hiding it.

- Mayor Rosenberg asked what is going to be done once someone is identified. Make them stop. It doesn't matter where they're at if we don't know what to do once we find them. He said that with the public feedback the current way of notifying those owners and telling them to stop isn't working.

- Ed Dickie said they need a new logo and the updated names of the City Council. He said that there is a \$750 per day violation. He said it should be enforced.

- Corey Bundy said they go before the Justice of the Peace when they are in violation of an ordinance.

- Mayor Rosenberg asked if the City has brought anybody before the Justice of the Peace.

- Corey Bundy said they haven't. He said that some have quit for a while and then they start again and then you have to go through the process again.

- Tode Hafen said that software would give the City the evidence.

- Herb Basso said that we can get the State to help out. They are avoiding sales tax and the transient room tax.

- Jarett Waite said that Hurricane City just went through this whole process. They allow short-term rental in residential as long as they go through the whole process with the City and pass all the regulations. That should be an option on the table.

- Corey Bundy said that the problem with opening it up for residential is that when someone buys in a residential, they want a single-family home and they want their neighbors to be single-family.

- Ed Dickie thinks that a part-time Code Enforcement position could help the situation. They could also help with warrants. There is a \$100,000 in warrants which they could help collect and it would help pay for their position. They could also help the judge and the bailiff. It would relieve Corey with a lot of what he has to deal with. He is short-handed. Would the Council be okay if he were to bring this to the next meeting to approve this position? He thinks the City can get a handle on this. The letter can

also be updated.

- Herb Basso said he is not in favor of hiring more staff.

- Corey Bundy said that he thinks we can solve this. With the City Attorney to cite them and once they are cited they go before the judge.

- Tode Hafen said that she has been made aware of more code enforcements that are going take over our City. She said she has talked to Corey and he just hasn't had time to do it. There are things that could be detrimental to the City. She thinks this should be looked at.

- Herb Basso said that he thinks it would probably be a full-time job not a part-time job.

- Ken Sizemore said that he thinks something needs to be put into place. The State Legislature is going to hear this. There will be legislation in the coming session and he can see the State taking the City's authority away and laying down a new set of requirements that we will have to live by. We need to be following that very closely because a lot of time, energy and money can be invested in developing a solution that would be moot after the Legislature passes new legislation. He said there is another side to this development and that is that Santa Clara is going to build out and we need to change the way we are generating funds to run this City. We can't rely on building permit fees forever. If we build out having well designed, well managed, well operated short-term rental developments is going to be a godsend to our finances.

- Jarett Waite said it does feel a bit unfair to developers who want to put in developments. He said the playing field needs to be leveled one way or the other.

- Herb Basso asked if the Mayor of Garden City could come down to the Work Meeting in November to discuss this issue.

- Ed Dickie said that he wants to be clear about the Code Enforcement Officer working 25 to 29 hours and in no way is he suggesting increasing any kind of regulations or how code enforcement is enforced at this time. The Code Enforcement Officer's three main duties would be code enforcement, short-term rentals and outstanding warrants. Would Council like him to bring this to the next meeting? He said that if it is going to move this way he would like to make it happen in January. He said that this is a position that we have been needing for a while. Ivins would pay 55% of the cost of the time the Officer is spending with warrants. We could get a full-timer with part-time costs.

- Herb Basso suggested getting a little more expert advice from the people that presented at Leagues of Cities and Towns and look at what other cities within the area are doing. He said to make sure in licensing that there are items that check for the State registration for the sales tax.

- Ed Dickie said that he will bring the tax numbers to the next meeting.

- Ken Sizemore said that Santa Clara City has the premier short-term rentals and it's held up as a standard. We need to be very careful as these new ones come in that they meet that bar. We can't let design and amenities fall below what we have seen in these premier developments.

- Ed Dickie said they bring that to the developer's attention when they come to TRC. There has been good discussion with them. They want to match or be better than them.

- Herb Basso said he hopes that we allow for mom and pop rentals in the downtown area. They could be nice vacation rentals.

- Ed Dickie said there is push back for downtown. Nobody is going to want it. He said

that for the Work Meeting in November the Mayor of Garden City will be invited. The letter that the City sends out will be in the drop box with the new logo and updated Council members. Jarett Waite called attention that his name is spelled wrong. He will also bring the Code Enforcement Officer position to the Council to be approved.

### 3. Power Impact Fee Study discussion

- Jack Taylor said they have been working on the capital facilities plan for a long time. He said they have completed the impact facilities plan and the impact fee study. He said Rick Hansen with ICPE is in attendance. He said the City has been working with them for a number of years. They have done a great job. Robert Pinder is an associate that works with them. He is also in attendance tonight.

- Rick Hansen presented a power point concerning the impact fee study. (See attachment.) The Impact Fee Facilities Plan identifies the demands that are going to be placed on the system by a new development and over what period. The means needs to be identified by which the municipality meet those demands. The Impact Fee Facilities analysis requires that each subdivision prepare a written analysis of the impact fee proposed and prepare a summary of the impact fee analysis designed to be understood by a layperson. The Impact Fee Facilities Plan that is presented in this draft is primarily based on the Capitals Facilities Plan that was done last year. The improvements that were identified in the study were all growth related. He talked about the criteria that was used in that study. He talked about the kilowatt projections that were used. He also talked about the load factors.

- Jack Taylor said there is a planned site for a substation right next to the water tank in the South Hills.

- Rick Hansen talked about growth and fees collected and substations.

- Robert Pinder talked about the adjustments that were made. He talked about the bonded projects. He talked about the balance that was in the Impact Fee account, which is used as a credit against the total project cost. He talked about the Impact Fee recovery levels to be considered. He also talked about the power factor. He explained how they calculated the base impact fee. He showed the impact fee charges and the impact fees comparison on the power point. (See attached.)

- Jack Taylor said that if Council doesn't like the increase in commercial, that can be reduced and more will be put on the residential. That is a decision that Council can make.

- Jarett Waite said that he liked the numbers. He likes that Santa Clara is going to be comparable to other cities in the area.

- Jack Taylor said that this is a draft. Could they look at what the City has in Impact Fees at this point? It is probably a different number then the last number he gave them. It might be less. A lot of funds were used for a transformer up in the Paul Grimshaw substation. On the chart on the Capital Facilities Plan it is on there. It needs to be taken off. He talked about 3 businesses coming in. What about churches are they commercial? There is going to be a Stake Center.

- Ken Sizemore asked about how fees are charged to the short-term rentals. How were fees charged to Paradise Village?

- Jack Taylor said it is based on their panel size. He said it would be a lot simpler to take the 100-amp line out. We don't see them.

- Robert Pinder said that the recommendations are that current ratepayers may receive some benefit from the Impact fee projects. The proposed Impact Fee should consider the economic development goals of Santa Clara and Washington County in general and the proposed fees at 100% are comparable to Washington City and in most cases below average.
- Jack Taylor said that the City's system is upgraded and has kept up with the new growth. The reason that the City has been able to do that is because the Council's of the past have always kept the Impact Fee at 100% so we have had the funds to put in the proper equipment as we have needed it instead of having to go out and bond for these projects, we have had the money to do it.
- Herb Basso asked about the amount of electricity it would take for an electric car.
- Jack Taylor said that if there were 4 or 5 homes in a row with cars charging as well as home usage, the City might have to go back and look at the size of the transformer and increase it's size. He said he would like to know what the Council thinks. Would they like to make these changes? Would they like it to come to another Work Meeting and invite the Homebuilder's Association to attend? Then it could be put on the City Council Meeting for approval. Bob Nicholson won't be able to attend the next Work Meeting. He could probably be there on phone. Rick can attend. He recommends the 100% option. The other options would be taken off if the Council wants the 100% option. He requested two copies, a copy with the other options and another one to present to the public at the next Work Meeting.

## **1. Staff Reports:**

### Fire Chief Dan Nelson

- Every week they are doing something with Fire Prevention. Next Wednesday 120 Kindergarten students from Arrowhead Elementary are coming to the Fire Station. Today they had 25 children from a Day Care come. The Fire Prevention budget was \$500 and a little bit more was added. It is well worth it. Tomorrow night they are doing a presentation to some Cub Scouts.
- While the crew is laid off for the winter there is some project work to do. It will be temporary, part time work. The State's Land and Forestry wants them to do the river project they did last year. There is a lot of project work to do.
- The Crew has used the razor and it has been used 7 times in actual calls.
- The Apparatus Driver Operator Class starts next week. It is a two-month class. It is held at the Rachel Fire Station with multiple Fire Stations joining in on it.
- Tode Hafen wanted to make Chief Nelson aware that Senior Games are happening and to be aware of medical calls.
- Jarett Waite said that at League of Cities and Towns the Forest Service talked about the new maps and what the cities need to contribute every year for prevention. He asked Chief Nelson if Santa Clara is participating in that. Chief Nelson said he doesn't think we are. Ed Dickie said he doesn't think that affects Santa Clara. Jarett Waite said they had a map for Santa Clara and said the City had a number they had to meet. It was about \$5,000 a year with 25% in new equipment and the rest had to be for out fixing things that could be a fire hazard. They said they would get a hold of all the Fire Chiefs. Chief Nelson said that the river work would count for that. He said he will double check to see what needs to be done.

### Brad Hays

- He got the preliminary design for the Gubler west parking lot entrance. It's a one-way coming in from Jacob. Did we want speed bumps and speed tables coming in on the one way? He said to him it doesn't really make sense since the traffic is going one-way to have all those speed devices in there. Jerry Amundsen said that he doesn't think it is necessary. It is not a thru street anymore. Brad Hays asked whether we promised to do any speed devices with that design. Jerry Amundsen said that he thinks most of the residents were against them anyway. Everyone agreed. Brad Hays said they will still do the speed signs. Ed Dickie asked about the pedestrian table. Will that be there? Brad Hays said that there will be a raised cross walk.
- He reviewed the designs for the Canyon View Restrooms. The AGCE is going to soil test this week. As soon as the soil test comes back we will be ready to move forward with the bid on that.
- The Santa Clara entrance sign on the Ivins side started today. Dustin and his crew are going to do the foundation on it. The rocks are on order. The pillars will be a little bit narrower.
- RP&P for the Adventure Park is at BLM and they are reviewing it and so far everything looks good. That request should be coming very soon.
- Another group of 30 students from DSU are coming out for a service project this Saturday at the Arboretum. There have been three classes so far. We have been working on trails and doing some new planting. There are some Eagle Scouts building new trails and the bridge crossing.

### Jack Taylor

- The asphaltting has been done at the City Yard. The asphaltting has been completed at the cemetery also.
- The landscaping is going to start on Hwy 91 tomorrow.
- He said they are installing power in Sycamore and Snow Canyon Estates.
- Lava Cove residents want to have medians put in that road and some landscaping. He showed a map of it to the Council. He said the residents are willing to pay for it. They are asking the City to pull up the asphalt and remove it and possibly haul some dirt some decent material in for them once they get the curbing poured. They want to attempt to slow down the traffic. They want to put some desert landscaping in and they will maintain it. Ed Dickie said that the City is requiring them to have turning lanes. Jerry Amundsen stated that the City probably wants those turning lanes. Ken Sizemore asked if there has ever been a precedence of property owners wanting to change the cross section of a public street. Jack Taylor said this is the first time he has had this experience. Corey Bundy was worried about liability. Herb Basso was concerned about liability if one of the residents is hurt while maintaining the landscaping. Will the City be liable? Mayor Rosenberg said the City can maintain the landscaping for a fee. It will have to be maintained every week or two. Ken Sizemore said that being a public street the City has a lot of liability and responsibility. Jack Taylor said it is less maintenance on the asphalt, it will beautify that street. He needs to let the residents know. Herb Basso said he would like to get a legal opinion. Ken Sizemore said he agrees that the City needs to get some legal advice on this before we jump into it. Ed Dickie said that if we want it, they will pay for it. Maybe they could pay for it plus a certain percentage to cover the maintenance. Maybe they will pay an

annual maintenance fee. Herb Basso said something should be written in there that would say that it would be maintained according to City standards. Jack Taylor said that Matt Ence, City Attorney, could write up an agreement and see if the residents are okay with that. Does it need to be brought back to Council? Mayor Rosenberg said an agreement will have to be brought back. Ed Dickie said he would like Brad Hays to give an estimate at how much time/pay it will take to maintain it in case we want to throw an annual or monthly fee in there. Will the fees be handled by the HOA or by individuals? Could the maintenance be handled by the HOA? That is a question to ask Matt Ence.

### Corey Bundy

- Santa Clara will have a couple of Parade of Homes. There will be one in the Sycamores on Lot 27 and one in Bella Sol Phase 5. That will generate a lot more residential growth.
- Planning Commission has two projects with short-term rentals. One is for Bella Sol, west of Rachel down to North Town Road. The other one is the remainder of Tuscany at Cliff Rose, which is south of North Town Road and east of 400 East. With those two developments that is 196 units increase. A resident wants to split a lot on Gubler Drive.
- Wes Davis is coming back for a General Plan Amendment from Main Street Commercial to Mixed Use Residential on his two acres behind the Mexican Restaurant on Lava Flow. They have done a new design and want to present it to Planning Commission.
- The Building Department is moving very heavily with all these 4-plexes. It takes a lot of time to do a 4-plex inspection.
- The General Plan update will be a discussion item. Marv Wilson has a GIS mapping program that he wants to show Planning Commission. It shows the topography of the South Hills area and what could be built on for slopes. That is on the agenda next week. Mayor Rosenberg suggested inviting the Citizen's Group to that meeting and if they are invited making it #1 on the agenda so the citizens don't have to sit through all of the other items. Corey Bundy said they have three Public Hearings. Mayor Rosenberg said to make the agenda item on another night and don't make all those volunteer citizens sit through a hairy Planning Commission Meeting. He said to please let the citizens know for sure and when they are going to be asked to be there. Give them as much notice as you can. Corey Bundy said they haven't quite nailed down how they are going to bring in the Citizen Group. We have met with the Planner and are getting a couple of bids from the Planner and we have discussed doing a workshop including the Citizen Group and bringing plans A & B together, having a discussion on it and move it forward from there.
- Tode Hafen asked Corey if he has had any luck with the house on Desert Dawn. They have reduced their vehicles to two during the day. He has not been able to talk to anyone. Tode Hafen said the concern is at night. There are multiple families living there. Corey Bundy said he would drive by there tonight. He has left a tag on the door. He will follow through with it.
- Ken Sizemore asked about the status of the fifth-wheel on Rachel and Canyon View. Corey Bundy said it is still sitting there and we need to follow up with a letter. Tode Hafen thought he was waiting because Council was going to review it. Ken Sizemore

said it is being lived in. Corey Bundy said it is an ongoing issue. There are dozens of them. He said they will actively work on this. Ken Sizemore said that we need to pay attention to this one. What message is the City sending to the neighbors if it is ongoing?

Ed Dickie

- Harmon's Store Manager, Scott Lewis, got promoted to be Vice President of all the store managers. He will be moving to Salt Lake. Harmon's said they have three other tenants. One of them is going to occupy the place right next to them. We will be very excited when we know who it is. Café Rio will be coming in. Across the street by the Church there is something else coming in. It will be a financial institution. They are hiring right now.
- He got a letter from the trust. Kudos to the Staff and to Chris Shelley. She oversees this program, the Trust Accountability Program. It has to do with our safety training and ways to improve safety. The City is getting another \$3,370.10 from the Trust. There will be a little bit of a discount in our worker's compensation.
- He talked about the insurance. In December we will talk about the RFP and get something together and send it out.

Mayor Rosenberg

- He put a letter in Council's boxes from Mike Eager. He just wanted to make Council aware of it. They will talk about it at the next Meeting.
- Ken Sizemore said that we need to mention the fact that Santa Clara was recognized as the second safest City in the State.

4. **Executive Session:** None

5. **Adjournment:**

Meeting Adjourned at 8:04 p.m.

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

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