

**SANTA CLARA CITY COUNCIL MEETING
WEDNESDAY, JULY 25, 2018
MINUTES**

THE CITY COUNCIL FOR THE CITY OF SANTA CLARA, WASHINGTON COUNTY, UTAH, met for a Regular Meeting on Wednesday, July 25, 2018 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, Jarett Waite, Mary Jo (Tode) Hafen, Ben Shakespeare and Wendell Gubler
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 & Trails Director; Bob Nicholson, City Planner; Brian Chadaz, DRMC Governing Board Chair; Cindy Frei; Terri Draper, DRMC; Ron Johnson; Blaine Wilson; Garret Stratton; Drake Howell

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

2. **Opening Ceremony:**

- Pledge of Allegiance: Ben Shakespeare
- Opening Comments: Ben Shakespeare

3. **Communications and Appearances:** None

4. **Conflicts and Disclosures:**

- Ben Shakespeare disclosed that on the subdivision being discussed tonight (Item C2) he has expressed interest in purchasing a lot therein.
- Mayor Rosenberg stated that he has a conflict on Item C2. The firm he works for prepared the plat and he has done some work on that himself.

5. **Working Agenda:**

A. **Public Hearing(s):** None

B. **Consent Agenda:**

1. Cancel the August 8, 2018 Regular City Council Meeting. Presented by Chris Shelley,

City Recorder.

2. Set a Special Work Meeting for August 9, 2018 at 6:00 p.m.

- Ed Dickie, City Manager, stated that the Planning Commission will all be there at this meeting on August 9.

- Mayor Rosenberg said he will be out of town for this meeting but will send an email to Council and Planning Commission with his thoughts and comments on the issue so they will have it before the meeting. He also informed Tode Hafen that she will be Mayor Pro Tem that night.

Motion to Approve the Consent Agenda.

Motion by Tode Hafen, seconded by Herb Basso.

Voting Aye: Tode Hafen, Jarett Waite, Herb Basso, Wendell Gubler and Ben Shakespeare.

Voting Nay: None.

Motion Carried.

C. General Business:

1. DRMC update. Presented by Brian Chadaz, Dixie Regional Medical Center Governing Board Chairman.

- Brian Chadaz came to give an update on Dixie Regional Medical Center. He said that the hospital has doubled in size going from 500,000 sq ft to 1,000,000 sq ft. He said that with this expansion they can add services that haven't be offered before. They are going to have a grand opening event, which will kick off on September 12 with a free concert at 7:30 featuring the Piano Guys. On September 13-14 from 3:00-7:00 and September 15 from 10:00-7:00 there will be tours of the new parts of DRMC. The theme of the grand opening is "Growing Together". They chose this theme because they will be consolidating all of their services to the River Road location. He talked about the new services that will be offered at DRMC. One of them is the hybrid angiogram suite. This area will make heart valve replacement an overnight procedure. There will also be an inner operative MRI suite. They perform brain surgery there. He said the services that DRMC offer are incredible. He talked about all of the fantastic specialists at DRMC. The hospital is the largest employer in Washington County. He said they are building a stand-alone building east of the hospital. This is the precision genomics building, which is for treating cancer patients. They have entered into an agreement with Stanford University and there will be research taking place there. He said Intermountain Health Care and specifically DRMC are a not-for-profit entity. In 2017 the amount of charity care that was given to this community by Intermountain Health Care was \$37 million. He said we are at a crossroads with health care services as we go to the genomics type approach with some of the technologies taking place.

- Ben Shakespeare asked if there has been any discussion on what will take place on the 400 East building.

- Brian Chadaz said that they are in the preliminary stages of the plans. He talked about the location of that building. They are thinking about having an assisted living type development there. He said there could be several services offered there including those who don't need assisted care, some assisted care and needed care with onsite medical

- services. There has already been some preliminary discussions with St. George City.
- Terri Draper, DRMC, talked about the plans for 400 East. There would be apartments for seniors that didn't need care and as health care is needed they could move to a different floor of the building and have the nursing level care that they need.
 - Tode Hafen asked if that would be a private entity or would DRMC be involved in it.
 - Brian Chadaz said it is wide open. There may be partnerships there, maybe exclusive to Intermountain Health Care. They are keeping options open at this time.
 - Wendell Gubler asked if there is sufficient parking for all of the new buildings at DRMC.
 - Terri Draper said that Intermountain Health Care is addressing the parking situation by building a seven-tier parking lot. She said that is where the Piano Guys will be performing so the community can become familiar with the parking garage. But she said the parking garage will be primarily for employees and staff. She said they have about 3,000 employees.
 - Brian Chadaz said that they now employ 334 physicians with varying expertise. He said that DRMC is a great steady force in the community and a great service.
 - Tode Hafen said that the patient care and interaction with personnel is incredible.
 - Brian Chadaz complimented the nurses at DRMC and said that in all his years he has never had a negative comment about the nurses.
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- Mayor Rosenberg recognized the Boy Scouts that entered the City Council Meeting and asked them to introduce themselves.
 - Justin Stiner, Troop 1826, is working on his Communications Merit Badge.
 - Dallas Sumner, Troop 1826, is working on his Communications Merit Badge.
 - JT Westbrook, Troop 1826, is working on his Communications Merit Badge.
 - Kale Johnson, Troop 1826, is working on his Communications Merit Badge and asked why the City is building the bike park up by the high school.
 - Mayor Rosenberg told him that St. George City is building it. It is in their city limits. He said that it is a mountain bike training facility.
 - Mason Randolph, Troop 1826.
 - Garrett Stratton, Troop 1826, asked if there are any farms in Santa Clara.
 - Mayor Rosenberg said there are several farms. The Gubler's have a big farm, the Frei's have a farm. There are lots of farms left in Santa Clara.
 - Mayor Rosenberg said that Western Champions of the 14 years and under girls softball little league team is here at the meeting and he asked them to come up and introduce themselves and told them that there is a couple of special presentations. This team went down to Tucson, Arizona last week and beat a bunch of teams from all over the west.
 - Girls Softball Team: Jenna Thorkelson, pitcher; Emma Miller, right field; Kamry Stewart, catcher; Manissa Montana, left field; Breckyn Atkinson, right field; Sydney McCall, third base; JL Wilde, shortstop; Tevy Landas, left field; Erin Gunn, right field; Kenna Staheli, center field; Tya Mooring, first base and pitcher; Ginny Deming, second base; Addison Mckye, first base; Markay Thorkelson, coach; Reese ?, coach; Jeremy Morgan, coach.
 - Jeremy Morgan said they will leave early Friday morning to fly to Seattle to play in the championships. They will be on ESPN.
 - Mayor Rosenberg presented the team with pins and coins of the City and asked them to give out City coins to other teams. He presented a check from the First Lady of the City, Mrs. Rosenberg. He also asked if Council would approve giving the team \$500 to help

with travel expenses from the unobligated fund account.

- Tode Hafen invited the team to be an entry in the Swiss Days Parade.

Motion to Approve \$500 donation to the Snow Canyon Little League Girls Softball Team to help pay for travel expenses to the Championship games in Seattle, Washington.

Motion by Tode Hafen, seconded by Ben Shakespeare.

Voting Aye: Herb Basso, Jarett Waite, Ben Shakespeare, Wendell Gubler and Tode Hafen.

Voting Nay: None.

Motion Carried.

2. Consider approval of Preliminary Plat for Rhone Subdivision located North of the Santa Clara River and generally between Old Farm Rd and extension of Chapel Street.
Applicant: Cole West Development, Drake Howell, Rep.

- Bob Nicholson, City Planner, said that this is a preliminary plat so Council will see it again when it comes forward as a plat. The property is zoned R-1-10. The entire acreage is 21.3 acres, which includes some property within the Santa Clara River floodway. The project engineer is Alan Hall with Rosenberg Associates. This is located along the north side of the Santa Clara River and generally between Chapel Street and Old Farm Road. The subdivision proposes 26 lots. These will all be public streets and there is a good street connection that connects Vernon Street, Chapel Street and Old Farm Road. The subdivision has good connectivity. All the lots are outside the 100-year floodway but right now under the present FEMA map some lots are within the flood plain. However the applicant and the City are proposing that the 100-year flood plain boundary be adjusted due to the work done along the river and also pending work proposed for the Chapel Street bridge. FEMA has a process in place to review adjustments to the 100-year flood plain and the Mayor submitted a letter explaining how the flood plain property came to be and what is now in process. The applicant is responsible for preparing a new erosion hazard study and that should be completed prior to action on the final subdivision plat and based on the outcome of that hazard mitigation study the applicant may have to do some additional erosion mitigation work. If the Lomar F document is approved by FEMA as expected then all of the lots in the subdivision would be out of the 100-year flood plain. Planning Commission recommends this happen before the plat comes forward for action. The density is 1.2 lots per acre. If the 8.39 acres are subtracted that the applicant is going to donate to the City as a future parkway then the density is 2 lots per acre. This meets the condition of the zone change. Staff recommends approval and Planning Commission recommends approval of the preliminary plat subject to the approval by FEMA of the proposed revisions to the 100-year flood boundary and also completion of the erosion hazard study by the applicant prior to submittal of the final plat.

- Herb Basso asked if the public would have access to future Graff parkway.

- Mayor Rosenberg said that the road parallels the park so the frontage on Benally trail is the park frontage. There is some parking planned as part of the Chapel Street bridge project. The City Trail Master Plan has an approved trail that runs along the roadway.

- Herb Basso said it is critical to put the accesses where people think they are going to go so to eliminate the extra foot traffic that might damage the growth. He suggested eventually putting up some signage.

- Mayor Rosenberg said that the erosion hazard study will come in with the improvement

plans which will be ahead of the plat. It is underway right now. It will come in with the street improvement plans. The Lomar issue is a timing issue to completion of the grading. There is a section of this project that needs to bring brought up to match the elevation of the existing road that is against the river. As soon as the fill is placed with the right compaction testing the grading portion can start. He doesn't see this being an issue. He doesn't have any doubt that FEMA will approve this.

- Tode Hafen asked the developer for an estimation of when the lots will be ready and they will start building.

- Drake Howell, Cole West Development, said they are scheduled to close and settle on this property in a month and they intend to go full throttle on this then. They show the preliminary plat in two phases. The first phase is closer to Old Farm, the east side of the subdivision and they are hoping to build in one phase because of all the interest they are getting for this property. If they get approval tonight from Council on the preliminary plat they will start construction improvement drawings on the final plat. That is a couple month's process. Upon approval of the final plat and construction drawings they would initiate site development. The site improvements shouldn't last more than 3 months. They don't have a time period for someone who buys one of the lots that they have to build within.

- Ben Shakespeare reiterated that the Planning Commission was saying that they want everything done before plat approval but Cole West Development is saying that they want to record and get all the paperwork and get the subdivision going prior to recording the plat.

- Drake Howell said that if they weren't able to have the final plat approved before this Lomar, they need to have the signed development done in order to have the Lomar F approved.

- Mayor Rosenberg said that the Planning Commission doesn't want the plat recorded showing a flood plain impact on the lot.

- Drake Howell said the applicant doesn't want that either.

- Mayor Rosenberg said the City Staff can approve the construction plans and get everything moving forward. The plat can go through the process so the developer can get the legal review on the CC&R's and all of that done. The Council can approve it and we can hold the Mayor's signature on it so they can't get recorded.

- Drake Howell said that because of the density, they needed a development agreement associated with this. They meet the zone change condition. The subdivision meets the General Plan density. With the dedication of the park they would still like to enter into a development agreement with the City. There are some details with various elements of the park dedication that makes them believe that an agreement would be a wise thing to do.

- Mayor Rosenberg agreed and said it could be a fairly simple agreement.

Motion to Approve the Preliminary Plat for Rhone Subdivision located North of the Santa Clara River and generally between Old Farm Rd and extension of Chapel Street with the conditions placed by the Planning Commission and that this will not be recorded until the FEMA Lomar F document is received and there is a development agreement to address the park. Applicant: Cole West Development, Drake Howell, Rep.

Motion by Herb Basso, seconded by Tode Hafen.

Voting Aye: Herb Basso, Jarett Waite, Ben Shakespeare, Wendell Gubler and Tode Hafen.

Voting Nay: None.

Motion Carried.

6. Reports:

A. Mayor / Council Reports

Ben Shakespeare:

- Nothing to report.

Tode Hafen:

- Snow Canyon Joint Management had a meeting and things are going great in Snow Canyon Park. They have a concern about wildlife being hit by cars in the Park. They are discussing how to reinforce the speed in the Park. There are only 400 parking spots available in the park and they have had to turn people away until someone leaves the vicinity.

Jarett Waite:

- He was approached by a citizen about the settings for the stoplights on Pioneer and Rachel and they asked that the lights be adjusted.
- Jack Taylor, Public Works Director, stated that the light usually stays green on Pioneer unless there is someone that comes up on Rachel Drive. He said that if a pedestrian pushes the walk button it can mess up the whole light rotation. He said he will look at the push buttons on Rachel and Pioneer.
- Jarett and Tode are working on the brochure for the glockenspiel and overall tourism.

Herb Basso:

- He talked about water distribution. He would like to think the City could be self-sustaining in water and providing power to the well pumps or providing generators for the pumps. He would like to ask Staff to see what this would take and if it is feasible.
- Mayor Rosenberg said the City is in the Snow Canyon compact and we have those two wells. He asked Jack Taylor if that lets water mix before it gets to the City's system.
- Jack Taylor said it does. We would have to turn the valve off that feeds St. George City. St. George City has a percentage and so does Ivins. He said we have 100% of the water from #6 and #7. He said that if we lose power the only way we can get power is to take generators up there.
- Herb asked Jack to get an estimate of what that would cost.
- Jack said he could get some estimates. There would have to be two generators.
- Mayor Rosenberg asked if the generators would be able to be used in other emergencies in the City.
- Jack said the voltage would have to be reduced down. The only place we could use them is at the wells. He said they have the gas generators down at the City yard and they can energize different circuits to keep certain things on.
- Mayor Rosenberg asked Jack to put a number together on what it would cost for generators for the wells.
- Herb asked Jack to let Council know how much reduction of water if any coming from #6 & 7 would come our way. Do we have to rotate it's service if there was an emergency such that we need to do this.
- Herb asked if EDC can appoint their own Chair.

- Mayor Rosenberg said the members recommend someone and the Council can approve that recommendation.
- Herb said that they asked for Alan Madsen and asked for Council's approval so they can move forward.
- Mayor Rosenberg asked Council if they are okay with Alan Madsen being the Economic Development Chair. He suggested putting this item on the next meeting's agenda.

Wendell Gubler:

- Nothing to report.

Mayor Rosenberg:

- Some of the City's public work employees went to Washington City to assist with cleanup and recovery when they got flooded. Mayor thanked the Staff, Dustin and his crew for what they did. They made the City proud. They were also out when the City received a flood advisory.
- There is going to be a Washington County Homeless Coordination Committee meeting. The City needs to send a representative to that meeting. The committee develops areas and responsibilities to end homelessness. Jimmy Hughes, a Councilman from St. George City is the Chairman. Mayor Rosenberg would like a Council member to go to the meeting. They are going to be having a discussion on affordable housing ideas and opportunities. The City needs to take a proactive role in this. He asked for a volunteer from the Council. They meet monthly, usually the 4th Monday at 9:00 a.m.
- Ben Shakespeare said he would take on that responsibility.
- Mayor said he would forward the email to Ben. The next meeting is July 30 on 9 a.m. at Switchpoint. Mike Carr is the representative on the committee for the school district.
- Tode Hafen asked the person that the Mayor requested to be on the Arts Council and they are unable to do that.
- Mayor said that we need someone to serve on the Washington County Arts Council so if Council knows of anyone to get a name to him.
- Mayor said he won't be able to be at the County Fair so a Council member needs to be there to introduce the Princesses and represent the City.
- Ben said he would be happy to go to the County Fair and introduce the Princesses.
- Ed Dickie reminded Council about the Special Work Meeting on August 9 at 6:00 p.m. He needed to know what Council members will be there.
- Jack Taylor reminded Council about UAMPS on August 13-15. He asked Council if they are all registered.
- Wendell said he is not registered but he is not going.
- Ben said he is not registered but is planning on going.
- Jack said he will register him.

7. Approval of Claims and Minutes:

- July 11, 2018 City Council Regular Meeting Minutes
- July 11, 2018 Executive Session Minutes
- Claims through July 25, 2018

Motion to Approve the Regular City Council Meeting Minutes from July 11, 2018, Executive Session Minutes from July 11, 2018 and claims through July 25, 2018.

Motion by Jarett Waite, seconded by Ben Shakespeare.

Voting Aye: Herb Basso, Wendell Gubler, Ben Shakespeare, Jarett Waite and Tode Hafen.

Voting nay: None

Motion Carried.

8. Calendar of Events

- Aug. 1, 2018 City Council Work Meeting
- Aug. 8, 2018 City Council Regular Meeting (Cancelled)
- Aug. 9, 2018 Special City Council Work Meeting @ 6:00 p.m.
- Aug. 13-15th UAMPS
- Aug. 22, 2018 City Council Regular Meeting
- Sept. 12-14th League of Cities & Towns

9. Executive Session: None

10. Adjournment:

Motion to adjourn by Jarett Waite.

Seconded by Herb Basso with all members present voting aye.

Meeting Adjourned at 6:13 p.m.

Chris Shelley – City Recorder

Date Approved: _____