

**SANTA CLARA CITY COUNCIL WORK MEETING
WEDNESDAY, MARCH 1, 2017
MINUTES**

THE CITY COUNCIL FOR THE CITY OF SANTA CLARA, WASHINGTON COUNTY, UTAH, met for a Work Meeting on Wednesday, March 1, 2017 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, 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, Herb Basso and Jarett Waite
City Manager: Edward Dickie
City Recorder: Chris Shelley

Others Present: Brock Jacobsen, Assistant City Manager; Brad Hays, Parks Director; Corey Bundy, Building Official; Dan Nelson, Fire Chief; Cimarron Chacon, GRO Races; Teresa Burke, BLM; Kevin Lewis, Washington County Sports

1. Call to Order: Mayor Rosenberg called the meeting to order at 5:22 p.m.

- Finally had a quorum at 5:22 p.m. when Councilman Herb Basso arrived so the meeting could begin.

2. Working Agenda:

A. General Business:

1. Proposal to transfer 52 acres in the South Hills to the City of Santa Clara from BLM for an Adventure Park. Presented by Brad Hays, Parks & Trails Director.

- Brad Hays said that this was an RP&P request for 52 acres in the South Hills up by the water tank for recreation and park. City Council has already been involved in the development of this park.
- Jarett Waite asked if there would be any grassy areas or will it be natural landscape.
- Brad Hays said they are planning on keeping it natural as much as possible. The only water or utilities that will be used is for restrooms and cleaning. There might be some drips for some plants but want to stay with native species as much as possible.
- Herb Basso asked how long the trail was.
- Brad Hays said it is 1.4 miles.
- Mayor Rosenberg asked what the timeline for this was.
- Brad Hays stated that it is 5 years from the time that permission is granted to go ahead with the project. The first part of the project will be getting the infrastructure in, the roads, the parking lots and then the restroom facilities and east pavilion

construction will begin. Jack Taylor, Public Works Director said that water can come from the water tank. There may have to be a pump installed.

- Herb Basso asked if the Council gets to have input about what will be in the Children's nature museum.

- Brad Hays said that hasn't been discussed in detail yet. The eastern side of the park is designed for education. It will be designed to educate for geology, archeology, biology, native plants and animals. There will be an amphitheater too.

- Herb Basso stated that he has been involved with two nature centers in parks and he would like to share some of the experience he has.

- Mayor Rosenberg asked if the road going up to the park is going to be improved.

- Brad Hays said yes. David Keel at BLM has agreed to dedicate some funding for road improvements. He said he thinks that Jack Taylor has added that road to the Road Master Plan to get funding for it. The road through the park is part of the RP&P.

- Mayor Rosenberg asked if we need to do anything relative to the road that goes there to do any improvements to that road. Does that road provide adequate access to the park now?

- Brad Hays said that the City has improved that road for the NIKA race and have worked with Washington County to do that. Road base needs to be added to that road but as far as the width of the road and the other improvements, that has been done.

- Mayor Rosenberg asked if there are all weather plans for passenger cars to get to it.

- Brad Hays said yes. The road is maintained to the water tank. The first stage is to go in and do the roads.

- Herb Basso asked if the park will have gas grills. He said he would like to see a wood fireplace there.

- Brad Hays said it is part of the conceptual plans. It's been talked about but he doesn't have details on the grills. He said that when the plans come back after the EA and the ESA is complete, he will bring a plan back for the Council to look at in more detail and that is something that maybe could be added. He said that the amphitheater in the park is small for small gatherings like for Boy Scouts, educational type things. He told the Council that once this is approved, they will go out and try to get funding. He also said the maintenance won't be too bad. They don't see a lot of maintenance work. There will be one bathroom area with six bays in it and outdoor showers.

- Jerry Amundsen said that he did a couple of presentations to Merit Badge Pow Wows over the past two weeks and mentioned that this was coming up and it solicited a lot of excitement from the Scouts.

- Brad Hays said that another part of this plan is that the park will have an economic element to the City. There is a lot of people that come, especially this time of year.

- Herb Basso said that we should probably put a plan together as far as marketing for this. It would be wise to market this.

- Brad Hays said that Kevin, with Washington County is working on marketing the area and he wants to bring Santa Clara in on his marketing.

- Jarett Waite asked how the park would be outlined. Will there be a fence?

- Brad Hays said it will be open.

- Herb Basso asked if the tank needs to have better protection.

- Brad Hays said he doesn't think so. It has a six-foot fence with barbed wire around the top. He said this park will be good for the area because right now it's become a dump site and there is open camping and people don't clean up.

- Mayor Rosenberg asked if there is going to be an informational kiosk that has the rules.
- Brad Hays stated yes there will be and it will be located somewhere by the restroom facility and the entrance. He said that it is probably a year out to begin construction. He didn't put anything in the budget for this park for the upcoming year but the following year it will be in the budget.
- Herb Basso asked if the park has been named yet.
- Mayor Rosenberg said that he has been calling it the Adventure Park. That can be a discussion for a future time.

2. BLM RP&P Presentation by Teresa Burke.

- Teresa Burke, Realty Specialist with the BLM, said that she is just attending the meeting to answer questions and she doesn't have a presentation. She told the Council she can explain the steps that need to happen for the park. She said that right now the City contracted to have the ESA and the Environmental Analysis prepared and those projects are ongoing right now. She thinks that the first draft of the EA is supposed to be done by the end of this month. That will be submitted to the BLM and they will review it and make their comments. The EA should be finalized by the end of June. Then that will be posted on the BLM website for a couple of weeks for public comment. It will then be published in the Federal Register, which means it must be submitted to the Washington D.C. offices. That takes about six months. It will then be published in the local papers for local comments. It gets posted in the papers once a week for several weeks. She said that by this time next year, they might be ready to have the lease prepared and issue the lease.
- Herb Basso stated that in the agenda for this meeting it says "proposal to transfer 52 acres in the South Hills to the City of Santa Clara". He said it's a lease not an ownership transfer.
- Teresa Burke said it will be an ownership transfer. She said BLM leases it for a certain amount of time until everything is developed. She said the lease can be issued for 5 to 10 years.
- Cimarron Chacon asked if there is a link or some other information where the public can give feedback on the EA.
- Teresa Burke said that the public can go to the e-planning website. You can Google BLM e-planning. The website has an interactive map, zoom over the area, hover over the bubble and it tells the project name and give information on it.
- Corey Bundy, Building Official, asked that once the RP&P is in place for the City, will the City be able to sublease some of the property.
- Teresa Burke said no, not on an RP&P lease. Under the RP&P patent rules, the property can't be subleased or rented for any other uses. In the future if the City wants to add new features to that park, they can be submitted to the BLM and the BLM will review them and approve them if they are staying within the nature of what it was patented for.
- Herb Basso said the initial request should be broad enough so that it includes a lot of outdoor related activities. Or are we too late to add this as needed.
- Teresa Burke said that things can always be amended and added.
- Corey Bundy asked if there is a different process for purchasing land up there, like

for cell towers. Could the City purchase a piece of property, not necessarily in the RP&P?

- Teresa Burke said that the way the BLM authorizes communication sites is through a communications site lease. The lease is a renewable lease and is for 20 to 30 years.
- Herb Basso said that after everything is approved, how long is the process to amend the plan. Do we have to come to BLM for every little thing?
- Teresa Burke said it depends on what the City wants to do but usually the BLM just reviews the request and makes sure it's compatible and recreational and what it was patented for. It could take a month or so. She said that if there are major infrastructure additions that is something the BLM needs to know about.
- Corey Bundy asked how to go about getting property from the BLM. Does there have to be an environmental study, an estimate of value and then purchase it from the BLM?
- Teresa Burke said that this Recreation and Public Purpose Act was developed to give municipalities land at a reduced rate so they can use it for public purposes. She said they have patented land to Washington City for Fire Stations, to Washington and St. George Cities for schools. It's the same process as for this park. If it is for recreational purposes, BLM gives it to communities at no charge. If it is for a public purpose, a reduced rate is charged for the land and it's greatly reduced. It's almost free.
- Jarett Waite asked that if the land won't be owned by Santa Clara and neither would the road, would the City still maintain it.
- Teresa Burke said that if the City wants to maintain it as part of that park, that can be included in the plan of development.

3. Budget Update.

- Ed Dickie, City Manager, said that this was on the agenda because the Budget Retreat was scheduled for yesterday but had to be rescheduled. This was going to be a budget recap. He said they are meeting with the departments and getting some numbers and they will be ready for the Budget Retreat on March 9 at 10:00 a.m. He said that Council should have an Emergency Planning Plan in their boxes.

3. Staff Reports:

Fire Chief Dan Nelson

- The UTV was used on a UTV accident in the South Hills. There were 3 patients involved, one of them lifeflighted. All victims are doing well.
- There was a pile burn in the Virgin River.
- They are continuing the Recruit Academy.
- They are doing some burning in the Arboretum next week.

Brock Jacobsen

- Admin has a new computer for the Court Clerk.
- The Code Enforcement Bailiff has started. Brock asked him to come to the meeting tonight but he was unable to come.
- League of Cities and Towns is April 5, 6 and 7. He asked the City Council if they are

going: Herb Basso, Jerry Amundsen, Mayor Rosenberg and Jarett Waite all said they were going.

- Mayor Rosenberg asked about getting Government ID cards.
- Brock Jacobsen said that he will get that taken care of. He will check with the SC/Ivins PD.

Corey Bundy

- He thanked the Council for approving hiring Scott Bannon. He is taking care of code enforcement. He is working out well.
- They have met with the Credit Union that is planning on building on Pioneer and Rachel Drive to talk about their site plan. He said they have asked them to move the building closer to the street to make it walkable. They have agreed to do that.
- They have met with a Harmon's representative, Christine, the architect and asking Café Rio to be brought up closer to the intersection.
- Little Caesar's and pet store is going in down by the Harmon's gas pumps.
- Ed Dickie said that there can be five businesses total in that building and there are two right now. The building with Café Rio has room for four businesses. The zoning ordinance is going to have to be amended because we are asking to push the set back up to make it more walk able and more aesthetically pleasing.
- Mayor Rosenberg asked if this is PD Commercial. He asked if the PD ordinance allowed for a narrower setback.
- Corey Bundy said that the PD Ordinance does because the site plan is the plan. The credit union is zoned commercial.
- Mayor Rosenberg asked if the ordinance is going to be brought back to be tweaked.
- Ed Dickie said that Bob Nicholson is doing that.
- Corey Bundy said that Bob has done up an ordinance change. It was sent to Matt Ence, City Attorney, and Matt said it looked okay. It will be at Planning Commission on March 21.
- Mayor Rosenberg asked if that is going to work with the credit unions schedule.
- Corey Bundy said that he hasn't seen anything from the credit union yet so it should.
- Ed Dickie said that this needs to be hurried.
- Mayor Rosenberg said that maybe there needs to be a special Planning Commission to look at that ordinance so that it can come to Council sooner to facilitate the credit union. It could be a relatively short meeting, one item. He said to talk to the credit union and find out their timeline. He said not to ask them to do something and then delay them while the City gets the ordinance in place.
- Ed Dickie said that the buildings will be up front with parking in the back. It will look a lot nicer. Like the downtown area.
- Corey Bundy said they will be bringing an ordinance on setbacks to Planning Commission on March 21.
- Verizon has requested to come to the April Planning Commission Meeting and they will resubmit their application. It will be reviewed by the City Attorney and then on to Planning Commission for the Public Hearing and then on to the City Council. They are going to lower their tower to 60 feet.
- There have been over 100 building permits.
- Black Hawks wants to do a phase 2.
- The Parade of Homes was great. The Sycamores sold 6 lots.

- Mayor Rosenberg talked about the bike race last Saturday morning that resulted in a road closure so that people couldn't get to the Parade of Homes. It was closed for 1 hour. He will get the route ahead of time for next year and have it brought to TRC.
- The new Paradise Village at Zion is about ready to record. Every lot in there has double reservations on them.
- He said that the 40-acre parcel across from the Intermediate School is going to develop. They are looking into 3-story condominiums with an elevator.
- They will be talking to some residents that want to change the Sand Cove Residence into commercial.

Brad Hays

- He told the City Council about the Southern Utah Municipal Forestry Tree City Awards on April 4 at City Hall. There are openings if any of the Council wants to go.
- March 11 is the Tru Grit Race. If the Council or Mayor would like to come out and do an announcement and greet the racers it is at 6:50 a.m. and at 8:30 a.m. Let him know. This year because of requirements for public notices, the date wasn't met so there won't be a beer tent. They have the right to use the property across the street so there will be a stage there.
- The foundation is in for the Canyon View Restrooms. The plumbing is in the foundation too. Jack Taylor's crew hooked up the sewer and water. He thanked Jack for that. Gary Hall, with the Power Department, has been working on getting the power over to the building. Once the building is in there will be a central control. The block and doors will be delivered this weekend. Jon Graf, the contractor, has been doing a good job.
- Saturday is Arbor Day. Eight more oak trees will be planted in the Canyon View park. He talked about the beetle killing ash trees and so they aren't going to be planting ash trees. The untreated ash trees will die. He would like to talk to Council about that in the future. He would like to replace ash trees with other trees. It's very expensive to treat the trees.

Ed Dickie

- The short-term rental legislation passed. It made it so that municipalities can't fine or have an ordinance that fines anyone that is using an RB&B on a website. It shouldn't affect Santa Clara at all.
- He talked about the budget and asked Council to come prepared. They are going to take the projects out and have the Council choose the project that they want to have put in. They will be talking about the increasing of City employee's salaries. The new budget is less than this current year's budget but it could go up a little when projects are put in. There will be a list of projects that the Staff has prioritized. There will be an agenda to go over and discuss with items such as the glockenspiel and a safety program and the budget reserve and the \$50,000 for Jack for the streets. The projects and equipment is not in there.
- He asked Corey Bundy to introduce Scott next week at Council Meeting next week.

4. Executive Session: None

5. Adjournment:

Meeting Adjourned at 6:23 p.m

Chris Shelley – City Recorder

Date Approved: _____