

**SANTA CLARA CITY COUNCIL WORK MEETING
WEDNESDAY, FEBRUARY 3, 2021
MINUTES**

THE CITY COUNCIL FOR THE CITY OF SANTA CLARA, WASHINGTON COUNTY, UTAH, met for a Work Meeting on Wednesday, February 3, 2021 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. **The Meeting will be available to view live stream on the YouTube link: <http://www.youtube.com/channel/UCxLBLm30-XLqM1AEmhpcMA>** Council Chambers will be available to residents, but we will have limited availability and follow Covid-19 guidelines.

Present: Mayor Rick Rosenberg
Council Members: Jarett Waite, Wendell Gubler, Ben Shakespeare, and Denny Drake
City Manager: Brock Jacobsen
City Recorder: Chris Shelley

Others Present: Jack Taylor, Public Works Director; Brad Hays, Parks & Trails Director; Corey Bundy, Building Official; Bob Nicholson, City Planner; Randy Hancey, Fire Chief; Kristelle Hill, Staff; Matt Ence, City Attorney; Eric Clark, County Attorney; Marv Wilson, Planning Commission; Curtis Whitehead, Planning Commission; Shelley Harris, Planning Commission; Mark Weston, Planning Commission

1. **Call to Order:** Mayor Rosenberg called the meeting to order at 5:02 p.m. and thanked everyone who attended. He recognized Eric Clark, County Attorney, who is in attendance to help with Item 1 and thanked him for being at the meeting. He also acknowledged the Planning Commission who were in attendance and thanked them for their participation.

2. **Working Agenda:**

A. General Business:

1. Discussion regarding future plans for the BLM controlled South Hills.

- Mayor Rosenberg said that this is something that he and Councilman Drake have been working on for a while. He asked Eric Clark to come to Council. He helped with the Northern Corridor right of way EA and the Area 6 designation. The Area 6 designation does impact the South Hills or adjacent to it. He said there are some questions about that. He invited Eric Clark to speak to Council about this. He asked Eric to identify what Area 6 is now and the reasons for it.

- Eric Clark, Washington County Attorney, said that part of how they negotiated the right of way for the Northern Corridor is that SITLA came forward and said they had a bunch of land that they would add to the Reserve and it will be managed similar to the

other parts of the Red Cliffs Desert Reserve. Some of that will be close to Santa Clara's municipal boundaries. He said they grabbed the SITLA land and the BLM land that was adjacent to it in order to get the other SITLA parcel. They drew the boundary on the west side so that the Western Corridor wouldn't be inside the Reserve at all. They will have a lot more control over how they manage the SITLA portion than the BLM portion. He said that a lot of the BLM portion is already a designated critical area critical for environmental concerns. The BLM amended their management plan stating that they are going to focus on the tortoise. He said there will still be mountain biking and rock-climbing access and those type of things. South of Navajo Drive the motorized access out there will go away. The UTV's will get pushed further out into the BLM land. He stated that Navajo Drive will stay in there. He said it may get tortoise fenced at some point. He said all the main trails will stay.

- Mayor Rosenberg asked if the ATV trails that access off of the Debario site stay or will that just be hiking and biking.

- Eric Clark said that there won't be any ATV in the boundary. He said he suspects that the existing trails will be phased out. He said they wrote this so that as soon as the permit was issued that the Zone 6 stuff would happen. The permit was issued on January 13. If a judge throws the permit out or the permit gets yanked out based on environmental impact statements then all this would go away and the County wouldn't be putting any money into this tortoise protection and SITLA could develop that to their hearts content out there. He said it is unfortunate that the environmental groups are fighting this because there is no way that you can say that protecting this much land isn't beneficial to the tortoise even when you take a four mile stretch of road going through the other part of the reserve. This is a benefit for the tortoise. He said in his opinion the environmental groups are fighting this to fight growth.

- Ben Shakespeare asked if the Western Corridor is supposed to tie into Dixie Drive.

- Mayor Rosenberg said that is at the end of Sunbrook. That is where it starts.

- Eric Clark said he thinks they tweaked that boundary so that would go into it.

- Mayor Rosenberg said the Area 6 boundary is pulled down away from it. It will follow Cove Wash. He said the shooting range is his concern. The bullet path as it is currently designed goes into Area 6. He said that he and Denny Drake have a meeting with Keith Riptrik next Thursday to talk specifically about the shooting range and options. There is another ACEC just across the corridor to the west. He said if that site doesn't work for the shooting range he doesn't know if we have the ability to do a shooting range in Santa Clara and if we come to that we have to go back to the County to find us another place. At what point do you start regulating sport shooting in the South Hills? The whole purpose of the range was to establish a safe area and then we would enforce everything else and force them into that safe area. If we can't identify a safe area at what point do we stop shooting in the South Hills because of the other recreation issues and the safety concerns.

- Eric Clark said that if he can help in the conversation with the BLM let him know. He said a bullet path shouldn't stop this. The range should be designed so there are berms.

- Mayor Rosenberg said the meeting is next Thursday at 11:00 a.m. here at Town Hall and he would love to have Eric Clark there. There are conflicts out there in the South Hills and safety concerns and at some point, we need to do something, or tragedy is going to strike. The City has to make decisions about when we are going to start

regulating that and whether or not we want to continue to own the South Hills. If it is never going to be developed and it is just a recreation area, do we still want to provide all the services that come along with it being inside the City? That is a big decision that the City Council is going to be faced with and it changes the dynamic. If BLM is not going to allow that development to happen that is property we are responsible for such as for fire costs if there is a fire and for police protection out there and rescues. If it is in the County, we can ask the County for money to help offset the costs of rescues that we would continue to do out there.

- Denny Drake asked how many acres were out there.

- Eric Clark said it is just under 7,000.

- Denny Drake talked about 2,500 acres and the 890 acres that are left that are not ACEC. He said if we are not able to manage that we ought to turn it back to the BLM and let them manage it.

- Mayor Rosenberg said the ACEC is right in the middle.

- Eric Clark said it is tough to convince the BLM to leave an island. He said an ACEC is something the BLM goes through a 5-year planning process and designates. It is an administrative decision and it doesn't go through Congress and then they treat that land as anything they can do to keep things off of that land. The BLM is super restrictive with ACEC's.

- Mayor Rosenberg told Eric that we would be communicating with him as we move forward in this process and keep him in the loop.

- Eric Clark said that Keith Riptrik, our local BLM field office manager is stellar. He did everything he could to get this stuff through. He is a Utah native and is a good person to work with.

- Mayor Rosenberg told the Planning Commission that he has a hunch that this will be coming back to them. We did a South Hills General Plan Amendment 3 years ago. We are going to look at the possibility of maybe reducing some of the City boundaries and pulling the City back out there in areas that don't directly benefit us. It affects everything we do with our impact studies going forward. If we don't need it inside the boundary, we may want to look at pulling it out.

2. Discussion regarding density equivalents for certain building types, "Assisted Living Facilities, Etc."

- Mayor Rosenberg said he asked Bob Nicholson after the debate that happened with the proposed senior living center in the valley and the fact that we have another one being considered up on the Heights, they are talking to the City about doing one over by Entrada, so there will probably be a proposal coming back in and right now in our existing ordinance we really don't have something to designate the traffic that is being generated by these PD residential uses that are not a typical home or a townhome, assisted living or a hotel, a bed and breakfast and those type of concerns. He said he would like to be able to get some ordinance language that clarified the transportation issues relative to those types of uses so when it comes through we have language in the ordinance that can give the Planning Commission direction and Council direction and take some of those questions away as it goes through the review process. The applicant would know up front. We could simplify that process. He said he asked Bob to put together some research that he will present tonight, and the Mayor would like

everyone's feedback on that.

- Bob Nicholson, City Planner, said we are talking about the assisted living which would include senior independent living, memory care and other uses and this is a use that falls somewhere in between a hospital on one end and a typical dwelling unit on the other. This is somewhere in between. Under the Santa Clara zoning code, the only residential zone where we allow assisted living is in a PD residential zone. The density in a PD residential is 8 dwelling units per acre or if we do the density bonus up to 12 dwelling units per acre. The PD commercial may also allow that. The density in the PD commercial is a little bit higher. The base density in PD commercial is 12 units per acre and in a PD commercial mixed use 12 if it horizontal and a vertical is somewhat flexible. It is up to the City Council. He said to him density means one thing: it is simply dwelling units per acre. To others density may also imply scale or mass or too big for the neighborhood. For this discussion purposes those issues can come under building height, lot coverage and other things. He said the most assisted living or senior independent living units are designed for occupancy of one or two persons per unit and have either no kitchen facilities or limited kitchen facilities and they rely on a central dining room for meals. In the case of independent living facilities some units may have kitchen facilities or limited cooking facilities. In determining the residential density equivalency of assisted living and senior independent care we are basically looking at two factors. One is what is the trip generation of these units and what is the typical occupancy. He talked about the trip generation out of the ITE trip generation manual. A single-family dwelling is close to 10 trips per day per unit. Apartments are 6.6 trips per unit. Condos or townhomes are 5.8 trips per unit. Senior independent living is 3.7 trips per unit. Congregate care is 2 trips per unit, which would be Staff and visitors. Assisted living is 2.6 trips per bed per day, which would be Staff or visitors. He talked about a new code amendment to the zoning code. It would be called Density Equivalency for Assisted Living and Senior Independent Living Units. He read the proposed language: "1. For Senior Independent Living or Assisted Living units wherein each unit has its own cooking facilities, density is calculated at a 1: 1 ratio. 2. For Senior independent living units without cooking facilities; ratio is 2 Independent Living units = 1 standard residential unit. 3. For Assisted Living or other similar continuing care without their own cooking facilities (meals are served at a central dining facility or meals are delivered to each room) density equivalents are calculated at ratio of 4 people = 1 standard residential unit." He said to him this makes some sense. He stated that for a lot of cities this issue doesn't come into play. He talked about parking requirements. In our code there are three categories: The Santa Clara Zoning code (Chapter 17.32) requires parking as follows; Nursing homes (assume AL facilities and similar care facilities) 4 spaces, plus 1 space for every 3 beds. Residential Facilities for Persons with a Disability (Group Homes including Residential Facilities for the elderly) 1 Parking space for each employee, plus 1 space for every 2 occupants of the facility. Standard Residential dwellings (also assumes Independent Living units with their own cooking facilities) 2 spaces per dwelling unit. Although not listed as a separate use in the Parking chapter, staff believes that a Bed & Breakfast Inn should be considered similar to a Motel / Hotel for parking requirement which would be 2 parking spaces for owner or manager, plus 1 space for each sleeping unit.

- Mayor Rosenberg said at the Bed & Breakfast across the street from Town Hall the

Council gave them a variance in their parking.

- Bob Nicholson said their requirement was 1 for the manager and 1 per bedroom. If they were apartments, they would fall 50% short. Under the hotel category they met that requirement.

- Ben Shakespeare said that part of this talks about “beds” and part of it talks about “units”. Are we determining it from beds in an assisted living? Do “beds” refer to “bedrooms”? How are we breaking that out?

- Bob Nicholson said that one bed equals one occupant. He said as he understands it most of these units are designed for 1 or 2 people. He stated that the parking requirements that the City has in the code actually hit pretty well with the only exception that the Bed & Breakfast isn't listed and that falls under a hotel type use.

- Mayor Rosenberg said he would really like to have this defined in ERU's because that is how the Wastewater impact fees are calculated now. The Water impact fees are going to go to ERU's, and the Transportation impact fees are based on ERU's. It is an important definition to have not just for looking at a PD zone change request but also when Staff starts looking at assessing impact fees, it comes into play there too. The Water District is going to an ERU. The ordinance has to provide some of those definitions so Staff can implement those requirements on more than just the zoning. He said he likes the ERU reference. It simplifies it going forward.

- Jarett Waite said he likes this proposed change and thinks it would work really well to give us some definition. It would really help us a lot.

- Denny Drake asked about the zone.

- Bob Nicholson said the only zone where they are allowed is in the PD zone. They are not allowed in other zones.

- Denny Drake said that in St. George the ratios are in the PD zone and also, they have it in a professional zone. There is a professional zone that allows the assisted living. He talked about the ratio of the 4:1 and why wouldn't we try and match that to the 2:1.

- Bob Nicholson said the assisted living where they don't have any cooking facilities are very much like a hospital, they're bedrooms, so it is less impact. An independent living unit can take on an appearance of a small townhome.

- Denny Drake asked for more explanation on that.

- Bob Nicholson said that it would take 4 units to equal 1 standard unit. The independent is more like 2 units to equal 1 standard unit because they are typically bigger, and they drive more.

- Curtis Whitehead, Planning Commission asked about the number of rooms in the density bonus. Are we shooting so high so can cut it back rather than putting an amendment to it later? If we do have a facility that is a larger facility, are going to have more rooms?

- Bob Nicholson said it is 48 rooms per acre. It is typically 1 occupant per bedroom.

- Curtis Whitehead said he doesn't see how you could get 48 units in an acre on a single level.

- Bob Nicholson said that it is like a 4-bedroom apartment being a single unit. Maybe 4 is too high.

- Curtis Whitehead asked if we are just putting the 4 because it is easier to err on the high side rather than having to ask for addendum to it later.

- Bob Nicholson said these would be limits so if it is cut back then a project may potentially not meet the criteria. It has a little bit to do with affordability. When we

- put limits on occupancy and things like that, it has an impact on the cost of a project.
- Denny Drake asked, do we want to have 48 units per acre? That is the equivalent of 48 bedrooms. They would have to go up 5 or 6 stories. He said that the amount St. George has, 22 units per acre, would be much more in line with what is going on in the area.
 - Mayor Rosenberg said there are a lot of things in the ordinance that limit density as far as number of bedrooms. This is just letting us decide what the density of that is based on what the applicant is bringing into us. Those are the 1:4 and we can drop that to 1:2 or 1:3. That is why we are here talking about this. The 1:4 is what some other communities use. Those are people that don't drive. They are basically there like in a hospital, so they are not having an impact on the community although there are still visitors and Staff. If we feel like we want to keep it less dense we can go to a 3-people per unit. If we want to make it match the senior independent living, we can go to 2-people per unit. We may eliminate that full assisted living. They may not be able to come here to Santa Clara so we may eliminate that use to Santa Clara. They may go other places where they can build them a little bit cheaper and get a little more return on their investment. If we don't want any assisted living, we can state that. That is what it was before the PD zone was put into place.
 - Curtis Whitehead said he thinks we would want to avoid something big like the one being built on Dixie Drive.
 - Mayor Rosenberg said that is where the rest of the things in our ordinance help us. There are a lot of things in our ordinance that can control what we see coming in here. We just need to get something defined so we are not having this debate with every project that comes in.
 - Bob Nicholson said this model came out of the Lee County, Florida model. He talked about other models throughout the country.
 - Mayor Rosenberg talked about the demand for assisted living in Washington County. It is increasing with the aging population. How many homes are bought by seniors? 60% are being bought by them. They age as they come here. He talked about the Sun River model. It would be nice to have some of this in Santa Clara. It would be nice to have our residents stay in the community they love.
 - Shelley Harris talked about the City's height limitations.
 - Mayor Rosenberg said the developers may not be able to achieve the 4:1. Could they physically build it with everything else that comes into play in Santa Clara?
 - Marv Wilson said they would have to have the amenities and the parking and that would be tough.
 - Mayor Rosenberg asked if Council would like Staff to do some additional research and come back with a number that we think would work.
 - Bob Nicholson said another approach is we could be more restrictive and say 2 assisted living units equals 1 and then have some provisions such as that we may consider additional units based on lot coverage, amenities and some other things that make us feel better about the project up to a certain number.
 - Ben Shakespeare said he thinks we could all agree on at least a 2:1. He doesn't know how anyone could design to a 4:1.
 - Denny Drake asked if this new section, 17.20.28 is still going to require that it be in a PD zone.
 - Bob Nicholson said yes. It would be put in a supplementary section. He said he

doesn't think assisted living is allowed in a commercial zone. Chapter 20 of the Code is the Supplementary Regulations and that wouldn't change where it is allowed. The only district that allows it right now is the PD Residential. We could actually put this section in the PD zone.

- Denny Drake said if it is only going to be in a PD zone, he doesn't know why it wouldn't fit in that PD section rather than creating a new section.

- Mayor Rosenberg said it sounds like the real question is the ratio. Is everyone okay with the 2:1?

- Wendell Gubler said he is not okay with the 4:1 but is okay with the 2:1.

- Curtis Whitehead said looking at the 4:1 if we control giving a density bonus or not it is not like they can come in for 48 units. 32 units would be the maximum they could have unless we approve the density bonus and if we don't think they can build that much on an acre does it really matter if it is 4 or 8. They can only build so much with our ordinances and/or building code we have.

- Mayor Rosenberg said maybe we should just go with 2 and if they run into a barrier, they can come talk to us about it. That is typically what they would do anyway. He said there is a movement in the Legislature that if we don't adjust our ordinances where they encouraged, they are going to take away our ability to regulate them. They tweak the LUDA every year because they can't achieve what they are trying to achieve in a timely manner. If we just amended the top two lines and combined Number 2 and 3, the assisted living and the senior independent living, and got it in the ordinance that is a good step to help prevent that and if that is not achieving what the market wants in that product, let the market convince us to raise it up. He asked if Council was okay with that plan and bringing it back to the Planning Commission. He thanked the Planning Commission for participating in this discussion. He said he would like to have a combined meeting with the City Council and Planning Commission quarterly. He told the Planning Commission to let Brock know if they have anything they want to discuss so Brock can get it on the agenda.

3. Discussion regarding State of City Event.

- Mayor Rosenberg said the State of the City Event is on Feb. 17, 2021 from 11:30 a.m. to 1:00 p.m. This will be the first annual event. He said he will recap the events of 2020 and present major developments, announcements, changes, and progress for 2021. This will be an opportunity for people to come to the Chamber to learn of new things to come and enjoy lunch. It will be conducted in compliance with the Utah Department of Health guidelines for events including mandatory mask wearing, symptom checking at registration and required distancing through the event. They are wanting to allot 40 minutes in total: 30 minutes for the Mayor address and 10 minutes for questions and answers. He asked Brock Jacobsen, City Manager, about if they are going to be okay using the Banquet Room.

- Brock Jacobsen said he thinks so. He asked about attendance numbers. Could the Banquet Room accommodate 100 people? The maximum capacity in that room is 196 so if we wanted to do some restriction to limit the number so we should fit in.

- Mayor Rosenberg asked if there is any interest or recommendation from the Staff to limit the capacity in the Banquet Room for events. Are we going to allow the 196 as long as they social distance and wear the masks? Is Council okay with the normal

capacity?

- Council all agreed that they were.
- Mayor Rosenberg said it is a Chamber luncheon so they can eat and leave. He will be the speaker.
- Jarett Waite suggested bringing in Mike or Brooke to talk about the BMX track.
- Mayor Rosenberg said the video we have has Mike and Brooke in it. There are nice presentations about the developments and the BMX track. We could play that video.
- Jarett Waite said it would good to have Brad Hays talk about the parks and the orchard.
- Mayor Rosenberg said it would be good to have Staff there for the question and answer time. He talked about things that can be given out.
- Brock Jacobsen said we have masks we can give out.
- Mayor Rosenberg said there could be some giveaways.
- Jarett Waite suggested some gift cards from local businesses. They could be raffled off.
- Brock Jacobsen said we could get some shirts made if we want to do shirts.
- Mayor Rosenberg asked Staff to gather some stuff and we will work that into it. We could talk about the carbon free project.
- Ben Shakespeare asked about the Northern Corridor. Did we trade 7,000 acres for 54 acres? Is that true?
- Denny Drake explained why we had to compromise on that.
- Ben Shakespeare asked that on this new map, can we please show the Western Corridor running adjacent to it.

4. Discussion regarding opening Heritage Square and Town Hall Banquet Room for events.

- Mayor Rosenberg said there is some pressure from event planners and wedding planners to reopen Town Square and Town Hall Banquet Room. The Council has already stated that you are okay with not limiting capacity to the Banquet Room. If Staff wants to present a capacity to Town Square, Council will support that. He directed Staff to get some dimensions and come up with something. The one thing we need to do is look at the building to flood proof the basement. The basement at Heritage Square is the low point on the lot. The drainage has to bypass the basement. He also asked Council to go down and see the new wall behind the Church of Jesus Christ of Latter-day Saints building. Right now, the plan is to run a sidewalk on the Heritage Square side of the wall and tie to the sidewalk that we bypassed so it preserves most of that grass area in the back. He asked if we are fully open at the parks now. He asked if there are any COVID restrictions on use other than they have to have a plan.
- Brock Jacobsen said they have to have a plan in place and submit it to the City. Brad Hays reviews it to make sure it is sufficient.
- Mayor Rosenberg asked if the requirements for the plan are in the packets for Heritage Square and Town Hall.
- Brock Jacobsen said yes. When they come in and get an application, they get the paperwork they would need.
- Matt Ence, City Attorney said that has all been updated for COVID. It is all up to

date.

3. Staff Reports:

Fire Chief Randy Hancey

- They had 112 calls that they responded to during the month of January. 84 of those calls were medical calls and 45 of those were transported. They went to 17 citizen assists. They went to 11 fire calls. Last year they ended up with over 1,300 calls.
- The remodel project will be starting after they get some drawings to get the building permit. That will probably get going next week.
- Denny Drake asked about the Gunlock and Motoqua area. Has there been anything from the County?
- Chief Hancey said there had been a discussion about some Council members approaching the County about some kind of a reimbursement.
- Denny Drake said he did talk to them and he is sure Leina Mathis did too. They said they would talk it over and get back to him or get in touch with Chief Hancey.
- Ben Shakespeare asked if the number of calls for January was higher than normal.
- Chief Hancey said they are a little bit higher than in the past. They usually have 80 to 90 calls a month. They are seeing an upwards trend.

Brad Hays

- He went over the events for February. Any time anyone wants to do a reservation before we accept a deposit, we request their COVID plan and we also have them sign the form that Matt Ence made for us for the liability and they also do the Governor's template. Feb. 5 & 6 we have SU Baseball at Gubler Park. They are going to be using Fields 1-3. Feb. 6, we have 30 students coming out to do a project at Graf Park. We have a trail marked out. We are going to try and get halfway through. Feb. 12-15, we have the President's Day Baseball Tournament on five fields. Feb. 16, we have an 8:00 p.m. Little League meeting at Town Hall and a DSU project at the arboretum. Feb. 19 & 20 we have Girl's Fast Pitch at Gubler Park. Feb. 26 & 27 we have College Fast Pitch, which is between two different colleges. We also have a soccer group that will rent two fields at Gubler Park. The Rachel side of the park will have softball and the other side will have soccer.
- Mayor Rosenberg asked if the bathroom got repaired at the Swiss Memorial Park.
- Brad Hays said it is not fixed but the other one is open so there is one bathroom. He showed a slide of the restroom to Council. Everything from the fire has been cleaned out and sealed and they are getting ready to paint it. There was about \$7,500 in damage. He hopes it will be done in a week or so. He talked about the weddings scheduled to happen at Swiss Memorial Park.
- Brad said he is meeting with the engineer for the Gubler west parking lot tomorrow to talk about the speed table for that middle section and then we will get a cost estimate and bring it back to Council. He wants to make sure it is designed properly. He talked about other speed bumps that can be detached and removed. They are made out of recycled plastic. We can pull them out when we do restriping. They will just be bolted to the ground.
- Brad said they ordered some crossing flags for downtown Santa Clara where some of the crossings are on Chapel Street and Old Farm Road.
- A DSU class came out and worked in the arboretum the last week of January. 30

students came out and redid some of the trails.

- The BMX/Canyon View parking lot project, the interlocal agreement was approved last night by the County Commissioners so that is all done. We have the money for that project. The way it is written it is not tied to the entire project it just says finishing the parking lot so we can get paid back after that.
- Brad said they met with Info West concerning the cameras for the parks. They are going to upgrade the existing and add a couple of hotspots so we have a stronger bandwidth so we can stream better. They will also add Swiss Pioneer Park and Blackrock Park so all those areas will have cameras this Spring. He is hoping to catch the vandals.
- He thanked City Council for approving the equipment that the Parks Department needed.
- Jarett Waite asked about the Interlocal agreement for the parking lots. Do we do the work and then get reimbursed instead of a cash payment like it was in the past?
- Brad Hays said in the email he got he was told to send the bill. He said the way it worked with the lights and the BMX track we got it after we did the work and then they sent the money. If we could get the money sooner that would be helpful.
- Jarett Waite asked about the Little League meeting.
- Brad Hays said they are planning on going forward with their season, but they will have to meet the COVID requirements like everyone else. This year what will be a little bit different is we are going to do more of the prep for the games down at Little League and Spence Gunn. Before this Little League did the prep and there was some damage done. This year we are going to do that in return for them taking responsibility for the dugouts and making sure they clean things up when they are done.

Jack Taylor

- The last two weeks they have been working to put together the engineering pool. It has been about 6 years since this has been done. Jerry Amundsen sat in on the first interview and also to go through the applicants. They went through the process and picked five. The five were brought in and interviewed and then one was selected to be our City Engineer. The engineer that was selected through the Staff was Sun Rise Engineering. He asked Council if they were okay with that. He said they feel like Sun Rise would do a great job. They have a lot of experience. Staff felt like they were well qualified. He said if Council is okay with this, they will ask Sun Rise to bring in a contract to sign and we will move forward. He said the five that were selected for interviewing were Alpha Engineering, Horrocks Engineering, Bowens & Collins, Sun Rise, and Rosenberg Associates. He said we will use those five for projects that we have. He said that for Power projects we are going to keep ICPE in there.
- It has been awhile since we have done a cost of service study, so we met with USF and started the process to go through a cost of service study for the Electrical Department. We want to make sure we are doing the right thing and that our rates are set properly for what it is costing us to operate. We will then have that information and have something to go back to the public if they want to know why our rates are what they are.
- It is time to start are impact fee studies on Storm Water and Waste Water so we are sending out an RFQ for those services to the pool and hopefully we can get some of those engineering firms to take care of our impact fees studies.
- He met with the MPO today and talked to him about the reservoir. They don't really have any funding, but the COG has money that they can fund for the right of way for the road around the reservoir. He met with St. George City. They want to put a reservoir just

above our City yard on the south side of the highway, a pretty big one.

- Mayor Rosenberg said that St. George City is looking for a site to store reuse water during the winter months. To be able to fill that up would be 1,500-acre ft of potential storage that would be available if that was necessary. St. George City is spearheading it. The Western Corridor loops around the west side of the reservoir. It is in County owned property now. He asked Jack to approach the MPO about funding to do the corridor study so we can nail down the location of that road right of way out there to facilitate St. George's design effort on the reservoir so we don't have a conflict. It would probably be one right of way application from the BLM doing both at the same time. He asked Council if they want to annex it and bring the potential reservoir site and possibly some recreational amenities inside the City. He said there are some issues that would come along with it, but it may make some sense to at least annex to the western boundary of that corridor so that is inside the City.

- Denny Drake asked if there was any money left in the corridor preservation fund.

- Mayor Rosenberg said there is. That is the money that is through the COG. We can request some money there to do the corridor study and possibly with the BLM right of way and we could do the environmental studies that way.

- Jack Taylor said there is some private property on that west end up against the highway that we would have to get.

- Mayor Rosenberg said this reservoir is a pretty good project. He said they will look into it and maybe come back to Council with some budgets for the City to go through the annexation process. He asked Brock to check if this is in the annexation declaration that we have filed.

- Jack Taylor said that we noticed in our impact fee studies that all of them are figured by ERU. He said that in our study that a $\frac{3}{4}$ " meter is one ERU but if they come in with a 1" or 1 $\frac{1}{2}$ " or larger than we charge them for that cost of one ERU. Depending on the size of meter they get then that is how we charge them by multiplying the ERU's. In our study it doesn't have this chart in either one of the studies so Mayor has asked that we bring this forward and get this chart approved. It is all mathematically figured. He doesn't feel it is an issue. We need to get this chart approved and bring it forward to Council so we can use it.

- Mayor Rosenberg said he wants the method that we are calculating that impact fee on to be justified in the study. It will be a simple amendment to the study to bring this in there, so it is in there.

- Denny Drake asked if this was reflective of what the Water Conservancy District charges for those. They have a meter charge depending on the size of meter too.

- Jack Taylor said we are moving to ERU in the new study. He doesn't know how the WCD study is now or how they are doing it. They are going to the ERU. He said when we get this all done and it is presented to the Council, Council will really appreciate the job that these guys do. It is really thorough. They explain it in a manner that is totally understandable for the layperson and it totally makes common sense. It is a nice study and backs us up especially with the new bonds we are going to be taking on with the generators. We need to make sure we have coverage on our bonds, and they will make sure all of our bonds are in there and we are covered. He went to the Water Conservancy District meeting and got some news there that if we continue with the growth we've got we could be out of water in 10 years if we don't get the Lake Powell Pipeline and even with that we are going to probably have to do some conservation to keep up with the

growth.

- Mayor Rosenberg said that Zack Enstrom, the District Manager, has agreed to come to Council. He asked Brock to put him on an agenda where there is not necessarily a public hearing so he can get in at the front end of the meeting.
- Jack Taylor said we are working on our air permit for the generators.
- Well #6 is back in and operating. We are getting 850 gallons per minute so Well #7 has been turned off. We are in good shape there.
- The dump truck and street sweeper have been ordered. It will take about 6 months to get them.
- We are having a hard time getting material. Some stuff is out 6 to 7 months, so he talked to Brock about buying some transformers and a few switches that we need for subdivisions that we use quite often. We felt we better have some materials in stock. Council will see some of those bills coming through.
- They will start putting up the turtle fence next week by the water line and they should get going on that. We still don't have a timeline that we can get out to people.

Corey Bundy

- The new home permits issued for FY 2020-21 we are at 63. There are 4 in plan review. There are 16 various permits. Tagg N' Go has poured their footings. Ace has done their footings and their underground water. The first 7-plex at Desert Village poured their footings today. They are going to get their first phase recorded. It sounds like they are going to bond for their improvements that way they can go ahead and not be slowed down by the building process. Dollar Store is in its final approval process. Harmon's Pad C is in its final review too so he will probably issue a permit by the first of March. The Planning Commission will be looking at a conditional use permit for JP for an amendment to the use of the gravel pit. They want to do a road from Ivins over to the gravel pit for a haul road. He said they contacted Leina Mathis to see if she would do a density bonus training for Planning Commission. Code enforcement is working well. They have 30 work orders for the month and one court case on nuisance. He did a dam inspection, four City facility inspections and is working on doing storm water inspections. He wrote a newsletter article. He talked about building maintenance and have purchased sanitizing equipment. That was purchased through the CARES act. He said building permits have increased since last year.
- Jarett Waite said that a resident sent him a picture of Dollar Tree and they have permanent window signs up. Our code says you can't do that. We only allow window signs for 30 days so we either need to change our code or go talk to them. He said that in the code 17.44.100 Window Signs it says window signs can only be up for 30 days.
- Corey Bundy said we probably ought to look at our ordinance because there are vinyl signs that reflect sun and are a sign and a lot of stores are putting those in. Our ordinance doesn't really address that.
- Ben Shakespeare said we need to review that. Every business in town has signs on their windows.
- Denny Drake asked Corey if there have been any complaints about the Dollar Store sign at the intersection and if it is an obstruction to the vision of people coming from the west. He said if you are in a higher vehicle you can see over the top but if you are in a passenger vehicle it does obstruct the view.
- Corey Bundy said he hasn't.

- Wendell Gubler said you can't see the cars coming from the west.
- Corey Bundy said it meets the triangle requirements of the street profile.
- Denny Drake said he has also had some complaints about speed on Canyon View past Gunn Field.
- Mayor Rosenberg said we can have public safety do a speed study if it gets to be a concern. They can do a study on any street in the City that we may have a concern about.

Brock Jacobsen

- He got an email from Chad Parker regarding the orchard. All the trees have been pruned and they are ready to order seed, but they are waiting on the City. We are going to try and get a meeting together so we can meet with them. He will get that together and invited anyone who wants to attend to discuss the next steps and the vision of the orchard.
- He sent Council some bond information. Zion will refund the CIB bond and will take it from a 2.5% interest rate to 1.7% interest rate but also taking it from a 20 year to a 15-year note. It increases our payment by \$125,000 annually but it cuts down the interest to \$305,000. The net present value is just over 6%. This would be a good thing for us to cut our debt down to 15 years. The Village Bank one will be wrapped into this one as well. He said he is going to bring a parameters resolution next week to Council for approval, which is similar to what we did in January with the electric bond.
- He is meeting with Staff tomorrow about the budget and will have that ready for Council by Feb. 25. He reminded Council that the Budget Retreat is Feb. 25 at 10:30 a.m.

Mayor Rosenberg

- We are going to have Executive Session at next week's meeting and Matt will fill us in on all the legal action that is going on.
- He got notice from the Historical Society/Suzanne Nielson. They are not able to host the elementary schools at the museum this year. They have proposed an outreach activity that they are going to do with both schools. They are going to use the Rap tax money that the City gave them for this. They are doing a history hunt and are encouraging the students to visit 10 historical sites in the downtown and they will have some type of a check off or verification and if the kids go to all of those sites they can go down to Dutchman's and get a treasure in the form of a cookie. That is planned for Feb. 16 and March 31. The museum at Town Hall will soon be opened to the public.
- He forwarded Council an email from Ilene Hacker. They are looking for a resolution from the City regarding HB 278. HB 278 is the proposed name change at Dixie State University. They are asking us to reject HB 278 and any other legislation during the session that is intended to remove the word "Dixie" from the name. They have asked the City Council to consider a resolution. He told her he would bring it up in a Work Meeting and if Council wanted to do it, we would put it on the agenda for next Wednesday's meeting. He asked Council about their thoughts.
- Ben Shakespeare said he is okay signing a resolution. He thinks the City should get behind it and support the denial of the HB.
- Denny Drake said he agrees but he doesn't think it is going to make any difference.
- Wendell Gubler said he would like to keep "Dixie".
- Jarett Waite said he is on the fence. We can have a good discussion.
- Mayor Rosenberg asked Brock to put this on the agenda for next week's meeting.

4. Adjournment:

Meeting Adjourned at 7:18 p.m.

Chris Shelley – City Recorder

Date Approved: _____