

**SANTA CLARA CITY COUNCIL WORK MEETING  
WEDNESDAY, AUGUST 3, 2016  
MINUTES**

THE CITY COUNCIL FOR THE CITY OF SANTA CLARA, WASHINGTON COUNTY, UTAH, met for a Work Meeting on Wednesday, August 3, 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: Ken Sizemore, Mary Jo (Tode) Hafen, Herb Basso and Jarett Waite  
City Manager: Edward Dickie  
Deputy Recorder: Lisa Bundy

Others Present: Brock Jacobsen, Assistant City Manager; Jack Taylor, Public Works Director; Brad Hays, Parks Director; Corey Bundy, Building Official; Dan Nelson, Fire Chief; Bob Flowers, Police Chief; Matt Ence, City Attorney; Cindy Frei; Raye E. Morin; Vera Ambrosia; Dyle Bond; Jerry Cooper; Michael Lee; Ethan Snyder

**Call to Order:** Mayor Rosenberg called the meeting to order at 5:07 p.m.

- Mayor Rosenberg stated that the Snow Canyon Girls, 12 and Under, Little League All Star Team has won the west region and are going to the Little League World Series. He stated that on behalf of the City of Santa Clara he wanted to say congratulations on a job well done and wished them the best as they move on to the World Series in Portland, Oregon. He said they are the first team in the history of Little League in Utah to represent the State there. He said he coached for a number of years and Little League has a special place with him. He asked the team to introduce themselves: Emma Miller, Right Field; Jenna Thorkelson, Pitcher; Erin Gunn, Left Field; Jayell Wilde, Short Stop; Jenny Dunning, 2<sup>nd</sup> Base; Melissa Montano, Left Field; Madison Makiyo, 1<sup>st</sup> Base and Right Field; Kambree Stewart, Catcher; Tia Andrus, Center and Left Field; McKenna Staheli, Center; Sydney McCall, 3<sup>rd</sup> Base; Markay Thorkelson, Manager.
- Markay Thorkelson said they were so excited to being going to the World Series and asked if there was something they could take with them to represent Santa Clara.
- Mayor Rosenberg said the City has coins and keys. He would get them for the team when the meeting is over. He will give them 10 to keep and 10 to give away.
- Tode Hafen congratulated them and asked if the schedule of their games could be put on the City's website.

**1. Working Agenda:**

**A. General Business:**

1. Discussion regarding shooting in the City Limits.

- Brad Hays, Parks Director, stated that the South Hills are changing and there is more use there now. There are over 30 miles of mountain bike trails and new developments such as the Sycamores. He asked Bradi to put together a proximity map to show where things are located out there. He showed the maps to the Council. People are shooting out there. With the shooting, the recreation increase and with the OHB use he is concerned about the safety of people recreating in that area. A resident, Dustin Hammer, said he has found projectiles in his yard. People have expressed their fear to hike or mountain bike out there because of the shooting danger. He would like guidance as to where the Council would like to go with this. He said when they were talking RP&P on the parcel with the 51 acres, the BLM asked that the City address the issue.

- Tode Hafen asked if this is the area where there has been shooting going on for years.

- Brad Hays said they did shoot in all the areas up along South Hills.

- Ken Sizemore said that in previous meetings Council talked about the fact that the City wants to get the shooting area that the City is working with County on underway before we start pushing people without options. What options are we giving shooters?

- Chief Bob Flowers, Police Chief, stated that because of the area we live in it's not inconvenient to go to other areas in the County. We are not asking people to drive 30 miles or more. There are safe places to shoot that are not multi-use, where there aren't a lot of bicyclers and four-wheelers now. He said his recommendation is that the City restricts the shooting some time in the near future outside City limits. Don't allow shooting within the City limits at all. He thinks there should be an opportunity for people to give input on that. There will need to be some very good enforcement and some direction or other options for people to go shoot. Some of the problems are the noise, the trash that is left behind, the development going on and it being multi-use. It may create some issues but it's not that much further to find an area. We are at the point that we need to consider restricting shooting within the City limits, enforce it and sign it where people can shoot and doing it safely. He said the time has come to seriously start the process.

- Herb Basso said we should start the discussion, give time for public input prior to making the decision or having a public hearing. He said we have enough laws on the book but in this open area it is getting unsafe. He asked Matt Ence that if the City is encouraging bikers, if they are, does this create more of a liability or does the liability stay on the shooter. He would like to designate a place and designate a place not to shoot.

- Matt Ence, City Attorney, said he isn't particularly concerned about City liability on this issue as things currently stand because this is not City property, it is BLM property. It is in the City limits, but the City has not designated this as a shooting area or assumed any responsibility for this. In terms of the current situation, from a legal standpoint, he isn't concerned about it but from a practical standpoint and someone potentially getting hurt, that is where the concern lies. Historically the use of the South Hills has been shooting. The ATV's, the hiking, the biking have come afterwards. That will be tough for some people. He feels that Chief Flowers is right that it is getting to the point that it needs to be resolved because of health and safety concerns but not so much liability issues. He thinks that until people are given an alternative

there is going to be a really hard time getting people to stop using that area. It will be tough to patrol and enforce.

- Chief Flowers talked about the bike race in March and that this will become a really popular bicycling area. He said it is time to get some direction on this. Does Council want them to identify some areas? What would Council like them to do?

- Herb Basso suggested a temporary fix. There could be a temporary sign that states that there will be no shooting that day because of an event. He said he would like to continue discussions about where. He talked about different areas on the map. He said he has never seen bicycles or ATV's in the red area. He wants the Council to put together a timeline and some assignments. He said he volunteers to be a liaison with BLM and the County to push them along.

- Ed Dickie, City Manager, said that the feeling is that when the designated shooting range that the County is going to put in just outside City boundaries, that is when the City could become a no-shooting within the boundaries at all. Is that where we are headed. The reason this has come up is there are a lot of bikers and it has been growing and they talk to Brad Hays and Chief Flowers. These two uses don't co-mingle.

- Mayor Rosenberg talked about the area of Cove Wash. It is a pretty good distance away from everything that's on the map. If the road could be improved all the way from Gates Lane to the City limits line, then the no-shooting in the City could be enforced. It would only take a few minutes and the shooters could be out to Cove Wash.

- Matt Ence said that things can be done in the interim like the signs when there is an event so people will be on notice that there is an event so there will be no shooting and supporting that with appropriate ordinance or whatever. It doesn't have to be an all or nothing right away. The safety concerns are legitimate.

- Tode Hafen asked what it would take to get that road done.

- Jack Taylor said they have met with the County a couple of times.

- Brad Hays said he talked to Ron Whitehead at County yesterday about the future of the shooting range that the County is doing. He said that getting the right of way for the road to go out to the edge to make it wide enough to make it passable through Cove Wash and up over the top is an issue with the BLM.

- Jack Taylor said they have done really good with the City to the point that we are at. He said that with the shooting and all of the trails they have allowed out there he hopes they would give the City a break like they did as far as the City went on that road.

- Herb Basso asked if the issue was not having a road or the width of the road.

- Brad Hays said the road right now is barely impassable with a four-wheel drive vehicle. It would have to be widened or cut across Cove Wash.

- Jack Taylor said they would probably cut across Cove Wash and put in some culverts.

- Herb Basso asked if the BLM's issue is not improving the road.

- Jack Taylor said it's just widening it. It is not a budget item. He said he thinks the County is willing to help the City if we can get through the process. He asked Mayor Rosenberg if they can start meeting with the County monthly at like the Storm Water Meeting when Zack and Ron are there maybe a half hour earlier each month and start talking about the shooting park that is going beyond City limits because it just seems to be getting dropped and somebody is going to get shot, really hurt or killed out there.

We need to at least get the road out there and then we could put signs up that tell where and how far it is to the shooting area. Brad has an RP&P put together and at least a rough plan and you'd think the County would be able to say how many acres they need and what they want to do and design it. The BLM is okay with that.

- Herb Basso said he would hate to make restrictive decisions now if BLM was never going to allow it to happen.

- Mayor Rosenberg said they want it. They are trying to encourage the County to accelerate their timeline so that the City's RP&P and theirs could happen concurrently.

- Brad Hays said he asked Ron Whitehead specifically about the status of the shooting range: where is it going, where are we at? They haven't hired a consultant; they haven't done anything. They have a consultant chosen to hire but Ron Whitehead said that they want to make sure when they design that range that they've got all things designed because of the problems they've had in Washington County with the long-distance rifle range and the pistol range. They want to make sure when they go in with the RP&P that they've got everything thought through. He said with the RP&P process and the design process, he estimates that we are looking at 3 to 4 years before they even break ground.

- Tode Hafen asked if the road has to wait that long.

- Jack Taylor said no. He said the City needs to have those meetings with the County and see if we can get the County to help us and get the permits from BLM.

- Ed Dickie said that the biking is big and a lot of our residents won't go out there anymore because of the shooting. He said they are getting that feedback and that's why this is being brought before the Council.

- Brad Hays stated that this would probably go a long way with the BLM if the City were willing to move the shooting away from the City on the other side of Cove Wash, if we did approve that road and they allowed us to build a road, would that be something that the City Council would be favorable for if we improve the road and agree to restrict the shooting except along that south side of Cove Wash.

- Mayor Rosenberg restated what Brad said that if the City were to commit to BLM that if the road were finished somewhere south of Cove Wash at that point in time we would begin enforcing a no shooting from that point back to the City.

- Brad Hays said he thinks that would go a long way. He said that if the Council would consider that it might help the process a little bit.

- Jarett Waite said that he liked that idea.

- Herb Basso said as a caution, there is more interplay with the various users beyond Cove Wash.

- Mayor Rosenberg asked Council if they would be supportive of supporting a strong enforcement of the no shooting area to the City limits or to the point on the south side of Cove Wash that can be identified and studied if the road is improved out to that point where a vehicle can get there safely.

- Herb Basso, yes.

- Jarett Waite, yes.

- Tode Hafen, yes.

- Mayor Rosenberg said they will have to get County to put some budget toward it and the City may have to put budget toward it in order to achieve it. We could tell the BLM that we would enforce the no shooting if the road was built.

- Tode Hafen said she is a little reluctant because there is nowhere to go. Until the

road is done in the meantime there could be a sign out there that says “Drone surveillance, heavy fine for littering.”

- Brad Hays said there is an organization called “Tread Lightly” and they do education classes for OHV riders and hunters. They have grants and they sponsor cleanups for areas like this. They have a lot of good information and education.

- Mayor Rosenberg said the BLM won’t let the City designate a shooting area. We can tell them where they can’t but not where they can. We could have a sign out there that had a map of the trail system and some strong language about safety. No littering could be put on that sign too. There could be a nice kiosk in that parking lot on the saddle.

- Herb Basso said the NRA and the National Gun Association Rights are willing to help. He said he has talked with them. He will ask them if they have any literature or advice.

- Mayor Rosenberg told Brad that the Council will support the no shooting if the road is improved out there.

- Ken Sizemore said the kiosk and the road require permits from the BLM. He said that Council needs to give direction to Staff to initiate the permitting process for the road improvement and locating the kiosk on that parking area.

- Jack Taylor said if the County will help us we can have some planning along with the BLM and get this moved along. We can get this road there and get the shooting range right behind it.

- Herb Basso said the temporary fix of road permits and roads and pushing the shooting out and the long term fix of the shooting park need to be worked on together.

- Matt Ence said that the current law has the 600 feet from any structure with the exception that says unless you have permission of the property owner then you can shoot within that distance. He said with agricultural users still in the City there may be valid reasons for discharging a firearm within the City limits the Council should keep this in mind. Realistically we want to still allow the exceptions there that are provided under State law. This particular statute doesn’t have an exception for protection of property or of life.

- Brad Hays asked the Council if he should contact Tread Lightly as a City employee to see what they might be able to do to help with the education.

- Mayor Rosenberg said absolutely.

- Ken Sizemore said that this is a good topic to bring up at the Open House to get some feedback from the community as we move forward. This could also be a topic in the newsletter.

- Ed Dickie asked Corey Bundy to make a note of that.

- Mayor Rosenberg said the BLM representative will be to Planning Commission Tuesday night. Council can attend as an audience member but not by assignment.

## 2. Discussion on Gubler Park parking lot design.

- Brad Hays said that this discussion is about the Gubler parking lot. It’s a parking lot not a road. He said in previous meetings when Council has talked about Cobble Creek, now called Black Hawk, and the egress from that subdivision and it was decided that Patricia Drive and Tuscany would be the two exits from that subdivision. He said they are working on the parking lot and there are some options for the Council to review.

He showed the options to the Council. Option #1 where Jacob Drive enters the park: this option has a planter island in it, a “welcome to Gubler Park” sign. It will be beautifully landscaped with a large sycamore. Coming into the parking lot there will be 10mph speed limit signs. There will be 2 speed bumps. There will also be a 4-foot wide crosswalk speed table for the sidewalk that connects to Tuscany Drive. (See attached map.) We are trying to keep the traffic slow and controlled on Jacob Drive.

- Ed Dickie said there are potentially 6 stop signs, 4 speed bumps, the 10 mph traffic signs and cars pulling in and out. The thought is this is a park and we want to make that clear.

- Brad Hays said that Option #1 actually splits the traffic. It is a relief valve off of Jacob Drive. He continued to talk about the next options. Option #2 was a one-way but after speaking to engineers, they said that wouldn't work so there is no option #2. Option #3 has a gate and speed bumps. There has to be a turnaround so there has to be a hammerhead. It's 60 feet and it takes up more space than we have available. We would have to acquire property from the school district or take out the existing trail. Option #4 is similar to Option #3 but the gate is located at Tuscany. There is a crosswalk there and another crosswalk in another area. Because of turnaround issues there has to be hammerhead there too. Real estate isn't currently available there without going to the school district. (See attached maps of the different options.)

- Jarett Waite said that they talked at the last meeting about Tuscany curving into the development instead of ending at the park.

- Brad Hays said they did talk about that option and he doesn't know the reason for that but that option was turned down.

- Tode Hafen said that she likes Option #1. She likes the calming devices. She asked if there could be the raised walk ways and the speed control signs and not have the speed bumps unless we find we need them.

- Brad Hays said they could be added later.

- Herb Basso said he is an advocate of Option #1 but only if it is heavily discouraged of the passing through of the traffic. He said that if the speed bumps are put in first it sets the precedence that this is not fun to go through.

- Ken Sizemore said that Option #1 is the design that is most effective. It identifies this as a park entrance on both entrances. He said his only question is that there is no gate in this design and he needs to understand from the Staff why they have thrown out the idea of a gate somewhere. He said he thinks there needs to be speed bumps.

- Brad Hays said that Options #3&4 are the same design but they have the gates. The gates require the hammerhead and the additional real estate. He said that with all the traffic control that is included with Option #1 that people won't use Jacob because they have Patricia Drive and Tuscany Drive to take them out.

- Jarett Waite stated that was torn. He has spoken to citizens since the last meeting. He gets the feeling from residents on Jacob Drive that they prefer that Jacob Drive is the only entrance. We need to get their feedback after this meeting. Other citizens feel that a weird turnaround or awkward entrances doesn't make sense to them and it would be better if there is a clear way to get into the park. He said he can see why Council is preferring Option #1. He feels that there needs to be speed bumps too.

- Ed Dickie said this will be brought next week to the Regular Council Meeting for approval to approve the design. Does Council want there to be all three option for them to choose from or do they want to direct Staff to bring Option #1 to approve?

- Jarett Waite said there may be more citizens at the meeting next week and it might be good for them to see all the options and to know that Council looked at them.
- Ed Dickie said they will put them all on the agenda and then have Council approve the option number they want. Remember that the Black Hawk Townhomes have agreed to put a barricade there during construction so there will be no access from Tuscany during that time. We can open that up if we get that improved and done by then. It's up to us. Until this plan is in place there will be a barricade. They may be constructing for 18 months. They will leave the barricade as long as we want it there.
- Matt Ence left the meeting.

### 3. Discussion regarding Water Conservancy District increase.

- Brock Jacobsen, Assistant City Manager, said Staff got notice from the Water Conservancy District that they're passing on to the City a 10-cent increase per thousand gallons that the City's purchase or need from the water district. He said they have been trying to get information from the auditors that have information about the amount of water we have purchased from the water district over the last 5 years trying to get a better average of what we are purchasing from them and that varies year to year and can continue to go up pending the City's growth to come to determine what type of increase if Council wants to have an increase of that 10 cents to pass on to the residents what that would be and how that would be, whether it's a base rate or on the usage. If it's not on the base rates the City isn't really recouping what the City is buying from the district.
- Jack Taylor said that what he has heard from other cities, they are just going to add 10 cents to the rate by the thousandth. They will continue to do that in future years.
- Ed Dickie said that in the City's base rate, 9,000 is included. We are a little different.
- Jack Taylor said that the City has to buy a certain amount of water all year long because we own a percentage of the pipe. He said as soon as the information comes from the auditor, then we'll know how much we are using and we can go from there.
- Mayor Rosenberg asked if that was going to include a breakdown of how much the different higher use people are using. How many gallons are getting paid that highest rate? How much revenue does that generate?
- Jack Taylor said that Sherry can pull that off caselle. He said they can do that.
- Mayor Rosenberg said that one complaint they get is that even though the City's rates varied so that the bigger users are paying more, they are still not paying enough. He asked if Jack can take those higher rates and put it there and generate enough revenue over a year to cover the increase from the Water District and encourage the conservation even more. He said we need to be looking in that direction.
- Tode Hafen asked if there is a case where those high user rates are because they have a lot of kids. Or is it mostly outdoor use.
- Jack Taylor said most of it is outdoor use and people with larger lots. He said that if there is a percentage rate that we have to take every year, that we have to use, that should be included across the board.
- Tode Hafen said she thinks we ought to evaluate this whole thing a little bit and see where that threshold is.
- Jack Taylor said as the City continues to grow, we are not going out buying more

water rights.

- Herb Basso said the Water Company changed their policy a few years ago to encourage using your excess water somewhere else. You have to plumb it. We need to send out a memo to citizens to look for ways to keep water use down, encourage secondary water use.

- Jack Taylor one of the issues is that Santa Clara Canal Company is selling water to those who don't have water shares. It's a violation of the contract. The Canal Company is supposed to be paying the City 6% franchise fee.

## **2. Staff Reports:**

### Fire Chief Dan Nelson

- The firefighters, 5 staff and one engine are getting ready to deploy to Carson City, Nevada tomorrow morning. They worked the Saddle Fire in Pine Valley. Ty ran the fire as the commander for 9 days. He did a very good job. We are putting together a recruit academy that will start September 1 and run through the first week of December when they test. There is also an apparatus driver operator pumper class that will start October 1. We had over 43 calls last month.

### Brad Hays

- Meeting with Ken Campbell tomorrow to design the bathrooms for Canyon View. We will get started on it as soon as we get the design. We are going to keep the building that is close to the bathrooms. He met with Marv Wilson of Sunrise today to work on the cemetery asphalt. They did the original design for the cemetery expansion. We are looking at paving the parking area that will be between the Veteran's Memorial and the main entrance to the park. With the Veteran's Memorial there we'll need to be ADA access so as part of that park lot there will be added ADA parking by the memorial and by the cemetery entrance.

### Jack Taylor

- The UAMPS Retreat is coming up. UAMPS is providing some of the tours for spouses and children. UAMPS isn't paying for the tour of the ATV ride. It's quite expensive, \$229 per person to rent an ATV. It's \$189 to rent a razor with a minimum of two persons. He wanted to ask Council if they wanted to do that or not. Herb Basso doesn't think they should do that. The river trip is full now too. The other excursion is to go to Park City or golf. Jarett Waite's family is in for the rafting. Tode Hafen asked if they can be put on an alternate's list.

- Eric Sampson from the South Hill Development will be at the next Council meeting. There were a lot of agreements that were signed between the Gubler's and Sunridge Developers and one of the agreements was that the developer would have to put 1,216 feet of an 8-foot concrete trail in front of the Gubler property. The developer wants to put asphalt instead of concrete and since the Council approved it in the plans he didn't feel like he had the authority to say the developer could go ahead and put asphalt in. One of the reasons we wanted it in concrete was because the Gublers have a plan where they wanted to front homes along Clarey Hills Drive and possibly have walk out basements along that edge of there. It didn't feel like it would be appropriate to put an asphalt trail and then have homes fronting Clarey Hills Drive and then cutting driveways through asphalt. It

would be a real maintenance issue. Asphalt costs more to maintain. He thought that Council could talk about it here and see what they think. The Gubler's told Eric Sampson that he needs to put that trail in even though the agreement was between the Gubler's and Sunridge. They threatened a lawsuit so Eric feels like he is just going to go ahead and put it in. If the City Council allows him to put asphalt in and the Gubler's determine they want to come in with a plan to develop that property and put houses facing Clarey Hills Drive, then they would have to take the asphalt trail out and put an 8-foot concrete trail back in. It would be a nightmare trying to match asphalt between the properties. The curb and gutter are already in. Eric has had a contractor come in and clean it out and is preparing it for concrete or asphalt. He said he wants to be very clear that if the Council allows it to be asphalt it will cost the City more to maintain and there is not a lot of usage because it's not completed all the way down to the river yet. Someday it will be. The City could put it in and get it completed. The other option is to ask the Gubler's if we don't put the concrete or asphalt in at this point but we have Mr. Sampson give money for the City to hold for the amount of the asphalt or concrete and not put it in until the Gubler's decide what they are going to do with their development. Mayor Rosenberg said that if we allow the asphalt, the Gubler's need to be a part of the agreement knowing that if they front homes on there that they would have to replace asphalt at their cost not the City's. The plan already says it has to be concrete. It will cost a lot more for concrete. The users prefer asphalt. The City will do this but the City is not responsible to go back and put concrete in if they front homes on Clarey Hills Drive. As long as it's in the minutes the City can require him to do what needs to happen there as part of his entitlement process.

- Tode Hafen left the meeting.

- Highway 91: they are installing the streetlights, they put the conduit in and will be setting the bases, they are LED acorn lights. And we have enough funding to possibly do the landscaping. Things have been sent to UDOT to see if they will approve that change order but we still haven't heard anything. We are hoping they will allow that so we can put some sycamores and other trees along the edge to beautify the street. If the landscaping isn't approved, everything will be done within the next few weeks. It has already been striped but they are going to do a second coat.

- The Power Impact Fee Study is back from ICPE and he is reviewing that and has a few changes that he would like to make in it, things that they would like to fix before it comes to Council for a Work Meeting. Once those things are fixed he will send it out to Council so they can review it and then it can be discussed at a meeting. The impact fees might come down in the power.

- The speed sign was put on Vineyard.

- Tomorrow the road will be asphalted down to the concrete swell where the wash goes across below the City yard. It's in the budget to put another gate at the bottom.

- There were two water breaks on Cactus. And there was a power outage the other night on Lava Cove.

- There was a big power peak. We hit 15 megawatts. Our peak last year was 14.2 or 14.3. In the month of June we saved about \$10,000 between market and our generation price. In July we have saved about \$7,000 by running our generators.

- Ken Sizemore asked how long a public road can be left closed to accommodate a subdivision developer doing all of his grading. Jack Taylor said that it's open now. It took

a lot longer than they thought. He asked about the bowls in the well failing again. Jack said he is watching it very close. Number 7 is down to about 700 gallon per minute. By the end of this year when we turn it off, we'll probably have to pull the bowls and rebuild them or put new bowls in. If we lose a well, that is something we need to think about. We need to have a little bit of a buffer there for protection.

- Herb Basso asked about tightening security on our water and power plants. The world is changing. Whether it's cameras, better locks. Jack Taylor said they have been talking about putting block walls around the substations.

### Corey Bundy

- Met with Split Rock Development. They want to do a Master Plan Development at the top of Gates Lane. They are talking about doing a covered bridge instead of a low water crossing working with the City. We'll work with them on a Master Plan Development. That's the Chapel Street Bridge.

- Met with Wes Davis this morning. He wants to move forward with the property on Lava Cove to do the General Plan Amendment from commercial to residential and go ahead with the zone change. Corey encouraged him to get a recommendation from the EDC and bring their plan forward. They worked with SITLA property people and came up with a portfolio design that they want to bring back to Planning Commission. It incorporates what is not only on the west side of Lava Flow but also on the east side of possible scenarios for office and commercial development could happen there. Ed Dickie said they did meet with him and the Mayor and they are looking at that and they have a designer group that came and drew up 3 or 4 different types of uses for that piece.

- Met with the Lance Rigby group and they want to do a short-term rental project on the parcel south of North Town Road and east of 400 East, about 180 units. They are asking for PD zoning. They will have to address drainage issues there. Staff looked at their parcel and made suggestions that they cut down on their big wide-open parking area. They wanted three story units and Staff encouraged them to go with some more similar to Tuscany, more two story and transition to a three story but not all three story. Council will be seeing them in the near future.

- Lightfoot's would like to turn their car wash into a tire shop. They may be coming forward. They will come through the process.

- Nielson's Auto, that used to be behind Lightfoot, went out of business.

- Planning Commission is going to meet with Theresa Birch, Realty Specialist with BLM, to discuss the General Plan Amendment. We are going to talk about this tomorrow in TRC and see a list of items that we want to discuss. The main one is the BLM design on disposal area. Roadways, western corridor, General Plan development areas locations, deletions and expansions.

- Met with Floyd Jackson and went over and looked at the Rosenlof building. It could be converted into a duplex, up and down. We need to get with an electrician and see if we can split the electrical service into two services. I will be meeting with him tomorrow. It will cost some money because there isn't a laundry room in the basement but there is a big storage room that can be converted into a laundry room and a bathroom. It can be done. We'll get a design on it and get it back to Council.

- Jarett Waite asked if there was any news on Café Rio. Ed Dickie said they have signed an agreement and they want to be open by spring. He said they are working with others to come in at the same time.

Ed Dickie

- Does Council want to direct Corey and the Planning Commission to look into the telecommunications ordinance thus making it a pending ordinance change. Does Council want to initiate that. It would change it so when Verizon goes to do it's application there will be other restrictions where they are restricted to go. Is that something that Council wants Staff to do? Mayor Rosenberg said that as minimum the list that is mentioned in the existing ordinance needs to exist. Jarett Waite said he had the thought that Santa Clara was easy pickings because St. George's code is more stringent then ours. He said we should look at their code to see if anything pops out that Santa Clara should have so that the City won't be picked on. Ed Dickie said that between Matt and Corey there was quite a bit of discussion. It wasn't like that just came and Staff was unprepared. Corey Bundy said that our city ordinance was taken out of Utah League of City and Towns when they developed the model ordinance and that is what's plugged in our ordinance. He looked at Lehi City's ordinance and it is a lot better and we are going to look at that and start fixing our ordinance. Mayor Rosenberg said there are two questions: do you want to direct Staff to update the Telecommunications Ordinance and do you want to enact the pending ordinance that would block any new applications for six months until that's done. Ken Sizemore said he is not convinced there needs to be a six month moratorium. Jarett Waite said he isn't either. Mayor Rosenberg said that a few Council members are missing so not to make a final decision tonight. Ed Dickie said they will start looking at that and see where it needs to be tweaked. Mayor Rosenberg said the process might involve a public hearing. The timing is critical. You don't want to play the moratorium card. He said he wants to direct Staff to start working on it and find that list that is already in the ordinance. That list might be able to be update by resolution.

**3. Executive Session: None.**

**4. Adjournment:**

Meeting Adjourned at 7:27 p.m.

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Chris Shelley – City Recorder

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