

**SANTA CLARA CITY COUNCIL MEETING  
WEDNESDAY, JANUARY 23, 2019  
MINUTES**

THE CITY COUNCIL FOR THE CITY OF SANTA CLARA, WASHINGTON COUNTY, UTAH, met for a Regular Meeting on Wednesday, January 23, 2019 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 and Ben Shakespeare  
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; Randy Hancey, Interim Fire Chief; Matt Ence, City Attorney; Bob Nicholson, City Planner; Leina Mathis; Cimarron Chacon; Cindy Frei; James Call; Brian Hickman; Todd Jacobsen; Jared Bates

1. **Call to Order:** Mayor Rosenberg called the meeting to order at 5:02 p.m.

2. **Opening Ceremony:**

- Pledge of Allegiance: Ben Shakespeare
- Opening Comments: Ben Shakespeare
  
- Mayor welcomed everyone to the meeting and introduced the council. Councilwoman Mary Jo (Tode) Hafen and Councilman Wendell Gubler were excused from the meeting.

3. **Communications and Appearances:**

A. General Citizen Communications:

1. Brian Hickman, representing the Committee for Snow Canyon High School Grad Night came to pick up a check from the City. They are working hard to prepare for Grad Night. He thanked the Mayor and Council.

4. **Conflicts and Disclosures:**

1. Mayor Rosenberg has a conflict with the Consent Agenda #1. The final plat was prepared by the Company he works with.

## **5. Working Agenda:**

### **C. General Business:**

1. Recognize Retiring Planning Commission Member Todd Jacobsen for 10 years of service. Presented by Mayor Rosenberg.

- Mayor Rosenberg stated that Todd Jacobsen and most of the Planning Commission are at this meeting and invited them up to the podium for a photo and to recognize Todd.

The Mayor thanked him for his service. He presented Todd with a gift. He thanked the Planning Commission for all that they do.

- Todd Jacobsen said he enjoyed serving on the Planning Commission. He enjoyed the people he worked with. He is thinking of running for City Council.

### **A. Public Hearing(s): 5:00 p.m.**

1. Public Hearing to receive public input regarding a request for a Single Event Beer Permit (Applicant, Ryan Miller).

- Cimarron Chacon, Race Director for True Grit Epic Bike Race, said Ryan Miller had a conflict and couldn't attend the meeting. She said the race will be held on March 9. This is the ninth year of the race and the fifth year in Santa Clara. The race is growing considerably. She said that even though Ryan Miller is making the application it will be a vendor under their rules and regulations. They are expecting over 900 participants this year. Having a beer vendor will elevate the appeal of the event and provide a reward for those adults that like to partake in a celebratory beverage after they finish racing 100 miles. The event has a 100-mile mountain bike race, a 50-mile mountain bike race and an 84-mile gravel race and a 15-mile fund raiser for those who want to get into mountain biking but don't have the endurance or skill to complete the other. She said the vendor is Salt Fire Brewing. She has personally known Ryan Miller for over 20 years. He is a cycling enthusiast. He founded his brewing company in 2017 in Salt Lake. They distribute only in Utah. She said they are working with law enforcement and the fire department. The venue will be located across the street from City Hall on the lawn with a temporary crossing. The beer garden will be in the back on private land and there will be other vendors and food on both sides of the street. It will feel like a downtown activity.

- Ed Dickie, City Manager, said that she mentioned the private land on the back. He told her that the park extends all the way to the house on the hill. That is public property.

- Cimarron Chacon said they will be on Steve Hafen's property west of the new strip of grass. She said there is a map on their website. Parking will be in the town hall parking lot and other designated areas. They encourage people to park at Snow Canyon High School.

- Mayor Rosenberg asked her to caution people not to park in front of resident's homes.

- Cimarron Chacon said that the beer garden hours will be from 1-6 p.m. Each participant will receive one free beer and can purchase one more. If they have a guest, the guest can be registered and they can purchase a beer. It is limited.

**5:17 p.m. Public Hearing Opened.**

- Matt Ence, City Attorney, said that the only reason this is having a public hearing is because of the proximity to the public park and town hall. Otherwise a public hearing wouldn't be required for this application.

No public comment was made.

**5:18 p.m. Public Hearing Closed.**

**C. General Business:**

2. Consider approval for Single Event Beer Permit to coincide with the True Grit Epic Bike Race. (Applicant, Ryan Miller.) Presented by Brad Hays, Parks & Trails Director and Cimarron Chacon, True Grit Owner, Director.

**Motion to Approve Single Event Beer Permit to coincide with the True Grit Epic Bike Race.  
(Applicant, Ryan Miller.)**

**Motion by Ben Shakespeare, seconded by Jarett Waite.**

**Voting Aye: Jarett Waite and Ben Shakespeare.**

**Voting Nay: Herb Basso.**

**Motion Carried.**

**A. Public Hearing(s): 5:00 p.m.**

2. Public Hearing to receive public input regarding Santa Clara City moving towards Vote by Mail for future elections.

- Mayor Rosenberg said that this item was discussed by the County Election Clerk at the last City Council Meeting.

- Chris Shelley, City Recorder, reminded Council that Washington County has conducted the elections for Santa Clara City for the past 15 years or more. They do a great job. In the past the City has used the touch screen machines. As the County began to grow, there were not enough machines to cover all the areas. Because of this a few municipalities had to be changed to Vote by Mail. Several of the machines were broken and outdated over the past few years. Both the machines and software were no longer supported by the manufacture. The State then decided to go to a new vendor and selected them for the machines for elections. Kim Hafen decided to go to Vote by Mail instead of using this new vendor. To replace the machines that the County had, it would have cost over \$2 million dollars. The County decided to do Vote by Mail. Some of the residents in the County were already voting that way.

The County used Vote by Mail for this past election. That raised the numbers of voters to 80% turn out. Voting by Mail would increase our City's turnout also. It is very convenient for the residents. We would save money on poll workers. It has been getting harder to staff those polls. Concerning security issues, the County has the resident's signatures on file. There is a machine that the County runs all the ballots through that verifies each signature. There is also a barcode on the ballots, so the ballots are counted as they are put through the machine. If a ballot has already been through it can't go

through again. Chris talked about the full-service option the County offers. They would create the ballots, the envelopes with the addresses, the inside envelopes, they stuff the envelopes, stamp them and deliver them to the post office. Another option is the City could purchase the ballots from them and the envelopes and we could stuff them ourselves. County gets a bulk rate for the mail, which is \$0.35, and we would be paying \$0.47 so it is about \$400 more for us to do it ourselves. If the County does it for us it would cost about \$8,000 per election for the full-service. That would take care of the provisional ballots and it would save a lot of time not having to doing that too. Staff recommends going this direction.

- Herb Basso asked if this would be mail in only.

- Chris Shelley said the polling location would be open with a couple of poll workers. People would also be allowed to bring their ballots to the City Office and she said she would be required to deliver them daily to the County Building. She would be the one accepting the ballots at the City Offices and would have a lock box in her office to keep them in.

- Jarett Waite asked if the cost would change from election to election. Would the cost go down at any point from the startup cost the City is paying at the beginning?

- Chris Shelley said it should be about that much most of the time.

- Brock Jacobsen said that the \$8,000 is if there is no Primary Election. If there is a Primary the cost will double.

### **5:31 p.m. Public Hearing Opened.**

No public comment was made.

### **5:32 p.m. Public Hearing Closed.**

- Chris Shelley said she can bring this back as a resolution for Council to vote on in February.

- Herb Basso suggested putting this in the newsletter.

- Mayor Rosenberg said that would be a good idea after Council votes on it for educational purposes to educate the public about Vote by Mail. It should probably be in the newsletter a couple of times.

### **3. Public Hearing to receive public input regarding funding from the Utah Permanent Community Impact Fund Board (CIB) for the Chapel Street Bridge.**

- Jack Taylor, Public Works Director, said that the bridge drawings are completed, and they have had the walk through with contractors to put it out to bid and they are expected back by Feb. 22. We have most of the property purchased. With that we are moving forward with a low interest loan from the CIB in the amount of \$2.5 million. We are hoping that we can get the interest back in Grant but there is a possibility that we won't. We are asking for \$2.5 million, that's \$1,875,000 in loan amount and \$625,000 in Grant. Council needs to be aware that if they don't give us the Grant then we would be asking for the full \$2.5 million at 2.5% interest. We are putting in \$1.2 million out of our Street Impact Fee Funds.

- Brock Jacobsen said there are also some funds coming out of the Water Fund, Sewer Fund and Storm Drain Fund.

- Jack Taylor said there is about \$564,000 coming from the Water, Sewer and Storm Drain funds.
- Mayor Rosenberg talked about the City's experiences with other CIB loans that the City has received. The CIB has been favorable toward the City.
- Ben Shakespeare asked if the City currently has a loan with them.
- Brock Jacobsen said that we do. The Heights water project was a \$6 million loan and that was in 2012. We are six years into that loan. It is a 20-year loan.
- Mayor Rosenberg said that a public hearing is one of the requirements for the CIB loan application. That is why is it here before the Council tonight.

**5:40 p.m. Public Hearing Opened.**

No public comment was made.

**5:41 p.m. Public Hearing Closed.**

**B. Consent Agenda:**

1. Request Approval of Final Plat for Ocotillo Springs Ph. 3 with 36 townhome units located south of North Town Road and east of 400 East Street on 2.48 acres.
  - Mayor Rosenberg asked if this was in harmony with the preliminary plat that was approved.
  - Bob Nicholson, City Planner, said that it is. He said that this property has frontage along 3 roads, 400 East, North Town Road and Hamblin Parkway. They have stuccoed the privacy walls on 400 East and North Town Road but have left the walls on Hamblin Parkway bare cinderblock. It is suggested that they stucco that, so it will be similar to the other walls around the project.
  - Mayor Rosenberg asked if this has a bond or are all the improvements considered done.
  - Jack Taylor said that all of the improvements are done except for the clubhouse and pool. They have paid their fees and he doesn't know if they have been given final yet.
  - Mayor Rosenberg said they will still have to go and do final on Ph. 2 & 3, so this can be a punch list item.
  - Jared Bates, Engineer for the project, Rosenberg Associates, said that was fine.
2. Request approval of Martin Luther King Day (MLK) Resolution No. 2019-03.
3. Consider Funding from the Utah Permanent Community Impact Fund Board (CIB) for the Chapel Street Bridge.

**Motion to Approve the Consent Agenda.**

**Motion by Jarett Waite, seconded by Herb Basso.**

**Voting Aye: Jarett Waite, Herb Basso and Ben Shakespeare.**

**Voting Nay: None.**

**Motion Carried.**

### C. General Business:

3. Consider approval for remodel cost of \$22,000 for Rosenlof home to prepare it for rental home.
  - Corey Bundy, Building Official, said that Council has asked him to get some bids for remodel costs to get the Rosenlof home back into rental condition. The major cost for the home is the heating and air conditioning system. It is obsolete. We can keep the duct work but the unit itself and the condenser would have to be replaced. If we want to heat the whole interior of the house that would be another \$8,600 so that total would be \$36,000. Some of the wiring needs to be tidied up. Some exterior lights and fixtures need to be replaced. We would put in appliances such as a fridge, washer & dryer and a range. He got a bid for painting of the handrails, the doors and the garage. He also said that the shed roof needs to be repaired and some carpet replaced.
  - Herb Basso asked if this was going to be a single or double unit.
  - Ed Dickie said it was a single unit.
  - Corey Bundy said it would cost additional money to separate it to create two kitchens, two laundry rooms and split the AC unit. It would take a zone change too.
  - Jarett Waite asked about the condition of the interior paint.
  - Corey Bundy said has some old wallpaper that is peeling off the walls, so something needs to be done with that. Brad is going to do some improvements on the exterior landscaping. He said the roof is sound on the main home but will need to be re-shingled in 10 years.
  - Mayor Rosenberg asked if that is in the Capital Improvement Budget.
  - Corey Bundy said they are going to put that in.
  - Ben Shakespeare asked about the ductwork and if Corey reached out to others for estimates.
  - Corey Bundy said it has an old duct heater. There are elements in the ductwork, which can be a fire hazard. It will take a new furnace. It will take some modification of the ductwork to get the new unit to work.
  - Herb Basso asked if there will be other dollars that will go to this. He asked about the exterior. Will we put in some visual separation?
  - Corey Bundy said this will include a wood fence that will start at the base of the hill and goes all the way up and around to the garage. There will be a separation between the park and the building.
  - Jack Taylor said there should be 3 bids since it is over \$10,000 according to our purchasing agreement.
  - Ben Shakespeare asked if there needs to be 3 bids across the board or just the ones that exceed the \$10,000.
  - Corey Bundy said that if we get 3 bids we will have to determine which quality bid that would be and so forth.
  - Ben Shakespeare said that this needs to be done and the home needs to be rented.
  - Mayor Rosenberg asked if this was in the budget.
  - Ed Dickie said that we would have to open up the budget. We have funds available.
  - Ben Shakespeare said that if we are going to remodel it, let's do it up to par and get it done. He suggested whiting out the number for the AC unit and get bids from a couple of other service companies.
  - Ed Dickie said that he and Matt had talked about offering it to City employees first. He

said if we were to do that he would recommend that the City just manage the rental that way the price could come down a little bit. If we don't have that we would probably turn it over to a management company and let them manage it and have it offered to whomever.

- Ben Shakespeare said it is nice to have that 3<sup>rd</sup> Party. It would cost the City 10% of what that number is, but it takes the City out of being in the middle of it.

- Herb Basso said that it may be better to keep an even longer arm distance if it is an employee. He talked about renting it for \$1,700 a month and said that is what the market says it should be.

- Corey Bundy said it's a 1970's home and not a normal rental. The whole concept of this is to make some affordable housing. That is where we want to go.

- Herb Basso said he likes the idea of not being at the top end of the tier. We still need to have the responsibility of making money for the City and paying our debts. It must be something real.

- Ben Shakespeare asked what the number would be to consider it affordable housing. What does that do for the City?

- Mayor Rosenberg said there is a formula to go through and calculate what the rent should be based on 50-70% of AMI.

- Ben Shakespeare said we have the ability to split that building at additional cost but with two units at \$800-\$1,000 each. So, for the affordable housing aspect it might be more appealing making it two units. But is it not zoned for that?

- Mayor Rosenberg said it is zoned R-1-10 so it could be an owner occupied and a rental or it can be one rental or be rezoned. We talked about this before when we were considering the purchase.

- Corey Bundy said if it was in better condition it could be split. He said in one section the floors aren't level. It is not the ideal project to split.

- Brad Hays asked if that property had been rezoned when it was turned into a park.

- Mayor Rosenberg said it was a conditional use to allow for the park in the R-1-10.

- Herb Basso said that putting it into two units would make the City more money and provide more affordable housing.

- Ben Shakespeare said he thinks it is going to be desirable to rent and he doesn't have a problem discounting it to a City employee and managing through the City if that is available.

- Mayor Rosenberg said that if you took 70% of the AMI and 30% of that which is the maximum that they will let you take out of income for housing. The maximum rent would be \$1,130. He said he is okay with that. We bought this to make a park out of it and generate additional income and if we could put a police officer or a teacher or a fireman or a public works worker or one of the clerks we add value to our community.

- Ed Dickie said that that number is close to what the interested employees said they would be willing to pay.

- Mayor Rosenberg talked about considering doing some sweat equity for the painting with the future renter.

- Corey Bundy said that there could be a chance of the paint job not being well done.

- Mayor Rosenberg asked what it would cost to make two units.

- Ed Dickie said it would be about \$30-40 thousand. Probably a total of \$70,000.

- Corey Bundy said that we should probably look at property that Santa Clara has to build on if we are talking about affordable housing. He suggested working with St. George Habitat for Humanity.

- Mayor Rosenberg said we have a price for \$32,000 right now. How does Council feel about getting this house ready? We have a couple months to decide how we want to handle the rent and the management. We can discuss this in the Work Meeting next month.
- Ben Shakespeare said that in the motion we need to ask for a couple more bids for the heating and AC unit.
- Mayor Rosenberg said that there should probably be 3 paint bids also.
- Herb Basso asked Matt if it is legally okay to offer this rental to a City employee at a reduced rate and maybe over time, a few years or more, the City could offer it to the general public and raise the rent a little more.
- Matt Ence said the City can do whatever they want as long as they don't discriminate against one of those protected categories in the law.
- Jarett Waite asked if it should be approved for the amounts plus a percentage more because the document is a little bit dated.
- Corey Bundy said he doesn't think the bids will come back any higher.
- Mayor Rosenberg said that we'll get the bids and if it exceeds the amount then it can come back.
- Jarett Waite suggested calling other cities to see if they have similar circumstances and asked what they did on the rental side. That would be helpful for us.
- Corey Bundy said he would ask around some other cities.

**Motion to Approve remodel cost of \$30,810 for Rosenlof home to prepare it for rental home with a request to get additional bids for the air conditioning unit and the paint.**

**Motion by Jarett Waite, seconded by Herb Basso.**

**Voting Aye: Herb Basso, Jarett Waite and Ben Shakespeare.**

**Voting Nay: None.**

**Motion Carried.**

4. Consider appointment of Planning Commission as Board of Appeals under International Building Code. Presented by Matt Ence, City Attorney.

- Corey Bundy said we found out that in 2015 we brought a Building Board to Council and they approved it. We would like to move forward with that Building Board.
- Matt Ence said that when this item was added to the agenda he didn't realize that we had identified Board Members. In order to quickly put a Board into place that could act was to use the Planning Commission. We can still do that. This is a Board that we have never had an appeal under the Building Code until now. We do have a pending appeal. If we don't want to bother with keeping a list of active Board Members for a Board that is going to be used very little we could consider empowering the Planning Commission to do this. The only potential hitch in that is the Building Code does require that the members of the Board through training and/or experience have some expertise about construction issues. He said he thinks there is enough crossover with Planning Commission issues that we could probably get away with that. But that might be a potential point of contention.
- Corey Bundy said that the current Board of Appeals members are Tracy Ence, Alan Hall, Jared Bates, John Rowe and Cody Mitchell. Most of them have been contacted and he hasn't heard that any of them not willing to participate. Council can add members.

- Mayor Rosenberg said he would like to see a Geotech on the Board.
- Corey Bundy said they can put the request out and then bring that full body back to Council for approval.
- Matt Ence said that if we are going to change the current list we would want to bring it back to Council. We could go forward with who we already have on the list and then we could get the appeal schedule for a hearing and go forward with it.
- Corey Bundy said that this Building Board hasn't met in over 3 years. Some of them didn't even know they were on the Board. He has scheduled a meeting to get them together with the Chairman and go over the rules and procedures and pick a secretary. We have 20 days to set this up before the appeal. We will get together next week.
- Matt Ence said the direction that is needed is whether the Council wants to continue with this list or change the direction and utilize the Planning Commission for this.
- Corey Bundy asked how the 20 days calculate in if we are changing.
- Matt Ence said the 20 days will be calculated from when the appeal was filed.
- Herb Basso said he likes the idea of a separate Board verses the Planning Commission.
- Ben Shakespeare asked if the Board of Appeals is limited to 5 members.
- Matt Ence said there are really only 2 or 3 sections of the Building Code that address this and it's pretty light on details. It just says that we have to appoint an Appeal Body and they can't be employees of the City.
- Corey Bundy said that there is a 1997 Abatement Code that we still use for abatement and it has information about the Board.
- Matt Ence said that this is simply an appeal under the Building Code. There will be general instructions given to the Board about what their role is and help them understand what the issue is and what they need to decide. It is not clear that if the resident that is appealing doesn't like the Appeal Board decision, then what happens.
- Corey Bundy said that according to the Abatement Code it then goes to a Civil Court.
- Matt Ence said that if that is the case then this Board's decision would be considered a final action by the City and then the resident would have to decide if he goes to Court. This is the first time we have fielded one of these appeals.
- Mayor Rosenberg asked if the City has the ability to present to the Planning Commission too. Can't we bring experts to the Planning Commission explaining how the City thinks? Have an opportunity to make its case as well? We could bring an architect or engineer before the Planning Commission.
- Matt Ence said that using the Planning Commission is a quick fix to what we believed was a total lack of a Board. His main reservation about that is that someone of them have building experience and some of them don't. Having this Board with more specific expertise is probably closer to what the intent of what the Building Code is.
- Mayor Rosenberg said, looking at the list, we need to add a couple of more names to the Board. We probably need to have an architect on there and someone on the Geotech side and possibly even a structural expert. Then just five of them could work on each case in case someone has a conflict. Expanding the knowledge of that Board makes for a better Board.
- Matt Ence said that this particular appeal is a code interpretation issue.
- Ben Shakespeare talked about some names of people that could serve on the Board. Todd Benson is an architect and we could find a Geotech and all them to the Board. The people already on the Board are great but that would get us two additional alternates.
- Ed Dickie asked if Council wants to give direction for Corey to add Board members for this case. This list of Board members is an approved list.

- Matt Ence said we can go forward with this list and Council doesn't have to take any action.
- Mayor Rosenberg said that we probably want to recommend adding some additional people.
- Matt Ence said if the Council even wants to go to the extent of approving some names tonight, they can. Obviously, it would be subject to their acceptance. They can then be on this next case.
- Ben Shakespeare said it would be good to throw some names out to give Corey some direction to reach out. With our soil a Geotech is critical and an architect is going to be the one that knows the codes.
- Corey Bundy suggested Kim Campbell or Jeremy Call for architects and Mark Owens or Wayne Rogers for Geotech.
- Mayor Rosenberg said that Mark is not a Geotech. He suggested Dave Black. He also suggested for structural Jeff Loris, Scott Christensen, Jeff Hadman.
- Ed Dickie said that since these names have been suggested tonight, they can be put on the Board for the next hearing if this approved in a motion.
- Corey Bundy repeated the names that have been suggested for the Board of Appeals. They are Jeff Loris, Jeremy Call, Kim Campbell, Jeff Hadman, Scott Christensen, Dave Black and Todd Benson.

**Motion to Approve the names that have been presented to add to the Board of Appeals as members under International Building Code.**

**Motion by Ben Shakespeare, seconded by Herb Basso.**

**Voting Aye: Herb Basso, Ben Shakespeare and Jarett Waite.**

**Voting Nay: None.**

**Motion Carried.**

- Ben Shakespeare suggested adding this to the website so people will know about them.
- Corey Bundy said that it's a Board and has to be run just like the City Council or Planning Commission. All the information has to be recorded and things presented.
- Matt Ence said he would suggest reviewing the Board annually.

**6. Reports:**

**A. Mayor / Council Reports**

Ben Shakespeare:

- Nothing to report.
- Mayor Rosenberg said the 1<sup>st</sup> Tuesday at 5:00 p.m. is when the Flood Control Authority is going to meet and asked Ben to make sure he is there because the Mayor won't be able to be there.

Jarett Waite:

- He has a set of plans for the BMX track, but they need some adjustments. The plans have the track going over the access we want to have that is close to the Wash. We will have them adjust that. We'll have the TRC and Santa Clara BMX help them.
- He has been working with Sherrelle on music for the glockenspiel for Valentine's Day. There will be new costumes for the glockenspiel too.

Herb Basso:

- He asked Council if they are okay if he invites Sharlene Wilde to come to Council to discuss affordable housing. She is with Sun Country Housing, a non-profit organization. Should we schedule her for the Work Meeting?
- He had a question about the Minimum sq. ft Ordinance. He asked if it included attached and detached.
- Bob Nicholson said that there is a little clean up on that Ordinance that we need to do. It was an Ordinance that Council adopted back in January 2013. Then the discussion was on removing the size on an accessory unit. The code said no less than 450 and not more than 850 unless approved by the Planning Commission. They did not delete the requirement that this minimum and maximum what was adopted was referring to the International Building Code and the minimums that were set forth in that. Right now, in the current code, we have two conflicting requirements. The main dwelling size was not amended.
- Herb Basso said he would like to look at the Minimum Sq. Ft Ordinance and take out that minimum. He talked about micro homes and mini homes. We ought to address this. Not everyone wants a large home anymore. This could be our part in addressing affordable housing. He would like to have this discussion. He would like to see the minimum sq. ft taken out.
- Corey Bundy said the R-1-10 is the major zoning in Santa Clara City. And Herb is talking about reducing the building size in an R-1-10. He doesn't know that the market would support that. If someone is going to buy an R-1-10 lot, they are going to build something that is market driven so it can be resold. It could cause a variation in market value.
- Herb Basso said that maybe this is not exclusive to an R-1-10. He talked about smaller lots and smaller homes.
- Mayor Rosenberg said this is a conversation that the Planning Commission could have about creating some smaller lot zoning.
- Bob Nicholson said it would be smaller lot zoning such as an R-1-6.
- Mayor Rosenberg said the General Plan talks about use and densities so if the General Plan is down around 3 then we wouldn't be able to do an R-1-6. We would have to look at the General Plan, but the zone can be created without designating any piece of property, so it becomes an option.
- Bob Nicholson said it would fall within the medium density designation. He said it would be good if Herb wanted to initiate this discussion with the Planning Commission.

Mayor Rosenberg:

- He will be gone for the Work Meeting on Feb. 6.
- The COG had a meeting. They funded some additional right of way. They also talked about the County implementing the sales tax increase to help meet the MPO road needs. The MPO has 20-year long range plan and they projected the regionally significant road needs from now until 2040. They also projected the cost to build those roads and the amount of money that would be collected based on our current funding mechanisms that we have in place. We are about 80% short on having the money that we need to build the infrastructure that our growth is saying we are going to need. There is a real deficit in the funding versus the cost in order to avoid the congestion and the other traffic problems that would come with the growth. The Mayors are putting some pressure on the County

Commission to enact that 0.25% sales tax increase that the Legislature gave us the opportunity. The County has until the end of the fiscal year to adopt that by resolution. That would create about half the money necessary. There are three other quarters that would also be available. Two of them are primarily with mass transit. The other one is another County one that the County could implement and get some additional money. If we did them both we are within about 10% of having the money that we would need to fund those necessary road projects. The County Commission has been hesitant to do anything. They are talking about taking that to a vote, putting it on a ballot. It was on the ballot 3 years ago and failed. It was close. If they don't enact this by July, the City could do it. We could implement it Citywide. We could do it by ordinance and we could start seeing more road funds come to us on a local level and would enable us to participate in a stop with Sun Trans. It would probably cover that cost. The County has asked the cities to bring forth resolution, so he will be forwarding Ed a resolution to put on the agenda for discussion and action to support the County implementing something. Most of the cities have voiced support for it. This is an important issue. This is a need that has to be addressed.

- Jarett Waite said he went to the Legislative Preview last week and they talked about sales tax. He asked them if that is the only way we are going to raise funds in Utah. They said yes. They can't really touch property taxes or income taxes.

- Mayor Rosenberg said the Legislature can't but the cities can. He said cities can raise property taxes. There are options.

- Ben Shakespeare asked if the County sees the cities pushing for this is that going to help the County decide.

- Mayor Rosenberg said he will get more numbers for the Council, so they can see dollar amounts.

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

- Jan. 9, 2019 City Council Regular Meeting Minutes

- Claims through Jan. 23, 2019

- Jarett Waite talked about the money paid for Shakespeare in the Park. Will she be able to get any more money for that?

- Ed Dickie said he thinks so. She will be at TRC tomorrow. We told her that in March sometime if we have the extra \$2,000 we would be able to give her that also.

**Motion to Approve the Regular City Council Meeting Minutes from Jan. 9, 2019 and claims through Jan. 23, 2019.**

**Motion by Jarett Waite, seconded by Ben Shakespeare.**

**Voting Aye: Herb Basso, Ben Shakespeare and Jarett Waite.**

**Voting nay: None**

**Motion Carried.**

## **8. Calendar of Events**

- Feb. 6, 2019 City Council Work Meeting

- Feb. 13, 2019 City Council Regular Meeting

- Feb. 18, 2019 President's Day (Offices Closed)

- Feb. 27, 2019 City Council Regular Meeting
- Feb. 28, 2019 Budget Workshop with Council & Staff (12-5 p.m.)

9. **Executive Session:** None.

10. **Adjournment:**

Motion to adjourn by Ben Shakespeare.  
Seconded by Herb Basso with all members present voting aye.  
Meeting Adjourned at 7:22 p.m.

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

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