

**SANTA CLARA CITY COUNCIL WORK MEETING
WEDNESDAY, MARCH 6, 2019
MINUTES**

THE CITY COUNCIL FOR THE CITY OF SANTA CLARA, WASHINGTON COUNTY, UTAH, met for a Work Meeting on Wednesday, March 6, 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: Mary Jo (Tode) Hafen, Herb Basso, Jarett Waite, Wendell Gubler and Ben Shakespeare
Assistant City Manager: Brock Jacobsen
City Recorder: Chris Shelley

Others Present: Brad Hays, Parks & Trails Director; Corey Bundy, Building Official; Bob Nicholson, City Planner; Randy Hancey, Interim Fire Chief; Cindy Frei

1. **Call to Order:** Councilman Basso called the meeting to order at 5:05 p.m.

2. **Working Agenda:**

A. General Business:

1. Affordable Housing Discussion

- Herb Basso said he requested this meeting some time ago, but it had to be postponed. A person from the Economic Summit was going to present this agenda item but had some family issues and couldn't come tonight. He talked about how the General Plan could be modified for parts of the downtown area between Arrowhead Trail and Vineyard. One way of thinking was to keep the single-family feel but create smaller lots. With smaller lots we could encourage long-time residents, permanent residents to move to Santa Clara. He said he has talked to some residents and they liked the idea as opposed to leaving things open for a higher density population to move in. He asked Bob Nicholson, City Planner, how this could be done in terms of modifying the General Plan. How we could change that language for that section.

- Bob Nicholson said it may just be elaborating on what the options are within the Medium Density. He said it could be something like 6,000 sq. ft. lots, which would be 5 homes per acre. This was adopted in St. George 20 years ago. It has turned really well for them. If they are done right they can be beautiful.

- Herb Basso said he would like to see the City move forward and implement some ideas that would work.

- Brock Jacobsen, Assistant City Manager, said that some of the concerns he has seen

for Santa Clara after talking to some citizens is that most people don't want townhomes. People are adamant that that is not the Santa Clara way. They want single-family homes. The only way to go that route is smaller lots.

- Herb Basso said he got that feeling from the residents in the older part of town.

Instead of trying to fight every developer that comes in to the City he would like Council to consider having a special condition or definition of that medium density or modify medium density in certain areas. He talked about not having a minimum square footage requirement for the home itself. He talked about some of the older homes, the pioneer homes and how small they are.

- Wendell Gubler asked what "affordable" is.

- Ben Shakespeare stated that the answer to affordable housing is researching what has been done. Every City has gone through this exact same thing. The problem with affordable housing is considering the impact fees, the price of the land, building permits. The building permits are the same price in building a large home to the guy building the townhome and the water impact fees are the same.

- Wendell Gubler said demand has something to do with it too. We are in a seller's market right now.

- Ben Shakespeare said the "affordable" is relative to the market. What is affordable in relevance to what the average medium household income is?

- Herb Basso said that for a smaller lot there are things we could look at such as a reduction in some of the impact fees. Everything we can do as a municipality, we ought to do. What we can do, can make it attractive for a builder who wants to do these kinds of things. As much as a City can do, why not do it to make it more affordable.

- Ben Shakespeare said that something to look at is basements and casitas and things like that and people being allowed to rent them.

- Corey Bundy talked about the fact that they are already allowed to do that in a R-1-10 zone.

- Bob Nicholson said the Historic Mixed-Use Zone allows a single-family home to be 700 sq. ft.

- Corey Bundy talked about what St. George is doing with the high rises and said that is the future of affordable housing.

- Herb Basso said that the pressure is there to have more affordable housing and we can relieve that with the size of the lots, minimum square footage.

- Ben Shakespeare said that accessory dwellings and rentals on that is a great step going forward.

- Herb Basso said what he would like the Council to consider is modifying the General Plan for medium density and that we look at a condition or incentive or a definition for smaller lots, smaller homes and so on. He would like to give Staff direction to draw something up to present for public hearings and for the proper process to make that happen. We should also consider taking off or at least make the minimum home size smaller.

- Corey Bundy said that in the R-1-10 right now we have these large lots, so a second dwelling would be ideal. There are no impact fees for that second building. The main structure has already paid the impact fees for the whole lot.

- Herb Basso shared some notes he took at the League of Cities and Towns Meeting. He said the size is the main thing the City can affect and influence.

- Bob Nicholson talked about what type of building was allowed in the R-1-10.
- Herb Basso said why not be proactive and allow something smaller as opposed to developers who want to do duplexes, eightplexes and so on to allow the possibility to have smaller lots. There are some really nice developments with that size lot.
- Ben Shakespeare said that what drives that number is simply land prices. The townhomes that have gone in serve a purpose. It has worked out.
- Bob Nicholson said that one thing Santa Clara already has is a mixed lot zone, a R-1-10-RA so they don't have to all be 10,000 sq. ft lots as long as they average that. You can have a 7,000 sq. ft lot.
- Herb Basso asked if that category can be applied to certain select areas.
- Bob Nicholson said several them are zoned that way already.
- Corey Bundy asked Herb if he wants to change the medium density to a low density.
- Herb Basso said he is not saying 10,000 sq. ft lot. He would like to see more affordable denser but with a single-family feel with smaller lots and smaller homes.
- Mayor Rosenberg asked Tode to conduct the meeting. He is on flood watch and they are anticipating the flow to go up through the night. Staff is watching the bridge and have been monitoring the Tuacahn Basin. Landowners along the river have been notified to be on alert. The track hoe is ready to mobilize for the bridge if they need to. Dustin is on top of that. The County has formed their Emergency Operations Center and if the County needs people a Council member will need to go over there. Staff needs to stay here. He will be up most of the night monitoring the flood potential. He also talked to Council about the conceptual layouts for the buildings north of Harmon's. The piece adjacent to Harmon's has commercial storage down closer to Pioneer Parkway and townhomes. The other piece is all fourplexes. Both of those projects were at TRC. They are all within the existing PD Overlay zone.
- Herb Basso would like to keep the single-family feel down in the corridor.
- Ben Shakespeare said the reality is that growth is coming. He doesn't think anything needs to be redesigned. The models are out there. We just need to pick what we as a City want to see.
- Herb Basso said he has identified an area that he would like to see looked at and he is asking if anyone else has identified any areas that would fit.
- Tode Hafen said that Santa Clara is a little bit different than other Cities. We are very close to build out. She would like to see a map and find out what land is really available, where is it and until that is in our mind it is difficult to decide. There are places where things don't fit.
- Bob Nicholson said they can get a current aerial photo.
- Tode Hafen said she would like that. We need to know what is still vacant and where are they so we can take a really hard look at what they are wanting to do. We need to wrap our minds around what we are really talking about before we decide how we want it.
- Herb Basso said that we should look at the areas where the shrinking of lots would apply but of course leave it up to the owner. That person he had invited to come address Council was going to come and talk about different facets of affordable housing. He will see if she can come in April.
- Corey Bundy said that the first thing she would probably want to know is what is available in Santa Clara.
- Mayor Rosenberg said that Council needs to decide a couple of things. Do they want

our police officers living within our communities? Do you want teachers at the elementary schools to live inside the community? If the answer to those two questions is yes, then Council needs to do something because right now they can't.

- Herb Basso said that Bob has his direction and he will get more information for the Council.

- Ben Shakespeare said that if we are looking to get pricing down it is going to start right here and with the Water Conservancy District.

- Brock Jacobsen talked about land that the City owns. Then if a person who would build the home on that land would pay back the impact fees at a long-term rate.

- Tode Hafen said that this was a really good discussion and we have identified a lot of possibilities. Let's make a list of options and see where they fit.

3. Staff Reports:

- Jarett Waite gave a report on the BMX track. BMX is really positive about the track. We need to look at the benefits the track will have for our community. About 1,200-1,750 out of towners will come to Santa Clara for the races every year. That equals about \$252,000 in annual economic for all the County. In order to get those tourism dollars, we have to fill out an application and then it goes to the County Commission and they say yea or nay, then it goes back to the Tourism Advisory Board for them to okay it and then it goes back to the County Commission for the final okay. St. George just did this for their bike park and they got almost a 1 to 1 match for their park. He is hoping to get something similar or better than that. He will submit the application tomorrow and see how it goes.

There were no other staff reports.

4. Adjournment:

Meeting Adjourned at 6:08 p.m.

Chris Shelley – City Recorder

Date Approved: _____