NOTICE AND AGENDA
SANTA CLARA CITY COUNCIL MEETING
Wednesday, August 12, 2020
Time: 5:00 p.m.
AGENDA

NOTICE is hereby given that the Santa Clara City Council will hold a Regular Meeting on the 12th day of August 2020 in the City Council Chambers of the Town Hall at 2603 Santa Clara Drive, Santa Clara Utah. which meeting will begin at 5:00 PM. The Meeting will be available to view Live Stream on the Santa Clara City website at sccity.org or go directly to the YouTube link: https://youtu.be/8QLgdRGw-sg. The agenda for the meeting is as follows:

1. **Call to Order**

2. **Opening Ceremony:**
   - Pledge of Allegiance: Leina Mathis
   - Opening Comments: Leina Mathis

3. **Communications and Appearances:**

4. **Conflicts and Disclosures:**

5. **Working Agenda:**

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

   B. Consent Agenda:
   1. Approval of Claims and Minutes
      - July 22, 2020 Regular City Council Minutes
      - July 22, 2020 Executive Session Minutes
      - Aug. 5, 2020 City Council Work Meeting Minutes
      - Claims through August 12, 2020

   2. Calendar of Events
      - August 16-19, 2020 UAMPS
      - August 26, 2020 Regular City Council Meeting
      - Sept. 2, 2020 City Council Work Meeting
      - Sept. 7, 2020 Labor Day (Offices Closed)
      - Sept. 9, 2020 Regular City Council Meeting
      - Sept. 23, 2020 Regular City Council Meeting

   C. General Business:
   1. Introduction of new firefighter recruits. Presented by Randy Hancey, Fire Chief.

   2. Consider approval of Bid for new Council Computer's. Presented by Brock Jacobsen, City Manager.

6. **Reports:**

   a. Mayor / Council Reports:

7. **Executive Session:**

8. **Adjournment:**

Note: In compliance with the Americans with Disabilities Act, individuals needing special accommodation during this meeting should notify the city no later than 24 hours in advance of the meeting by calling 435-673-6712. In accordance with State Statute and Council Policy, one or more Council Members may be connected via speakerphone or may by two-thirds vote to go into a closed meeting.

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Santa Clara City limits on this 6th day of August 2020 at Santa Clara City Hall, on the City Hall Notice Board, at the Santa Clara Post Office, on the Utah State Public Notice Website, and on the City Website at http://www.sccity.org. The 2020 meeting schedule was also provided to the Spectrum on January 1, 2020.

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Chris Shelley – City Recorder

SANTA CLARA CITY COUNCIL MEETING
WEDNESDAY, JULY 22, 2020
MINUTES

THE CITY COUNCIL FOR THE CITY OF SANTA CLARA, WASHINGTON COUNTY, UTAH, met for a Regular Meeting on Wednesday, July 22, 2020 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 Santa Clara City website at sccity.org or go directly to the YouTube link: https://youtu.be/8QLgdRGw-sg.

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

Others Present: Jack Taylor, Public Works Director; Corey Bundy, Building Official; Brad Hayes, Parks & Trails Director; Devin Snow, City Attorney; Bob Nicholson, City Planner; Karen Winter; Larry Winter; Fay Reber; Preben Jensen; Keith Gubler; Legrande Hafen; Lujuanna Hafen; Kyle Hafen; Anthony Jeffers; Michele Gray; Scott Stephonson; Neal Evans; Laura Jeffers; Mel Taylor; Nathan Muno; Gill Lamph; Terry Wilde; Tina Wilde; Anita DeLelles; Ron DeLelles; Gordon Raymond; Ferron Leavitt; Elwin Prince; Koby Taylor; Lainee Frei; Brady Platt; Denise Webster; Warren Yee; Karen Yee; RJ Hughes; Karen Lessman-Hughes; Ed Coombs; Delice Tom, Cedar Band of Paiute Tribe Chairwoman; Carmen Clark; Linda Blosch; Hollie Reina; Dwane Busop; Shane Parashonts; Shelby Palmer; Annie Carlson; Justin Caplin; Ben Hegemen; Greg Leavitt; Gary Lamph; Elwin Prince; Brooke Ence; Daniel Growler; Allison Williams; Crystal Hegmann; Makayla Leavitt; Wayne Johnson

1. **Call to Order**: Mayor Rosenberg called the meeting to order at 5:03 p.m. He welcomed everyone to the meeting and introduced the City Council. Councilman Waite participated in the meeting via ZOOM.

2. **Opening Ceremony:**

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

3. **Communications and Appearances:** None.

4. **Conflicts and Disclosures:**

   - Mayor Rosenberg stated that the company he works for has done land-surveying work for the item 5C2, the General Plan Amendment. They have prepared legal descriptions for them.

Nothing in the design though.

5. <u>Working Agenda</u>:

C. General Business:

5. Consideration and approval of Resolution 2020-13R approving (a) the proposed 10-year Residential Waste Collection Agreement between the Washington County Special District No.1 and Republic Services, and (b) the proposed Solid Waste Collection Agreement between Washington County Special Service District No.1 and the City of Santa Clara, pertaining to billing and collection for Solid Waste Services and related matters. Presented by Faye E. Reber, WCSSD No.1 Attorney.

- Mayor Rosenberg said that Faye Reber asked that this item be moved up. Mr. Reber has to be in Enterprise to attend another City Council Meeting tonight. He is doing double duty.
- Faye Reber, WCSSD No. 1 Attorney, stated that he is the legal counsel for Washington County Special Service District No. 1 better known as the Solid Waste Special Service District. We are coming to the end of three important contracts. One contract is between the District and Republic Waste for garbage collection throughout the County. The other contract is the billing and collection agreement between the District and the City of Santa Clara whereby the City of Santa Clara will do the billing and collection for solid waste and then they funnel that money on to the District. The third contact is a contract that they entered into five years ago for curbside recycling throughout the County. That agreement was initially entered into between the District and Dixie Waste. Since that time that contract has been assigned by Dixie Waste to Republic. He said that what they are proposing now is to enter into an additional contract with Republic Waste whereby the basic waste collection services will be extended another ten year period and they are proposing along with that that Republic will also provide the same recycling services that are currently being provided for that same ten year period. They are also proposing that the City and the District enter into a billing and collection agreement for the next ten years just like we have for the last ten years. He said they are essentially extending the existing contracts for an additional ten-year period of time. He talked about the fee schedule and some of the more important features of those contracts. He said that under Basic Waste Collection you can see that it will be the same weekly collection of basic waste that we have now which includes two containers in the basic cost. Additional containers are also available but at an additional cost. It also includes weekly collection of bulky waste items, which is the same service as now. It also includes free dumping at the landfill by residents who have additional waste if they want to haul it to the landfill themselves. These are services that are all being provided now that they are simply extending for the next ten-year period. He stated that there was one slight difference in the service for the next ten years and that occurs in the definition of bulky waste. In the current contract the contract will also pick up waste that is placed out in garbage bags or tied up in bundles or placed out in manual containers such as garbage cans the homeowner has purchased. In this contract that additional pick up of those manual items is being eliminated. One reason is because it is more labor intensive for the contractor and costs more money to do that. Another reason is for safety reasons. Those bags or

bundles sometimes rip and items can fall on the collector. He said they are worried about safety issues there. The third reason they are seeking to eliminate that is because of the wind. Things aren't always tightly enclosed as they ought to be and the wind blows waste all over. So, they have eliminated that additional pick up of bags, bundles and manual containers. He said that one item they carried over into the bulky waste pick up is the seasonal placing out of leaves in bags. If a resident has bags of leaves, they want to place out they place that out with the bulky waste and those items will be picked up. He said that with respect to fees there are three components to the fee of basic waste pickup. The first component is the amount paid to Republic. Currently that amount is $6.70. There is an administrative fee that goes to the District, which is $4.45. Each month the District sends the billing to Santa Clara for those two items, $11.15, and to that the City adds an additional administrative fee for the billing and collection. In Santa Clara's case that fee is $1.20. The effective rate right now for the basic waste pick up is $12.35. He said that in year one of the contract, which will begin February of 2021, the amount paid to Republic will go up by $.20. The amount that the District charges goes up by $.10 and if Santa Clara's rate stays the same then the fee charged to residents would be $12.65. He said that the $6.90 in year one is subject to a 2.5% annual increase. By year ten that would go up to $8.62 so that if the administrative fees stay the same the effective rate for basic waste collection will be $14.37 by year ten. If residents want recycling this agreement that has been drafted has a recycling component. Residents will have the opportunity to choose whether or not they want to be a part of that program. For those residents who previously opted out of recycling and are not included in the recycling program now they will be grandfathered out and they won't need to make another election to opt out. They can opt in if they want to at any time. They will be able to continue with that opt out without formally going through the process of opting out. Those people who are in the program now that would like to not be in the program will have the opportunity also to opt out by making that election known. There is a 90-day window that will be set aside from Sept. 1 to Nov. 30 for those individuals who would like to opt out. He said they are hoping that people will choose to recycle for a couple of reasons. He said first they feel like recycling is the responsible thing to do in this time and age when resources are becoming scarce. Secondly it prolongs the life of the landfill by diverting that waste to a recycling facility. He stated that for the last five years it has not been a good time to recycle. For those people who want to recycle they will bear the cost of the program. He said that recycling will be every other week as it is right now, and it will include one container. The fee for recycling that is paid to Republic is $2.94 and there is an $.18 administrative fee that is added on by the City so with the basic waste pick up fee and the recycling fee right now people pay $15.47. Beginning year one of the agreement the rate that is paid to Republic goes up to $4.91. Assuming that there is a sufficient number of residents that we are able to meet the tier 1 criteria, more than 50% of the residents in the County are recycling. He said that to the $4.91 there will be added the $.18 by the City and then the cost of the recycling container is also included at $.75 per month for each resident. So, beginning in year one of the agreement the cost to recycle together with the basic collection rate will be $18.49. The $4.91 fee that goes to Republic is also subject to a 2.5% annual increase so that by year ten the amount goes to $6.13 and with the same $.18 added on by the City and the $.75 per can which is a total of $21.43 by year ten. He said this is the kind of information that needs to be made available to all the residents so that they will know what the costs are going to be when

they determine whether or not they want to be a part of the recycling program. He said that to help that City go through that process to get the word out the District has allocated some funds to assist in that process. He said they would like to meet with all the utility billing personnel and go over how those opt out rules and regulations would work and how they would be applied to the City. He stated that the billing and collection agreement incorporates those opt out rules and guidelines as an exhibit B. Those are suggestions that are made by the District so that everyone within the County is on the same page. He said they drafted the rules the way they did because they wanted to minimize the administrative nightmare the City would have of keeping track of who is in and who is out as the contract goes along. If the City wanted to change some of those rules, then they would be able to do that, and the agreement so provides. He said what he would like to see the Council do tonight if they feel comfortable doing so is to approve a resolution which approves the District entering into the contract with Republic and then also approve the City Mayor signing the billing and collection agreement. He said they are in the process of going around to all the cities and towns in the District to get everyone's unanimous approval. Once they have that then they will be able to sign the contract with Republic, sign the contract with the cities and towns with respect to the billing and collection and send copies of fully executed agreements to all the cities and towns.

- Leina Mathis asked if the tier pricing is based on County participation.
- Faye Reber said there are four areas of the County which are not involved in recycling: Enterprise, New Harmony, Apple Valley and the unincorporated areas of the County. That tier one pricing excludes those residences from the calculation.
- Leina Mathis asked if it is all those who are participating within this District.
- Faye Reber said that for purposes of calculating that 51%, it's all the remaining residences within the County.
- Leina Mathis asked what the participation rate is right now.
- Faye Reber said that participation rates right now are approximately 64,000 residences in the District and of those 64,000 the recycling is 52,000-54,000. It is pretty substantial. In order for us to not qualify for tier one pricing there would have to be a lot of people opt out. He stated that the contract also provides that during the ten years there is various times that we can, if the recycling program is not effective and the market is not there, that we can eliminate the program. We will not be locked in for ten years.
- Denny Drake asked what the residents who opt out will do with their recycled waste.
- Faye Reber said that if they want to recycle the District still has the binnies placed throughout the County in various locations. He asked if there was one in the Santa Clara area.
- Mayor Rosenberg said there is one up by Gubler Park.
- Wendell Gubler asked how soon the information would become available for those who want to opt out. Will it be sent out by the cities to the people by a letter?
- Faye Reber said the real burden for determining who is in and who is out will be the City's burden. However, the District has allocated funds to help the City get the word out to individuals. He said that is why he is suggesting there be a meeting between the District and all of the cities together to talk about those type of issues: how will we get the word out, how will we keep track of who is in and who is out and all of those kinds of issues.
- Brock Jacobsen, City Manager, asked Mr. Reber who our point of contact would be at

the District to work on coordinating that effort of meeting.
- Faye Reber said that their District Manager just resigned so they are in the process of looking for a new manager and they are hoping to have a new manager in place by mid-August or early September. He said that if the City has questions, they can call him. He will be helping to coordinate this whole effort.

Motion to approve Resolution 2020-13R approving (a) the proposed 10-year Residential Waste Collection Agreement between the Washington County Special District No.1 and Republic Services, and (b) the proposed Solid Waste Collection Agreement between Washington County Special Service District No.1 and the City of Santa Clara, pertaining to billing and collection for Solid Waste Services and related matters. Presented by Faye E. Reber, WCSSD No.1 Attorney.
Motion by Wendell Gubler, seconded by Leina Mathis.
Voting Aye: Leina Mathis, Jarett Waite, Denny Drake, Wendell Gubler and Ben Shakespeare.
Voting Nay: None.
Motion Carried.

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

1. Public Hearing to receive public input regarding a General Plan Amendment to the Land Use Map from Very Low Density Residential (VLDR) to Mixed Use Residential on 5.97 acres and from Mixed Use Residential to Main Street Commercial on 1.89 acres. Applicant Kyle Hafen, Clara Land LLC.

   - Mayor Rosenberg explained that before the public hearing will begin, we will hear a presentation from the City Staff and from Bob Nicholson, the City Planner. Then there will be a presentation from the applicant and his team after which we will open it up for public comment. He said we will provide an opportunity for everyone to come into the Council Chambers and stand at the podium and offer public comment.
   - Bob Nicholson stated that the City has received an application from Mr. Kyle Hafen and Mr. Anthony Jeffers to amend the City General Plan Land Use Map by changing the Land Use designation on two separate sites. The first would be 1.89 acres right on the southeast corner of Santa Clara Drive and Gates Lane. The second site or parcel is to change the General Plan from Very Low Density Residential (VLDR) to Mixed Use Residential on 5.97 acres located just east of the first property. These properties are both just east of Gates Lane, south of Santa Clara Drive and north of the river and west of Quail Street. The General Plan amendment would accommodate zoning requests either now, in the case of the assisted living project or in the future zone change request in the case of the commercial property land use amendment. Tonight, we are talking about the City General Plan, which is not a zoning map. Zoning would be considered step two in this process. Tonight is step one and that is talking about the City General Plan, which is also known as the Master Plan, and it is fairly conceptual in nature. He said there is a document that was produced in 2014, Santa Clara General Plan. That is the topic tonight. Even though we do have an applicant that with step one it could lead to a zoning change for the assisted living project on the 6 acres. Nearly all this property is zoned Residential Agriculture (RA) with half acre lots and there is also a little sliver of R-1-10 Single Family 10,000 sq. ft lots right on the corner of Gates Lane and Santa Clara Drive. The primary street frontage for the subject parcel is along Gates Lane and the proposed

Bonelli Drive. Bonelli Drive would parallel Santa Clara River on the north side. The 1.89 acres proposed for Commercial, in the General Plan it is called Main Street Commercial, on the corner of Gates Lane and Santa Clara Drive is for future development. Right now, the applicants don't have an immediate development proposal but this designation on the City Master Plan could lead to a zone change in the future for commercial. The second parcel under consideration is the 5.97 acres which is proposed for mixed use residential to allow for the assisted living facility with a total of 110 units which consists of independent living units with one and two bedrooms, assisted senior living and memory care unit. This would contain approximately 130 total beds. Primary access to this property would be from Gates Lane and Bonelli Drive. Bonelli Drive would extend to Quail Street and eventually over to Chapel Street. It would have circulation from both Gates Lane and from Chapel Street eventually. The General Plan is divided into sub areas. This is part of the Historic Downtown Core on the General Plan (pages 36-37). Some of the objectives to the Historic Downtown Core is to continue to strengthen the downtown core, i.e. density incentives, mixed use infill, as a vibrant residential, cultural and commercial center but reserve its historic character and scale, i.e. two to three story buildings. To implement that objective there is seven policies that are listed in the General Plan. The first policy, Policy 4.1, says that the City encourages sensitive future development in the Historic Downtown Core that increases the variety of businesses and residential uses in ways that compliment and protect our important historic resources. The designation on the General Plan, Very Low Density, is implemented today by the zoning RA which is half acre lots. The requested designation is to designate the property as Mixed Use Residential which could accommodate the assisted living facility which is a residential project, part of the life cycle housing that is talked about in other sections of the plan such as section 3.3 which talks about one of the goals of the City is to have a variety of housing to meet needs throughout the lifetime. He read the definition out of the General Plan: "This area is described as mostly residential in the form of townhomes, multi-unit buildings but also other uses such as small lot homes, small retail stores, coffee shops." The applicants are proposing a residential development. The 1.89-acre corner piece has been requested to change from Mixed Use Residential to Commercial. In the General Plan, pgs. 26-27 it provides a description of both neighborhood commercial centers and Main Street commercial. They are quite similar. The plan would designate this as Neighborhood Center Commercial. The applicants are fine with either designation. The project proposed would generate approximately 300 trips a day or maybe a little less because most of these people that would be staying there don't drive. The Staff and guests would make up a lot of that component. The independent living is estimated to have 3.7 trips a day, which is way lower than a single-family home (which is 10 trips a day). In reality the City could implement a moratorium on all building and traffic on Santa Clara Drive, and it would grow every week because there is so much vacant and developable property out to the west in Ivins City and further and a lot of that traffic will be coming down Santa Clara Drive. The challenge is not to try and limit traffic, but it is to manage it and find alternative avenues such as Pioneer Parkway and other streets that can handle this growing demand. The Planning Commission recommends approval of this request to amend the General Plan.

- Denny Drake said he is confused about the traffic study. If we have 6 acres that is low density that is twelve lots and if they travel 10 trips a day that is 120 trips a day. There

are 18 units being proposed per acre which is 180 units at 3 trips a day which is 324 trips which is three times what the density would require now.
- Bob Nicholson said that the estimate under the ITE manual the applicants come in at 288 trips a day and Staff just over 300. That is the ballpark in the estimate if you look in the ITE manual. Santa Clara Drive is going to get busier and busier with or without this project because there is a lot of other things that contribute to traffic along Santa Clara Drive.
- The Applicants introduced themselves: Kyle Hafen, Developer; Anthony Jeffers, Developer. Their project is called the Santa Clara Trails Senior Living.
- Kyle Hafen showed the Council some slides to demonstrate and illustrate the project and traffic flow and accessibility. They have looked at the roofline and focused on the architectural design elements to break up the elevation to allow for a good scenic view of the property from the south. He showed the site plan. He said the memory care unit would be a single-story unit with 20 units and memory care patients that do not drive and do not leave the facility so therefore the 20 units should not be considered in the calculation of the traffic study. The blue building would be a two-story, 50 unit assisted living. The patients that would be in that building normally require some assistance and not all of those 50 people would own vehicles and/or drive and not all of them will actually leave the premises. The pink building in the center of the site plan is a single-story support building. It houses administration and includes the dining area, kitchen, laundry and things of that nature which is all the services required to support a facility like this and support the residents in the facility. Everything in pink on the site plan is single-story and that is all support space. That space has no residents. The two buildings to the west are the two two-story independent living spaces. Those who are independent may not own a vehicle and they may not drive or leave the premises. Most Senior Living residents do not like to leave two or three times a day. As they plan their week and their time, they have particular days planned to do their shopping or have their doctors' appointments.
- Anthony Jeffers said that this would sit on nearly 6 acres. He said when they started discussions about the use of this parcel, they immediately indicated that it would have to be something that would be much more spread out. They didn't want to put that size of a building on a lot less acreage. He showed the different way the buildings are angled causing additional breaks in the buildings so that it does not appear to be such large buildings. He said because of the size of the buildings they feel as if they are commercial buildings, but these are residences. They are residential dwelling units for individuals who need a place to be able to live and be taken care of. He said they took great caution in the design element in trying to make sure that it didn't appear to be one large façade and break up the angles and the direction they are facing to make it seem more residential-ish and to fit in better. He said that there is a good amount of green space there. This type of product fits very well and transitions and blends into more residential units because of the screening vegetation using trees and landscaping and breaking up the different sizes of buildings to better fit into what Santa Clara might look like.
- Kyle Hafen stated that there will be 20 memory care units with Staff to take care of the residents 24/7. There will be 50 assisted care units and those residents are capable are moving around the property. There will also be 50 independent care units. These are their current projections, but the number of units could go down a little bit. He said that the services they will be offering are catering to people in the community here in Santa

Clara that need a little bit of help when family can't always be there 24/7 to provide assistance.
- Mayor Rosenberg stated that we are working to take care of the technical difficulties so the people in the banquet room would be able to see the slides real time. He thanked everyone for their patience.
- Anthony Jeffers said that they are preparing for the future care needs of the residents of Santa Clara and the surrounding area so when they get to the stage where they need help and assistance, they have a place as they transition through life. He showed a map taken from the General Plan that shows what the current actual General Plan designations. He said their site is Mixed Use Residential with Open Space and Very Low Density Residential. He showed some of their renderings. They are trying to find ways to break up the elevation and soften it up, so it feels like a residential home. This property will be well landscaped and create a buffer for the community but also make it a very comfortable and inviting space for the residents that live there. They have created a very open environment and open plan to allow for open green space throughout the entire property.
- Kyle Hafen said they have had concerns expressed to them about how an assisted living facility is going to fit and feel next to residential communities, so they searched for other assisted living facilities in other areas. He said they really are residences. There are many within other neighborhoods and they really are a sense and part of a community.
- Anthony Jeffers said they discovered how these senior living facilities compliment the neighborhood and community around it and how well they fit in. He said they have heard the comments from community members and have taken them to heart. They have changed the materials on the buildings and the color scheme to make them look and feel more like they truly belong here because it is part of the community and the neighborhood and they want it to feel that way.
- Wendell Gubler asked if there were any renderings from the north, from the residential side.
- Kyle Hafen said that they don't have any of those yet. He said it is timely and costly to get something that would show what that would look like without knowing if that is even something that is feasible without having the proper zoning and application and approval processes. He said how they architecturally show the front of the buildings is not going to be identical to the back, but some will be facing the side. The back won't be as aesthetically pleasing generally speaking but the color concepts and screening and vegetation will be very overdone in the back. The rendering in the back will be a lot more treescape visual than actual building visuals.
- Anthony Jeffers said the general concept is that it will look very similar to what is being done in the front, so the building looks consistent all the way around. The main entrance points might have a little more rock or wainscot but as far as the rooflines the color palate it will look very similar all the way around the building.
- Ben Shakespeare asked what the approximate square footage was of the entire project.
- Anthony Jeffers said it is about 118,000 sq. ft.
- Ben Shakespeare asked about the parcel to the back. Are they two-story or single story?
- Kyle Hafen said that the memory care area is sensitive, and it needs to be very well secure and protected. The top section does lend itself to be perhaps memory care and memory care units are generally going to be a one-story facility. He said that is the direction they plan to go at this point.

- Ben Shakespeare asked about the elevations and the grades.
- Anthony Jeffers said that on the site plan where the blue building is the west elevation of that building is right where the property drops off and it drops off about 6 ft. There are multiple elevations and the site itself has different elevations as well as different angles. The angles they have used help break up the building mass appearance to blend in and fit better with what would fit with Santa Clara.
- Leina Mathis asked about the two-story buildings on the west side. She wanted to clarify that if you were to look at those from Santa Clara Drive, the roof pitches will be similar to those on Santa Clara Drive because of the reduction of the elevation.
- Kyle Hafen said they would be even lower. It would appear as a one-story building from Santa Clara Drive.
- Anthony Jeffers said that when you look at the topography of the site and that roofline Santa Clara Drive does sit up quite a bit higher and as you turn and go south onto Gates Lane you drop down quite a bit as you go from Santa Clara to the bridge so that roofline will look lower then what it may appear but be more consistent with where you are at on Santa Clara Drive.
- Ben Shakespeare said he would assume that trail would continue right along the river there.
- Kyle Hafen said that with the current improvements that are already there from Chapel towards the bridge they are going to continue that, and that trail will continue all the way to Gates Lane. He showed a slide of the road and trail improvements.
- Wendell Gubler had a question about access to the property. Is there access from Chapel Street and from Quail?
- Kyle Hafen said in order for them to have approval for this type of facility they would need additional accesses that would fall within the zoning and the approval for that process to make sure we had those accesses.
- Wendell Gubler asked if they would work with the property owners to get those accesses.
- Kyle Hafen said they absolutely would. Right now, they would be relying on the General Plan change and the Master Road Plan indicates that Bonelli would connect from Gates Lane down to the Chapel Street Bridge and that is in their plan as one of the accesses.

6:25 p.m. Public Hearing Opened.

-Mayor Rosenberg opened the Public Hearing and explained how that would work. He said he will open it up to comment to people within the room and then from within the banquet room. He asked that people hold responses until the end of the public comment and then the applicant will have the chance to respond to any of the questions that were brought up and then we'll ask Council for discussion. General rules of a public hearing are that there are no applause or shout-outs or mass protests or mass gatherings at the podium. People come to the podium one at a time and everyone will respect the social distancing requirements. He would like the speakers to wrap things up in two or three minutes if possible. We don't need to hear the same topic over and over again. They can agree with the ideas that have been presented. We will try to move this along as quickly as we can.
- Wayne Johnson, 3501 Santa Clara Drive, which is at the corner of Quail Street. He said

that the City Council can change the Master Plan without any input from anybody. If they want to do it, they will do it. He read from the City Code, 17.18.090 Standard of Review by Land Use Authority and City Council: "A. Is a proposed site suitable in view of the zoning and development of adjacent land and nearby property? B. Will proposed use adversely affect the existing use or suitability of adjacent or nearby property?" He said this is what the Council is supposed to look into. He continued to read, "C. Are there substantial reasons why the property cannot or should not be used as currently zoned. D. Will the proposed use cause an excessive or burdensome use of public facilities or services including but not limited to streets, schools, water or sewer utilities and police or fire protection?" Council really needs to think about this. If we have a 150-year flood or a fire in the complex how are we going to get all those people out? He went on, "E. Is the proposed use compatible with the purpose and intent of the General Plan?" He said that as it stands it is not. If you change the Master Plan to give it the capability it is a little shady. He continued to read, "F. Will the use be consistent with the purpose and intent of the proposed zoning?" He asked if the parcel is zoned multi-use or is it historical multi-use? If it is changed what will it become?
- Bob Nicholson said it would be Planned Zone Residential.
- Wayne Johnson continued to read from the code, "Is the proposed use supported by new or changing conditions not anticipated by the General Plan?" He said we shouldn't even be here. This is strictly a scam to try and get Mr. Hafen and his associates a chance to make a lot of money. He asked what this does for the City. What does the City get out of this? We will get roads, which we will have to maintain. We'll get increased traffic and not just on Santa Clara Drive but what about Chapel Street. How about Quail? It would go from 5 trips a day to 200 or 300. That is not what it is supposed to be. How about Gates Lane. Same situation. This should not even be discussed. He said he watched the Planning Commission Meeting about a gentleman who wanted to put in a tow company that would be fenced in with razor wire at the old bodega building. They took two minutes to decide that didn't fit. But this is also does not fit. The community, the citizens, the people who would like to see Santa Clara not be turned into one big commercial zone and we all have rights too and we want our property rights. He would like to know if any of the Council has any financial connections to the people who are proposing this, Mr. Hafen or any of the people involved.
- Mayor Rosenberg said that the company that he works for provided services in the form of surveys as with many of the others in this room.
- Wayne Johnson asked the Mayor if he did the engineering on this.
- Mayor Rosenberg said no he didn't.
- Wayne Johnson said that if any of the Council had financial ties, he would ask for them to recuse themselves. He asked Council to please think about this. What would the rest of Santa Clara like and what benefits do we get out of an assisted living center? More traffic, more use of our water and people don't seem to even consider that. He said with that he thanks the Council and he hopes they are morally capable of making a real decision not just based on money.
- Devin Snow, City Attorney, said that for the record and for the Council, those standards that were cited 17.18.090 were standards for zone change and we are not being asked for a zone change tonight.
- Lujuanna Hafen, 1371 Quail Street, said that this is coming more from an emotional side then from statistics. The developer that presented the plan said he had his father in

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an assisted care facility gave the impression that not very many people visited the facility. She said she has had her mother in a facility and people in Utah care and there will be more people visiting than they give the impression of. The statement that they made about traffic bothered her a little bit because they said that there is going to be more traffic from Ivins and she agrees that there is but it doesn't stop the flow of Santa Clara Drive like having traffic from the side, that a facility like this would bring and slow the traffic down. She said she has lived here for over 40 years. Her husband grew up here. They love the City. They have raised their family here. It has been a wonderful place to live. She said the Master Plan said that in Santa Clara the heritage part should be preserved, and she totally agrees with that. She read, "Santa Clara Historic Downtown Core includes the area from Bluff, the river from the east gateway suburbia to where Santa Clara Drive climbs up out of the valley toward Ivins. The downtown with its historic buildings and settlement patterns have a characteristic that makes it truly unique in the region. This identity is an asset for attracting and keeping residences." She said she agrees with that. She said as much as she would like to see the people who own the property make a profit off of it maybe with homes she doesn't think it should go from low density to high density no matter how much they like to make this facility sound nice. It is still a business with high density in a little valley that doesn't have a lot of room and a lot of street coverage. She said it also said in the Master Plan that the core should have a vibrant art culture and entertainment district. This doesn't seem to fit in with the Master Plan. She read, "A large portion of suburbia will retain its low-density character." She said she personally thinks it should. People have put a lot of money with the hills and the developments over there with their homes and to live in a high-density facility with that much traffic nobody expected that to happen. She doesn't wish the owner of the property any ill will. She wishes they could make money on the property within the guidelines of the City that it already had with their Master Plan to keep it low density.

- Keith Gubler, 2786 Santa Clara Drive, said he has some real concerns. He and his brothers own the vacant lot next to Johnsons on Quail Street. He said he sees traffic being a problem on Quail Street if traffic is forced through there. It will cause a drop in property value. It is going to make a great big change to that neighborhood. You will have a lot of traffic going in and out of there as well as on Santa Clara Drive. He can see there being drainage problems. He thinks that some of the studies that have been done are flawed. He gave an example of the flood on August 11, 2018. He said he has seen too many large floods down there at the creek and he thinks that would be a very big problem if this facility is built by there. His granddaughter worked for a facility like this one they want to build, and she said they charge from $4,000 to $10,000 a month per person depending on what part of the facility you are in. He said the definition of a Dutchman is a tightwad and he cannot see the residents of Santa Clara pay that kind of money to be in that type of facility. He said he won't. He said what is driving this totally has to do with money. He said that Council needs to think it through. He is not against facilities like this, but he thinks it is the wrong place for it. He feels it would be fine putting it into homes because it wouldn't increase the traffic like this will.

- Ferron Leavitt, 1394 Quail Street, said he thinks this should be kept low-density single homes like the rest of the surrounding area. He said a half-acre makes a lot of sense to him. He is concerned with the traffic. Whether Council approves this, or they don't the first thing the City ought to be doing is taking out the planters so we can move traffic

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through town. He said we can't even make a left hand turn off of Quail right now. We need a turn lane. It is time. He said there is hardly room to drive up there with farm equipment. The City has always been agricultural. He owns the property on the east side of this proposed facility. Bonelli road that is proposed will go through there. He doesn't want to donate additional land so that they can build their facility. He has already done this on Gates Lane. He has given property up and down that street and clear over two or three blocks. He has sold the City land so they could build their bridge. The Mayor is good to work with. He doesn't feel that he should have to give up additional land so the City can make a wider road through his property on Bonelli. The diagram shows a half of a road that they are planning on building coming up from the south. If they build a building or do landscaping, they are not going to want to contribute additional land in the future for the roadway. He said what they are expecting him to do, is to give half the land for the other half of the road. He has no intentions of developing or giving a right of way or easement or selling the land. He said no one has ever talked to him about these roads. They are on his property. He said if the City has to condemn it, it will cost a lot of money and a lot of facilities to get these roads in. He has no objections about single homes and that is what is in the neighborhood on both sides of the creek. He feels that is the way it should stay.

- Nathan Muno, 3865 Mitchell Drive, said that his lot that he is getting ready to build on will look directly across the river at the facility if it is built. He doesn't have a financial interest in this. He wants the progress, the development, the building that takes place in Santa Clara tastefully done and that is going to compliment what has been here. He said the City Offices are the standard that everyone is looking for. He doesn't see anything in this facility that contradicts or seems to not fit. He said an assisted living facility doesn't seem to have a lot of movement out of those facilities, so he isn't as concerned about traffic. He likes the fact that it is a larger space. He said this appears to be functional and nice looking. He said it isn't a question of traffic. He questions the water, so it needs to be developed and built right. What they have done has been done right so far. That is a burden they might shoulder but everything he has seen has been very attractive and very complimentary. He would like his kids to have a relationship with his parents and it would be cool for them to walk down the street to visit them. His wife's family has been here a long time. They go to the cemetery to visit the graves and remember their family. He personally feels that we owe that to our parents. He said this fits Santa Clara and makes sense.

- Terry Wilde asked their Council to look at the General Plan, Section 9.3.7 Under Parks, Trails and Open Spaces. It talks about keeping those open and preserving agricultural land that is in the valley. It specifically talks about to the west of historic downtown core. He said what jumps out in reading through that is Policy 9.11. It says, "The City encourages agriculture preservation in the area west of the historic downtown core and will utilize all means available to accomplish this." Putting a big project down there doesn't accomplish that. It breaks that all up. He asked Council to look at that and put that into their thoughts as they are thinking about the zoning change and see if we can preserve that agricultural land down there and not ruin it with a big facility.

- Mel Taylor said that Jed Hafen is no longer with us, but this ground that we are looking at is mostly the ground that he owned. He talked about how they raised watermelons on that land years ago. He said that this land will probably be houses someday and Jed said that not as long as he was alive. He hopes he is not turning over in his grave by what is

being planned at this point. He said the percent of the residents in this facility but getting them back and forth to Church on Sunday or providing worship services for them at the facility is going to be a problem. This facility will have ambulances coming back and forth more often than our houses and that ambulance will be screaming. He asked if Gates Lane be developed wide enough for the facilities. He said that based on his calculations there is not adequate parking. There is not enough parking to provide for workers and visitors on Sunday. Postage delivery and people walking back and forth from this facility to the present post office people may get lost and he hopes we don't have to guide them back.

- Denise Webster, 1485 Chapel Street, said when she heard about this, she had a lot of questions come to her mind. She said that some of them have already been answered tonight. She asked if the Santa Clara valley was the best location for this type of development. She doesn't feel a big business is appropriate in the middle of a residential neighborhood in spite of all the slides that were shown showing businesses like this in residential neighborhoods. None of those showed a historical neighborhood and pioneer homes surrounding it. She thinks that is one of the main issues here. When you bring something like this in it completely changes the context and what we are. We are no longer that quaint little family town. Is this fitting for the Historic District? She said that under the General Plan, Section 2.1, it says that there is guidelines to make sure that the new development in various areas of the City is consistent with existing character and the vision of our residents and Council is hearing from a lot of residents that live here and live right there of what their vision for the City is and even for those people driving down the tree lined street what their vision is. She asked if the builder or developer lives in this area where it affects their home value and the traffic flow or does anybody on the Planning Commission or the City Council live in this area. She said they have been accused that they are just speaking out because it is in their backyard and that is why she is asking this because if you live in a different area then it's okay because it is not bothering you. She asked if the buyer purchased this land knowing exactly what the zoning is and is now trying to change it. Does this developer have a history of doing this? Will the number of apartments be more than the number of houses that surround it? This will change the context of what the town is meaning a small town of residences to an assisted living and a vacation rental town. There are nine homes in the Sycamores with two under construction. There are 45 homes in the Hills and there are approximately 25 homes from Gates Lane to Quail Street. That is approximately 70-80 homes and with what they are suggesting that is at least 120 so just the residents in this facility would outweigh the number of homes that are living right there. That brings issues of traffic. Is the voice of the citizens that live in this area truly being heard? Are they all for it? Where is the data to show who is for this and who is against it? Have you taken a specific poll of the residences in the affected area within a four-block radius? She stated that 3 years ago hundreds of voices requested no vacation rentals and their names delivered in a book were conveniently set aside and not even looked at. She asked if the City Council members represent the voice of the people or the voice of the developer. She asked if City Council was voted in to represent the people? Are they the people's voice and are they the Council that people would come to ask for them to vote on their behalf or do they vote with the developers? She said a few years the City Council gave everything to a developer even though the majority of the citizens said they were opposed to it. How does one person who doesn't live here have so much more say then the

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hundreds of residents that do and that voted for these people to be their voice against this kind of stuff. How can they come in and buy up all this property and try to change who we are to benefit their pockets and why is their one voice so much more important than ours? She asked if the citizens can vote for this. She asked if the General Plan has to be changed to allow this to happen. Was the General Plan recently revamped to suit the same developer 3 years ago? The General Plan was completely revised and zoned specifically for everything this one developer needed for his full development in spite of hundreds if not thousands of signatures stating that they did not want the changes. That was just a few short years ago. She said she was told by a Council member back then that the plan needed to be changed from time to time and it had been 10 years so they had changed it but it has been 3 years and now we are trying to change it all again. She asked if any of the property of the families or residents be taken or modified to accommodate this project. She said that Ferron answered that question for her realizing that a lot of the property is his. If he is not going to sell it does somebody condemn it and take it from him and is that legal and morally correct. Does Santa Clara have to look like every town that has sold out and is now full of businesses traffic and buildings? Can't we remain the quaint, quiet bedroom community? What is the General Plan of the goal of our town and who decides that? Section 2.1 of the General Plan says that "as the City continues to grow and develop it is important that the characteristics that made Santa Clara attractive and appealing are preserved. There are important guidelines to make sure that the new development in various areas of the City are consistent with the existing character and the vision of the residents." She asked if this is agriculture land? She mentioned Section 9.3.7 and Section 9.11 that the City encourages agriculture preservation west of the historic downtown core and will utilize all means available to accomplish this. She said this is exactly that place. She asked if rezoning this would open a Pandora's box for more giant multi-unit housing that we can't turn down because it would be discrimination toward one developer verses any others coming in leaving us with huge apartment buildings. Section 2.7 says we will preserve and protect sensitive lands in Santa Clara and development should avoid or mitigate impacts on sensitive land. She asked if we can please just leave it residential and put in more affordable lots for families and people to continue to come home. What we would love is to have some nice lots that families could build on. She said they estimated 288 trips. She said that number is actually a very low number considering that there are 120 units and that there are going to be quite a few workers that will be going in. She asked if we really need one more assisted living facility in the St. George area and where is the data that shows this. She talked about all the new facilities that are being built. She asked how many times a rescue vehicle will be needing to go in and out. She asked if this decision is being based on money or income that would come to the City. When a decision is based on money it clouds our judgment. The times being what they are would this community benefit more from the ability to grow crops and feed families then having a large business that won't benefit or feed any of us? Are there other locations where this could go? There are other areas even within Santa Clara that a facility could be put in. She talked about these different locations. She is hoping that her questions can be answered. She said this will change the community. We are landlocked and we really do want to preserve the historical, family, and tree lined feel that this is.

- Legrande Hafen said the Council knows his thoughts and views on these things. He talked about Kenny Campbell and his passing. He was a very good man. He wanted to

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send out condolences to his family. He said that he had a question about the Master Plan. Lots of thought goes into it. Does it just get tossed aside because a developer sees a way to make more money off of his land? He asked what a representative democracy means. A democracy is what the majority of the people want that happens and their representative represents these people's views. He said that there are people who don't even want to go to these meetings anymore because there was a petition that had 92% of the valley's residents against a project and yet the project passed. Some of these people said they were never going to come back anymore. They felt that their rights were trampled on by people who were more interested in finances. He is not trying to implicate the current City Council in any way. He said that we live in these challenging times and we don't need another challenge right now.

- Ron DeLelles, 3199 Santa Clara Drive, said this is literally right in his backyard. They bought in the historic district 3 years ago by the Gubler family. They bought it wanting to preserve the historic district and they thought they would be in the historic district for the time that they owned their house. That doesn't include a 5-acre commercial property and townhomes directly behind them. He said there should be a buffer zone between the historic district and any other future development. He feels that the Council has already made up their minds. He really hopes that on this decision that Council doesn't take it lightly. This is the direction of Santa Clara. He loves the City and he loves the small-town quaintness of it. Santa Clara Drive is going to be hugely impacted. The ITE estimates from the June 11 meeting mentioned 355 daily trips. Today the developer mentioned 300 and then it kind of dropped to 280. He doesn't know if they are accounting for maintenance people coming in and out. He worried about the visitor count. Our community is known for having very large families. There are children, grandchildren and even great grandchildren that would be of driving age that would be coming to visit their loved ones and probably on a daily basis. This particular assisted living facility would have higher numbers then what is projected largely because of the size of the families because it is a very family-oriented area. This might as well be on Santa Clara Drive because everyone coming in is going to come in from Santa Clara Drive. There will be a huge increase in traffic. He thinks it is being underestimated. He said that taking out the planters would erode our small- town feel. Santa Clara Drive should not become a major highway and he feels that is what is happening, and this would speed up the process. This will impact where the City goes from here. Do we want to be a quaint small town feel or do we want to be commercial developed? He talked about instead having a nice City park, trail heads, a boardwalk, bike trails, an arboretum. Use that land wisely and if it floods it floods and you don't have hundreds of people needing to be evacuated. It will flood again. There will be assisted living people that will be directly impacted by a future flood. There needs to be an evacuation plan if it happens and when it happens. Where are these people going to go? What about the people that would get injured or die? It is something that needs to be considered. This location is not suited well at all. He said that with respect to Kyle and the developers they are talking about it as an assisted living facility, but he thinks the real project is an assisted living facility and 50 townhomes. That is being overlooked. 10 of them will be directly behind him and overlooking their training yard. He is concerned that future residents will come in and start to harass them because of their dogs. He said that if this goes through he really hopes Kyle would work with him on the back exterior of those 10 units that would be visible from Santa Clara Drive through his property and from their

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kitchen window so they will be aesthetically pleasing like the rest of it.
- Anita DeLelles, 3199 Santa Clara Drive, said they bought their beautiful little home and put their heart and soul not to mention quite a lot of income into it. Santa Clara Drive, especially at Christmastime looks like a little Norman Rockwell town. It is beautiful and they want to share that beauty with everyone that wants to come here. Santa Clara is not going to always stay tiny and small the way it is today. People are coming from out of town and they are bringing their families. They came here because they want it to be the type of town it is now. She said that if we start adding this change and that change to the Master Plan and we change it enough times then that town that people have come here to live won't be that town anymore. We take away that heritage that was brought to this town and she thinks that many families will be extremely impacted down the road. We give a little bit now we lose that heritage down the road. She said it is important for all of us to consider that for the future. She said that Chapel Street, Quail Drive, Gates Lane and Santa Clara Drive will be inundated with construction trucks and for how long. What impact will that have to the streets and the bridge.
- Shelby Palmer, 1515 Boomers Loop East, said that there is a new subdivision in the Hills and there is only one way in and one way out of that subdivision and that is Gates Lane and with those new homes that are coming in up there it is going to create additional traffic. She said we haven't addressed all the recreational things that are happening in there on weekends. Typically, on the weekends we have so many people up in there in that little area going back to the South Hills. That does create quite a bit of traffic up in there. She has been a real estate broker and agent for over 25 years, and she said as a broker and agent she would be concerned for the homes in the Sycamores. Those homes are beautiful million-dollar homes and they are going to be overlooking an assisted living facility. The proposed facility is beautiful, but it will affect their home values. She said she has seen it many times from changing the zone from what it had been to where it is going. She said something that has been swept aside a little bit is that piece on the corner, changing it to commercial. There is no designation to what will happen there other then it will be zoned commercial and that opens that up for a Maverick or something large there to be able to increase additional traffic right on that corner coming into Gates Lane and our only egress and ingress from our property in there. Her concern as much as the assisted living facility is opening that corner for future use, which we have no idea what it's going to be. We have opened that to a potential large Maverick type of store which will hurt our values, our traffic, and that small-town feel. She said if she was one of those people in the Sycamores, she would be so, so, angry if that was what was to come in there.
- Elwin Prince, 3179 Desert Dawn Drive, said he is pro-growth. He knows this affects people and they move into an area with certain ideas, but changes are needed. He had a mother in assisted living, and he had to drive quite a ways to visit her but he was grateful that that facility was available for her. He said he has insured a lot of these types of facilities and the homes around them and he hasn't seen much of an effect on them.
- Greg Leavitt, 1388 Quail Street, said he agrees what his Dad, Ferron Leavitt, the Hafens and Denise talked about. He has a couple of concerns. He said his kids are the 6th generation along Quail Street. He said when he walks out his front door, he doesn't want to see the backside of an assisted living center, a brick wall. He doesn't want the traffic. He said eventually there will be streetlights on Gates Lane and Chapel Street to match the bridges. He has been a firefighter and EMT for 25 plus years. He said he will always

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take the short street that avoids the light. It is natural. He doesn't want a street going all the way through in front of his house. He said he know as an EMT and Firefighter for Santa Clara for 25 years, he knows what the City is going to get out of this. They will collect about $1,200-$1,500 for every ambulance call that goes to that care center. He said he doesn't want any more calls. He has spent a lot of time in these facilities and he doesn't see any good point of having an assisted living, dementia unit. We don't need that in Santa Clara. He said the Council will have his vote if they vote for what the people want. He said homes would be a lot better for the developer to invest in for that property and for our community not just for the short term but for the long term.
- Colby Taylor, 2354 Alita Lane, said he sees this as a possible blessing. He grew up right next to an assisted living and was there for years and was part of the reason he became a pharmacist. He served there as a youth and cared for and served people in there and he truly cherished that opportunity and later his grandma spent time there. For him he sees it as something that could be a blessing to the City and something that could add and be a pride to the City. It does need to be done right and there are a lot of concerns that do need to be listened to and looked at, and make sure that it is done right. There can be a positive side to this, and it can be a positive thing.
- Neal Evans, 3233 Santa Clara Drive, said from his property he can see Kyle Hafens house. He can see the South Hills. He said at a town meeting he asked Mr. Hafen if he is going to put up a wall when he builds this. He said that Mr. Hafen told him he is going to use Neal's wall. What kind of a developer develops a property and they don't put in their own wall? He also wants to know how the flood plain got changed. That was flood plain right up to that wall on 3233. Who changed that? You can't put a 6 ft road and expect that flood not to come through there. It will come. He said that Mr. Hafen said he wants to be a good steward of the land. So far, he hasn't done any of that. He said he would expect a developer who is going to propose to be a good steward of any land that he does that prior to building anything else.
- Mayor Rosenberg asked Mr. Evans to calm down a little bit and take a breath. There will be no direct insults or comments made against individuals. We are here to hear your comments, but you need to control your voice and take a breath and relax.
- Neal Evans said he wants to make sure that when it does happen, because it sounds to him like it will, that Council consider that there is a flood plain. His property sits on a hill and he asked where that water is going to go when it rains. He asked if that is going to be his problem because that is going to put him in a basin down there with nowhere for that water to go not to mention what it will do to property values. He asked if we even got around to talking about townhomes. How come that hasn't been addressed in the topic of this convalescent home or this assisted living home? How come that didn't get brought up? Is that going to get slid in the back door?
- Ed Coombs, 3309 Hamblin, said he agrees with much of what has been talked about by Leavitt's and Mel Taylor and Gublers. He said he just doesn't see how this is on brand for the historic district. Everyone talks about how they love the historic district and they moved here for the way of life and the sycamore lined streets and it seems like every time we have these meetings the historic district gets thrown under the bus and a little bit more gets shaved off until there is not going to be anything left. He is dumbfounded how this is even happening. He gets that this is private property but let it just stay where it is. Let him sell off twelve units and that is not near the impact. He said if there is 120 people there with the Staff what are they going to deal with just the garbage problem, cafeteria

waste, medical waste. Light hitting that and the sun hitting that in the heat of the summer. He wouldn't want to live anywhere near that place within a block you are going to smell it. He is also dumbfounded about them building in the flood plain. It is just a matter of when. And what resources are going to have to go down and fix that? He said he hopes the Council will reconsider that and let it stay the historic district.
- Justin Caplin, 1454 Boys Pond Circle, said when he first heard about the project and looked it up and got the documents, he thought it was a cool idea. He is not necessarily opposed to it as long as some of the details are worked out and as long as some of the access points are. He said that after he has gone to some of the meetings and listened to the Planning Commission and City Council and he appreciates the City Council holding a public hearing on it and encouraging the developer to have a meeting with the public. He said a lot of the residents felt there was no voice or opportunity for that. He thanked the Council for doing that. So, after hearing the neighbors that are closer to that and he thought he would drive past it every day, but it doesn't really affect him. He doesn't think it is necessarily a bad idea but for the people who are living right there and have been there a long time, he doesn't think that Quail Street should be opened up for this kind of development that would have 300 trips a day. The concern of the Leavitt's, and Hafens and other are legitimate and should be listened to. The General Plan should mean something and not just change it any time there is a proposal. He thinks this does fit but it shouldn't just be an automatic approval and those who are most impacted by it should be listened to and adhered to and given weight. He said personally he doesn't oppose this, and he doesn't mind the project, but the City should probably vote it down and not amend the project. He does feel strongly about the corner piece on Gates and Santa Clara Drive. Right now, without a proposal of what is going to happen changing the plan to commercial right now would be not a good idea. That maybe should be considered when there is a specific proposal. That should be denied even if anything else is passed and hold off on that until some future date when somebody has a specific plan of what they would like to do so we are not putting in something that maybe wouldn't fit.
- Brock Jacobsen read some of the comments that were sent into the City.
- Glenn Madsen, 1249 Santa Clara Pkwy., "I want my voice heard in opposition to the proposed change of zoning from VDL to mixed use. This proposed assisted living and memory care facility assaults Santa Clara City and its residents on several fronts. 1. Traffic congestion and danger. I remember well the city meetings when the street concept was decided upon for Santa Clara Drive through town. The whole plan was for the tree planter boxes and narrow road to keep the small town feel of Santa Clara. There were several in opposition saying it would limit the commercial growth of the city and beyond and the sentiment was we want to keep the small town feel at the expense of traffic growth. Pioneer Parkway was identified as the commuter and excess traffic road bypassing going through downtown Santa Clara. Why has that changed? This project would bring an excessive amount of traffic to the center of town on the road that was clearly and purposely kept small. Traffic problems will abound and create further tax burden on the citizenry to mitigate. Not what our taxes are intended for. This type of facility should be placed on the Pioneer Parkway, which is already zoned for these types of uses. 2. Safety. With the added burden of traffic comes not only congestion but safety issues associated. Emergency vehicle traffic will increase on narrow roads with few opportunities to pull over. Police involvement for missing persons that always happen even under the best managed facilities. Our police are already overburdened. 3. General

disruption to our city from traffic noise to overuse of infrastructures even down to excess lighting required of such facilities. 4. How quickly we forget about the flooding. It is beyond belief that the city of Santa Clara would even consider such a facility that is a known flood zone not a suggested one but a known one. Now fill this building with folks who are not ambulatory, and you are really asking for a nightmare. Let's use some common sense on this one please. 5. Increased tax burden on the citizen's services and changes will inevitably come with such a project to an area that is designated for low density residential. The burden of this will be placed on the local citizens and it's just not acceptable. Do we need these types of facilities in Santa Clara? Let's agree that if we do, then let's also agree that there are already locations planned for such uses. The Pioneer Parkway commercial areas were planned for such and I find it outrageous that this proposed location is even being considered."

- Chris Shelley took turns with Brock Jacobsen reading the comments.
- Rob Gray, 3264 Santa Clara Drive, "I am adamantly opposed to the rezoning of land south of Santa Clara Dr. and east of Gates Lane. I live directly across the street from the property and I am very concerned about additional traffic on Santa Clara Dr. At busy times such as 8:30 AM or 5:30 PM I have to wait up to five minutes for traffic to clear to leave my driveway. Additionally, traffic on Santa Clara Dr. is already affecting home values. What was once a desired location with large shade trees and small city charm has become an area people do not want to live because of the traffic. We purchased our home two years ago from a seller that had the home on the market at a reasonable price for nearly 2 years. Both real estate agents agreed the lack of interest was due to the heavy traffic on Santa Clara Drive and additional traffic coming from commercial ventures will certainly drop property values further. Until the traffic problem is addressed, Santa Clara City should not consider any zone changes especially those for commercial purposes that will bring additional traffic to Santa Clara Drive. Any Council person voting for this zone change will lose my vote in upcoming elections and from my discussions with dozens if not hundreds of neighbors their votes as well."
- Brock read the comments from Michelle Gray, 3264 Santa Clara Drive, "I live right across the street from the proposed assistant living and memory care facility and I am very opposed to this initiative. I pushed my husband into purchasing our home on Santa Clara Dr., an action I now sometimes regret because of the traffic on Santa Clara Dr. I thought it would be great to live in a small town with large trees were children could safely wander the sidewalks at will. This is not the case I've come to learn because of the dense traffic on the road. My husband thought it would be fun to sit on chairs in our front yard and talk to neighbors as they walk by every evening, but very few people walk the sidewalk anymore and my husband and I can't carry on a conversation in our front yard because of the traffic noise. A memory care facility will assuredly make the traffic situation worse. Furthermore, large commercial buildings will affect the views passerby's have of the wonderful river, foothills, and subdivisions and will surely obscure the night sky with their lights. City planners of the past had a vision to separate commercial from residential and the city should stick with their plan. Commercial endeavors have a place in Santa Clara of course and that is on the east end of the city among other commercial buildings. People including myself purchase homes in residential areas to be away from commercial buildings and it should remain that way. I have a friend who wanted to purchase land in Santa Clara a couple of years ago to build high-density rental units. His zoning request was denied, and he still remembers the words of a council person, "Would

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you want that in your backyard?". My question to the City Council is the same. Would you want this proposed commercial development in your backyard? The residents around the proposed facility do not. I've talked to most of them and I am yet to come across anyone who favors the endeavor. Please vote the will of the local residents who you represent and say no to this zoning change proposal."

- Chris read the comments from Michael J. Paull and Tricia Hughes-Paull, 3886 Sweetwater Dr., "A request to amend the City General Plan Land Use Map by changing the land-use designation from very low residential (VLD) to mixed use residential has absolutely no benefit in any way to anyone in the city of Santa Clara. As usual this is just a benefit to the builder who wants the zoning changed for a proposed major high-density construction project, a project that by the way just doesn't fit in this particular area of the City. Traffic is the major concern. Traffic has steadily increased on Santa Clara Dr. due to rampant building projects on both ends of our little old downtown. It just can't handle this additional project. There are no turn lanes in either direction and there is not room for any. Backed up traffic and rear enders will increase dramatically. There are also major concerns with safety, noise, and facility infrastructure. This area benefits only by staying VLD housing and should not be changed to mixed use for what appears to benefit the contractor/builders. This proposed project has no logical benefit whatsoever."

- Brock read the comments from Larry Ogden, P.O. Box 966, "Thank you for the opportunity to present my concerns and participate in this forum especially during the current pandemic. I attended the related Planning Commission public hearing held, I believe, on June 11 of this year. From that meeting and possibly for this one I have a few observations and a few concerns: 1. Your sound system periodically broke up. It would be helpful for those of us listening remotely if that would be corrected. It happened primarily, although not solely, when Corey was speaking. 2. Cory is an integral part of both of the Planning Commission and City Council meetings. He's a good man and conscientious worker. It appears he is tasked with reading all of the comments presenting the appropriate exhibits, plans, and slides, handling the tech issues and audio issues. Possibly someone at the City Council and also on the Planning Commission could assist with some of the tech and audio issues for more efficient meetings and public hearings. Merely a suggestion. Additionally, possibly Corey's assistant if she is comfortable could read the written comments so he could be freed up to schedule and present the relevant documents, plans, exhibits, slides, etc. again, only a suggestion. 3. Traffic. This is a major concern to those of us who live along Santa Clara Dr. it's side streets and tributaries and also the South Hills. My wife and I have only been privileged to live in this wonderful community for 7 1/2 years. As to traffic, it was good when we first arrived and now is unacceptable for those who daily have to fight the increased traffic from new developments, residents of Ivins, increased construction equipment, 18 wheelers, dump trucks, tankers and the list goes on. You and the Planning Commission have repeatedly heard this and your go to answer is, essentially, we will have to live with it until the Northern Corridor and or Western Corridor is completed. That answer was shortsighted seven years ago and it's totally unacceptable today. In fact, today, to be polite, it is at best shoddy and extremely shallow thinking. Admittedly there is some strong language in this item 3 and following item 3.1. Rest assured it is not intended to offend anyone individually. Regrettably, proactive planning and measures have not been taken by either the Planning Commission or the City Council and the citizens have been unable thus far to obtain your collective attention to resolve the situation which can and

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should be resolved. It is unconscionable to continue to burden and punish the citizens who live in the aforementioned flatlands and the South Hills by clogging up it's major, in fact sole artery of transportation namely Santa Clara Dr. We only know approximately 350 people who reside in these areas and have to daily deal with the over congested Santa Clara Dr. Today we have not heard anyone who is in favor of your actions to live with it until the Northern Corridor is completed. Realizing the length of time it has taken UDOT, Washington County and any other entity lifting the heavy oars to file the appropriate application for our right of way to construct the Northern Corridor, the City Council and the citizens of Santa Clara can reasonably anticipate that the permitting process to finalize this project and then commence construction is certainly not immediate and will probably take considerable additional time. 3.1. If you objectively determine now and in the future that you need to continue to burden the existing Santa Clara Drive, then the only responsible course is to fix the limited infrastructure on Santa Clara Drive, to do otherwise is thoughtless and irresponsible action, again strong words, as unfortunately has been demonstrated the last few years. Conduct impartial studies and analysis and make the necessary course corrections. Various stop signs or more expensive stoplights seem unnecessary. Some of the old-timers have even advocated today to pull out the planters and create a third lane for passing and turnouts or a combination of the above. If the current course of action is to be continued, and it is questionable if it should be, then it would be highly disingenuous to add additional burdens on Santa Clara Dr. without applying needed and necessary modifications to remedy and regulate traffic flow. 3.2. Northern Corridor. Many of you know that a draft EIS was recently issued and the comment period ends, I believe, September 10, you may also know there are were recently two Zoom meetings for dissemination of information and healthy questions and answer sessions. I am not involved in this matter but do know participating agencies, parties, interested parties and related stakeholders include the BLM and it's RMP (resource management plan), FWS (Fish and Wildlife Service), UDOT, Washington County, State Lands, Utah Private Lands, the NCA (Red Cliffs National Conservation Area) an amended HCP (Habitat Conservation Plan), Red Cliffs Desert Reserve, Potential ITP (Incidental
Take Permits), Desert Tortoise Endangered Species, potential inclusion of Zone six, approximately 6,800 acres of land currently primarily used for recreational purposes, various sporting groups and numerous environmental groups. 3.3. During the last two decades I've had much more NEPA involvement then I…" - Brock Jacobsen said that he doesn't have the rest of his statement. It did not print out.

- Chris read Chris Nelson's comments, 1987 Red Creek Drive, "First I want to thank the Mayor, City Council and City Staff for making these meetings available on YouTube each week. It has been great to be able to watch each week during this crazy time and to be able to keep up on what is happening in Santa Clara. In an idyllic world we would be able to keep Santa Clara the same as it has always been, a small town with minimal traffic, lots of farmland and open space for all to enjoy. But unfortunately, that is not the world we live in. Nothing will ever stay the same. As a community we can bury our heads in the sand and pretend like growth isn't going to happen all around us. We can pretend like Ivins will all of the sudden stop building at a frantic pace and that the traffic will never get any worse but that's not going to happen. What we can do is look at proposals like this one currently being considered and look at this as an opportunity to get additional tax revenue with minimal negative effects. Recently a letter was sent to Santa

Clara residents that voiced concerns about a few things, traffic in particular. I know that everyone is concerned about traffic and I too share that concern. Our house is right on Hwy 91, so I hear the traffic every day but for us to reject this proposal due to traffic concerns is just silly. Looking at the traffic impacts submitted concerning this proposal this would create less traffic then adding single-family homes in the proposed area. There are few things that we can do to control traffic along Santa Clara Dr., i.e. traffic signals but unfortunately the same people that complain about all the traffic will be the same ones that will be in opposition to traffic signals when that happens. If the City rejects this proposal who is to say that this project or one just like it goes up the street a mile in into Ivin's and builds and we get all the negative affects without reaping any of the positive tax revenue benefits. No one likes change, it isn't easy, but I really feel like this proposal is a change that is as a community we can live with. Having an assisted living facility in our community would be a great addition to Santa Clara and I urge the City Council to approve this request to amend the City's General Plan. Thank you for your time."
- Brock read Randy Yoakum's comments, 538 E. Meaplace, Chandler, Arizona, "Thank you for reading this note. My husband and I live in Chandler, Arizona and have property on Quail Street to use one day soon to build our final retirement home. We have three major concerns and questions. 1. Why is the City even considering this development? The land is clearly zoned in one way and yet is being pursued vigorously to be changed. We are very concerned that the City consistently seems to willingly adjust the City Master or General Plan to accommodate big development and support businesses. This one developer, Clara Land Developers, same as vacation rental homes seems to be getting preferential treatment. The last time this happened our voices, the voice of the people, and hundreds of people and signatures were tossed away like trash. I sat in this room and observed it. When this development went in the City altered the Master Plan. I was there. I saw it. I was disgusted by it. It seems that people who are mostly affected are not getting represented by the people we vote in. The agriculture and historic zones are shrinking and when this zone change is made the door is now wide open for a Maverick, Walmart, whatever. When the genie is out of the bottle it doesn't come back in. Our suggestion would be to put places like this anywhere else in Santa Clara, the Heights, the Vineyards, out by Dutchman's. When you destroy the only historical and agricultural land you have you won't go back. We are just alarmed that this same developer keeps targeting the valley and trying to rezone these areas that have been protected by City Ordinances and Zones for years to keep the Santa Clara valley a quaint, beautiful, historical place. However, just like when Mom says yes, and Dad says no you go back to Mom time and time again to get what you want. Please stop this type of adjusting the City Master Plan and constant bowing down to developers rather than listening to the wishes of residents and the homeowners. We are greatly concerned about the real voice of the people being heard. How can you assure us that each member of the affected area for instance in a four-block radius has been polled to give their vote asking any member of Santa Clara City what they think is not sufficient for us? Where is it proof that all these folks were represented? On final note we live in a big city now. We are not opposed to change, growth or building when done within reason. In the correct zoned areas, we support those developments."
- Chris read Jill L Larkin's comments, 3881 Harmony Way, "Hello. I am writing today because I would like you to know that I strongly oppose the proposed development of an assisted living facility off Santa Clara Dr. One of the best very best parts of our City is

the charm and small town feel we have as you drive along Santa Clara Dr. Adding a large multi-story facility will totally change the feeling that has been created and maintained for decades. Traffic increase is a major concern. The road is currently quite busy and as already approved developments go in, The Edge and Black Desert to name a few, we will already be pushing the limits of what that street can handle. Adding this facility seems shortsighted and imprudent. It will drastically change the safety of that street which is so unfortunate for the many families living there. We can't keep approving every project that gets proposed even if they are moneymakers. Eventually we're going to lose everything that Santa Clara is about. We as a community need to take a stand and draw the line somewhere. Too many changes are already happening/approved. We need to slow down and commit to keeping Santa Clara the charming town it is so that our children have the opportunity to enjoy living here as much as we have. Thank you for your time and consideration. A concerned Citizen, Jill Larkin."
- Brock read Thomas McCormack's comments, Sycamore Drive, "I'd like to object to a zone change to the referred Item 2 of the June 22nd agenda. Over development on this site would bring numerous detrimental impacts to the land opposite the Sycamore lots at a time when real estate prices are already strained. It will certainly impact the completion of the currently vacant lots sitting within the Sycamore community."
- Chris read Sue Yoakum's comments, 538 E. Meaplace, Chandler, Arizona, "Hello. I want my voice to be heard. I have been sitting on a YouTube channel watching a Zoom and our Mayor and you Council Members on Zoom. We truly have no voice. I propose that all decisions surrounding this development be stopped until COVID restrictions allow for an in-person meeting. This is no way to run a City and a decision of this magnitude. There's no way my voice or the voice of those who want to be heard, pro or con, can be heard. The developer has his stage and there are a handful of people in the main room and others who are in the building but many of us have no voice because it is being streamed without our being able to question, clarify or comment in real time. This format forum is not conducive to this. It is highly feasible for our Mayor and Council to have hundreds of people on Zoom, have them all muted, which you all can control and then allow for actual interaction just as in person meeting would. However, you do not do or offer that. It is very clearly delineated that only Mayor and Council Members are on Zoom. This is ludicrous. You cannot think this is fair to the townspeople. I strongly encourage you to make the best decision for the voice of the people you represent. To table this until post COVID restrictions. They are discussing more accesses, roads and getting huge road plans adjusted which impacts the entire City. You have many people who are scared of COVID and will not want to be present. Again, not fair or just. As I am watching this, there are many questions and clarifications I have for the developer. There is no way to ask these. No forum for clarification for those who are not on site. It is just plain and simple wrong at all levels. Thank you. Sue Yoakum."

8:03 p.m. Public Hearing Closed.

C. General Business:

2. Consider approval of an amendment to the Santa Clara City General Plan from Very Low Density Residential (VLDR) to Mixed Use Residential on 5.97 acres and from Mixed Use Residential to Main Street Commercial on 1.89 acres. The proposed Main Street

Commercial parcel is located on the southeast corner of Gates Lane and Santa Clara Drive and the proposed Mixed-Use Residential is located east of the proposed Commercial parcel, south of Santa Clara Dr, and west of Quail Street, also approve Ordinance 2020-09. Applicant Kyle Hafen, Clara Land LLC. Presented by Bob Nicholson, City Planner/Corey Bundy, Building and Zoning Official.

- Kyle Hafen stated that as developers and as planners they appreciate the comments of the general public. He said they really do think and try to make decisions that are going to be impactful. They always try to design a plan that they think is going to be a benefit. They appreciate that everybody has different opinions and different views of what they want and think what Santa Clara needs to be and should be. A lot of the comments and concerns and opinions of wanting to keep Santa Clara small and quaint we can disagree on how that happens. He said that when Kimball and Anthony first talked to him about an assisted living center, he thought that everybody would love it. We talk so much about heritage in Southern Utah and specifically in Santa Clara and he has grown up here and he has seen his grandparents and the older generations pass and he thought that this would be an amazing opportunity to give them a place to stay and be a part of and not have to leave Santa Clara which we all seem to so desperately want. He thinks it actually accomplishes that. He thinks it helps us to remain quaint. It gives us one more aspect of the cycle of life from young adolescence renting somewhere to being able to end and never leave Santa Clara. He said that part of the 6 acres that they are looking to General Plan change is already under the mixed use residential. That is the zoning classification that is required for this type of facility, so they are asking for an extension of part of the zoning that is already there to extend that zoning for another 3 acres. With regards to the traffic he said some of the solutions they could offer are trying to accommodate shift times and changing those shift hours and trying to alleviate some of the work traffic that flows from 8 to 9. Those are things they would accommodate. He would be extremely proud of a facility that was overrun with so many people visiting it. He said that generally it is the other way around with these facilities. There are a lot of assisted living facilities on the docket in Washington County. We would love to be able to have something like this in the town of Santa Clara and allow for us and our parents and our friends to stay here locally. He said that with regard of west to the downtown center the historic district ends at about the turn going up to the cemetery.
- Bob Nicholson said that the only property out of their project that is currently within the historic district is the half-acre piece that has the proposed 10 independent living units. The rest of it is currently outside the historic district boundaries.
- Kyle Hafen said they did meet with the Historic District Committee and had their approval. They were shown the renderings of what was intended to be there. The plan was presented to them and they gave their approval and support.
- Jarett Waite said he is curious if the developer has considered how this would impact the property taxes of everyone in Santa Clara. We would be increasing the density on this site. Are they going to increase the amount of property taxes available for the City to provide services for everyone else compared to what the homes would be there? That might be a net benefit to everyone in Santa Clara besides the other benefits they are stating. He said he hasn't been able to get a good answer on that. He knows it depends on if those homes end up being second homes. He knows there are possibly other benefits of more tourism, but he is talking about the actual bottom line on property taxes

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and the differences that the City and the residents will see so that maybe we won't have to raise property taxes in the future.
- Kyle Hafen said he doesn't know the exact answer to that.
- Kimball Rogers, developer, said he was posed with this question at the Town Hall meeting. He looked into it. He called an appraiser who is a local appraiser and who has been in this community for a long time. He asked him what affect the project will have on the values, and the taxes of the properties around it. He said that there is no negative affect on values on a project like this because it is rated residential just like homes are rated residential. Another big factor in evaluating values is how organized is the community and a project like this will help the values at least maintain and possibly do better.
- Wendell Gubler said that a couple of people mentioned today that possibly this is not the best location for assisted living in Santa Clara and maybe the applicants might consider up around the Harmon's area where there is a better traffic situation. Has that even been considered?
- Kyle Hafen said that it has. Originally, they had entertained a parcel up in that specific area but after spending time here to do a site location visit on that parcel they were drawn to the valley.
- Wendell Gubler said the valley seems to have a lot more problems than we do up in the Harmon's area.
- Kyle Hafen said that he thinks change is really difficult and this is something that is new. He said they think and feel that it's going to be a major commercial aspect, but his partners are professionals and they have multiple facilities, and these are residential dwellings. He said they are not trying to hide the fact that it is a larger massing and it feels commercialized. But in order to accommodate that they take extra caution in architectural design, the elevations changes, in breaking up the buildings but it really does feel that the quaintness, the small town feel is something that will be desired by our own residents that they will want to participate and stay a part of. There is a different feel between the Heights and the Valley, and it is for that very reason that they wanted to have that charm be a part of this facility. That charm is what drew them to say that they wanted to come down here. This would be something very unique, very special.
- Ben Shakespeare said he had a question regarding the mixed use residential on the General Plan. It has been pointed out that about 2 ½ acres already falls into that and yet if you look at the map half of that is already in the piece that the developer is asking to zone commercial on the corner which isn't part of the 5.97 acres. He said this came up in the last meeting, so he started looking at it. He said that they are saying that 2 ½ acres are already zoned mixed use residential. Where are they getting that?
- Kyle Hafen said the way he is looking at it is in its entirety with the commercial corner and the 6 acres for the assisted living facility of those 8 acres 2 ½ acres are zoned mixed use residential. They are sliding the mixed use residential over and adding an additional 2 ½ - 3 acres to make that complete. He said that the Council does the best they can in trying to identify areas and designate what they think, and feel might be best. It is hard to use that as a defining factor. These are put into place to help identify areas and allocate growth as we try to think about what the future might be. He said that if they were to take what they have now they could do something similar to the Retreat at Sunbrook and put it into that corner but that is not what they felt was best for the City. He said they wanted it to look and feel residential. He lives here and he wants what is best for the City

and they feel this would be a great token for the City of Santa Clara.
- Ben Shakespeare said that the bulk of this project falls in the Residential Agriculture as it lays right now.
- Kyle Hafen said he knows there has been questions about how to transition from a residential parcel from Quail Street or Gates Lane or from the back of these homes that their property backs up to. There are really good ways to do that with landscape and trees and vegetation to create those buffer zones and make that transition smoother. He said that an assisted living facility is a good transitional piece because as its use it is residential and by creating landscape to help shield that and shield the buildings those are ways you can put a senior living campus in the middle of a residential area and have it fit.
- Denny Drake said he still doesn't understand how this amendment to the General Plan fits the General Plan. To change from RA half-acre lots to 20 units per acre makes no sense. It doesn't fit the General Plan no matter what he reads. He doesn't think we ought to be changing the zone and creating down in the valley all this high density when between the river and Santa Clara Drive was always intended to be RA zoned with 2 lots per acre. He thinks that this is not in the general feeling to be a benefit to the City of Santa Clara. He believes we need to take our General Plans and if we are going to amend those General Plans it ought to be through public hearings. It shouldn't be done by developers making their choice. It ought to be done and reviewed with the citizenry before we make any kind of plan change like this.
- Leina Mathis said they require double access. They would have it off of Gates Lane. The road from Bonelli would continue over to the project at Quail Street. Does that road go across the City property or does it go across Ferron's property on the Master Transportation Plan?
- Jack Taylor, Public Works Director, said the road would go through a portion of the City property. He said it is not surveyed to see if there is enough room for 28 ft of asphalt on the City property that we purchased from Ferron. That is a good question. It looks like there could be.
- Mayor Rosenberg said that the City purchased property that was just north of the dirt road. He hasn't looked at is specifically to see if we could fit a minimum street standard across it without encroaching on to Ferron. You could probably get two lanes of traffic in there without encroaching, but you wouldn't be able to facilitate the trail. It is close but he is not sure. There is a gap on Quail between the developer's north property line and the existing Quail Street right of way.
- Leina Mathis said she has wrestled with this. She is really going to stick to the General Plan. This isn't a zoning request. She said she understands the concerns with traffic. She has done a non-scientific study and she has purposely driven through the valley on the way to work and about 75% of those who followed her through town went all the way through town and did not turn off into town and went on into Ivins. She doesn't think that if we put a moratorium on building it is going to stop any of the traffic coming through town. There are three access roads into Ivins and two of the three come through Santa Clara, the Parkway and Santa Clara Drive. Both roads are congested. She reread the General Plan because she thinks it is important that we listen to citizens. A lot of those points were brought up today. She said that the General Plan does talk about the saving of the agriculture in subsection 9 but it does note that it is west of the downtown core, which actually goes up the hillside. She said we do need to preserve some of that agriculture. It is important and she feels that we need to keep our tree lined streets and

our historic nature. But there are some things in our historic downtown core that are just as important to bring out. The first policy in there says to encourage sensitive future development that increases the variety of businesses and residential uses in ways that compliment and protect our resources. Policy 4.3 says, "New mixed use or commercial development in historic downtown core should spread out from existing commercial and mixed-use areas to reduce strip development. All town core development should be pedestrian oriented. We should encourage infill development on the side streets and large back lots." In Section 7 it talks about housing. She said, actually this is discussed in six of the nine sections in our General Plan. It says, "Participants in the General Plan process strongly support an increase in housing diversity." She stated that it goes on to say that right now our older residents are prohibited in staying in Santa Clara as they age. Children and young families are prohibited from staying and returning to Santa Clara. For people in different stages we just don't have the objective. Increase the variety of housing types with new neighborhoods to accommodate a wider range of life stage. She said that when she reads them and rereads them from section to section, she takes that to say that we want to keep our families here. We have done some of that with the townhome projects in the Heights to try to give some lower entry-level income housing so that our children can stay here and maybe purchase a townhome type of project because they can't afford a residential home. Now we are looking on the back end. She stated that her mother-in-law was in assisted living in St. George. She passed away in April and they had to drive 25 minutes every time they went to visit her. It is prohibitive to try that every time and challenging. If we had this in our City, it will accentuate and give life and take of those within our City that we want to keep by us. She said that keeping the historic nature downtown is critical. That is why she asked what you would see from Santa Clara Drive. She said she received a lot of comments by email and she also solicited comments from a lot of people that live in the valley and in the community and asked what they thought about an assisted living center coming in and the citizens she talked to thought it was a good idea as well and for the same reasons that they have elderly parents and want to have a place to be able to put them. She said that by ordinance our zoning only allows these types of facilities in a PD Residential zone with a conditional use permit. So, it really is dedicated as residential. It is not permitted as a commercial use. It can't go in an area like Dollar Tree and Harmon's because our zoning doesn't allow for it.

- Ben Shakespeare said he has struggled with this. When he first heard of this, he thought downtown would be a great place to have the elderly be able to walk from there along the river. His concern is and he met with the developer on site and got a better idea of the site and locations and he expressed his concerns there. The size of the facility, 118,000 sq. ft, if it was to remain half acre lots that would be nearly 10,000 sq. ft per home and parking on top of that, so it is a large facility for the property. He said we are taking a mixed use residential where he believes a facility like this in the downtown would be magnificent and he thinks the zoning is there and we do have a need for that but we are pushing the majority, 89-90% into residential agriculture. Where do we transition that? and he does get concerned going as we push further to the east and we get over to Ferron's property and Chapel Street and the orchard over there and where you draw the line. This is a large facility. He hasn't looked at whether the City benefits or not from property tax. He does think there is a need for this, but he is concerned at the sheer size of this and how far it goes down. The residents there expected some type of residential.

The General Plan talks about a variety of residences and a broad range of residences the General Plan reads, "encouraging mixed uses in new commercial development could allow developers to provide a wide variety of home types such of apartments above, mother-in-law units above the garage. With appropriate zoning new subdivisions could also be encouraged to provide wider ranges of unit types, single homes on smaller lots, duplexes facing each street on the corner and even scattered groups of townhomes or small condominiums." As a City we have a need for this. His concern is just the size of the property that it takes and the property it is being built on. Traffic probably doubles. But he doesn't feel that it would cause a huge impact.
- Jarett Waite said he thought a lot about this and has spoken to quite a lot of people and received lots of messages. He has heard a lot of reasonable people ask him to leave the General Plan as it is. He feels the General Plan should mirror what the community wants. He agrees that something like this could be great in Santa Clara. He is torn because a General Plan change isn't always tied to a project. We have the benefit this time to have a plan in front of us. But honestly, we could make this change tonight and the developers could decide that it wouldn't really work and then something else could come in that would be totally different. That is a difficult area for him. Citizens are asking him to just leave it the way it is, and they like it the way it is, and they bought their homes based off of what it is. He agrees with Ben that this is a significant bump in density. He talked about the decision that was made by Council concerning The Edge at Grand Desert. He looked through all the signatures and the Council had quite a bit of back and forth with the developer and required that the developer could build vacation rentals in the South Hills but anything that can be seen from Santa Clara Drive has to look like a home. He thinks that this projects density would have to be different. It would have to blend a lot more with what is around there. He met the developer on site and he just goes back to the amount of density that is there, and we are basically allowing townhomes and apartments in the downtown area by approving this. He is leaning towards saying no.
- Wendell Gubler asked the Council if we are listening to the people. Tonight, we had 28 people speak to us and 24 said they don't want to have this in this particular area. He said he agrees that it is a nice facility and it would be a nice thing to have in Santa Clara, but he thinks it should be up on the Heights and it should be where there is better access on the highways. People said that traffic is a problem, flooding is a problem and we want the small-town feel, which this takes away from the small-town feel. Do we have access on the property? These are some big questions. Denny mentioned that we are going from low density to high density. Jarett commented about what is going to happen if they decide not to do an assisted living and just go ahead with apartments and condominiums down there. Is that what we want? The meeting was well advertised and people who wanted it could have come and expressed their feelings. We didn't have a bunch of positive feelings here about this project. We had mostly negative. As a Council we need to listen to the people. He said he would vote no on a General Plan change.
- Denny Drake said he is not opposed to an assisted living facility in Santa Clara. That is not the issue. When people buy homes and live in an area that is generally planned for an RA 2 and we change the density to 20 units verses 2 units it is a tremendous burden on the ones that are living there to make those adjustments that we as a City had generally planned for it to be 2 units per acre. He believes we listen to those opposed to it and he didn't agree with the way that some of them presented it but the fact of the matter is that changing from very low density to a very high density on the General Plan is not

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conducive to making Santa Clara better. He thinks it will change the complexion of downtown and he thinks it will present a problem for future pieces of property that are agriculturally zoned and create a situation where the City is locked in. He would be opposed to it.

Motion to Deny approval of an amendment to the Santa Clara City General Plan from Very Low Density Residential (VLDR) to Mixed Use Residential on 5.97 acres and from Mixed Use Residential to Main Street Commercial on 1.89 acres. The proposed Main Street Commercial parcel is located on the southeast corner of Gates Lane and Santa Clara Drive and the proposed Mixed-Use Residential is located east of the proposed Commercial parcel, south of Santa Clara Dr, and west of Quail Street, also Deny approval of Ordinance 2020-09. Applicant Kyle Hafen, Clara Land LLC. Presented by Bob Nicholson, City Planner/Corey Bundy, Building and Zoning Official. Motion by Denny Drake, seconded by Wendell Gubler.
Voting Aye: Leina Mathis, Jarett Waite, Denny Drake, Wendell Gubler and Ben Shakespeare.
Voting Nay: None.
Motion Carried.

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

2. Public Hearing to receive public input regarding Santa Clara City Park Fees increase.

- Brad Hays, Parks & Trails Director said that we went over this at a Work Meeting at the beginning of the month. The three main things we are looking at is adding rental for the pickle balls courts where a person can reserve by the hour and we also added the Swiss Memorial Pioneer Park so a person could reserve it for weddings. Also, with softball we had April and May that were off limits to tournaments and this adds a peak season in April and May for tournaments with an increased fee of $500 per day or $300 per half day. We don't allow other field rentals in April and May. Traditionally before we did the moratorium in April and May, we would normally have two tournaments, one in April and one in May but because of Little League and their concern on getting fields to practice at the time we did the two months off. He said we also made the rates more in line with St. George and Washington City. During non-peak times our rate is $350 and that is a full-blown support for tournaments. That includes everything.
- Denny Drake congratulated Brad on how the last tournament was handled and said that they did adhere to the requirements that we put in place. He said to him it was a slam-dunk.
- Brad Hays said they did very well following the guidelines. He went there Thursday and Friday. He got a call from Staff and the Tournament Director immediately when they got the false positive report. They would be the example for future tournaments that we bring in.

8:51 p.m. Public Hearing Opened.

- Brock Jacobsen said they haven't received any input online from the public concerning the Increase to the Parks Fees.

8:52 p.m. Public Hearing Closed.

C. General Business:

4. Consider an amendment to the Santa Clara City Park Fees and approve Resolution 2020-12. Presented by Brad Hays, Parks & Trails Director.

Motion to Approve an amendment to the Santa Clara City Park Fees and approve Resolution 2020-12.
Motion by Ben Shakespeare, seconded by Denny Drake.
Voting Aye: Leina Mathis, Denny Drake, Wendell Gubler, Ben Shakespeare and Jarett Waite.
Voting Nay: None.
Motion Carried.

- Brock Jacobsen asked if this was effective immediately. Does that affect anybody who has current reservations?
- Brad Hays said that we have Rocky Mountain Baseball coming but nobody has put a deposit down. That locks it in. If they give us their deposit that reserves the field and then they are locked in.

B. Consent Agenda:

1. Approval of Claims and Minutes:

   - July 8, 2020 Regular City Council Meeting Minutes
   - Claims through July 22, 2020

2. Calendar of Events

   - July 24, 2020 Offices Closed
   - August 5, 2020 City Council Work Meeting
   - August 12, 2020 Regular City Council Meeting
   - August 26, 2020 Regular City Council Meeting

3. Appoint Shelly Harris to Planning Commission from an Alternate.

   - Mayor Rosenberg said that Shelly has been serving as an alternate for 6 months. Jason Lindsey is retiring so we want to move Shelly from the alternate to the Planning Commission member.

Motion to Approve the Consent Agenda.
Motion by Leina Mathis, seconded by Ben Shakespeare.
Voting Aye: Leina Mathis, Jarett Waite, Denny Drake, Wendell Gubler and Ben Shakespeare.
Voting Nay: None.
Motion Carried.

C. General Business:

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1. Recognize Jason Lindsey for 10 years of service on the Planning Commission.

   - Corey Bundy asked to have this item tabled because Jason Lindsey is not at the meeting anymore this evening and also table Item 3 for the same reason that those who were going to discuss Item 3 are no longer at the meeting.
   - Brock Jacobsen said these items could go on to the Work Meeting agenda on August 5.

3. Mural discussion located at 3204 Santa Clara Drive. Presented by Corey Bundy, Building & Zoning Official.

Motion to Table Items C1 and C3 to the City Council Work Meeting on August 5.
Motion by Denny Drake, seconded by Wendell Gubler.
Voting Aye: Denny Drake, Jarett Waite, Ben Shakespeare, Wendell Gubler and Leina Mathis.
Voting Nay: None.
Motion Carried.

6. <u>Reports:</u>

A. Mayor / Council Reports

<u>Ben Shakespeare</u>:
- Nothing to report.

<u>Leina Mathis</u>:
- The County Fair is coming up. Our display will go up next Thursday. We are doing a Then and Now theme. A small section into our entry way will be dirt and the other section will be pavement. We are going to have a garden box because that is the history of Santa Clara. There are lots of pictures of Santa Clara and what it used to look like including some of the structures. There will also be current pictures including some of the structures and what they look like now. It will have histories of all of those structures on there. We are working on a banner to go on top of there. She is looking for an old wood plow to put on the dirt side of it and a BMX bike for the Now side of it.

<u>Jarett Waite</u>:
- The BMX track does have a soft opening date, July 30. It is announced on Facebook. Brooke is working with USA BMX to figure out COVID 19 strategies and she will have a plan that Brad will be able to look over to make sure that she will be okay there. They have a big State race the later part of August.
- Mayor Rosenberg said they need to have guidelines that are similar to the softball guidelines. They should go through the same process the softball people went through.
- Jarett Waite said they have a lease on the land so they can run whatever events they want. He told Brooke to play it safe and present something to Brad and we can go from there.

<u>Denny Drake</u>:
- He asked about when there is going to be a decision on Swiss Days.
- Brock Jacobsen said the committee is very concerned about trying to put on the event

and trying to make it small, and quaint and still make it function with social distancing. He thinks it will be a difficult thing to do any of the events and still make it be what we would like it to be.
- Mayor Rosenberg said that Hurricane City has postponed Peach Days until we go to the green category. Maybe we should consider doing something similar to that. Ironman is proceeding the weekend before Swiss Days, but they have put together a plan similar to the softball tournament plan and level of detail and protection. He thinks we would have to do that same thing with Swiss Days, and he doesn't think we can.
- Wendell Gubler suggested asking the County Fair committee how they are going to handle the events at the fair.
- Leina Mathis said that everything at the fair except the boxing is going off without a hitch. They did do reserved tickets for the Derby and they will cluster seat the families.
- Mayor Rosenberg said that the Dixie Roundup is on.
- Leina Mathis asked if it is possible to do something the same weekend as Swiss Days just to observe it but not call it Swiss Days. Maybe do Movies in the Park and have it in two parks and pop popcorn.
- Brock Jacobsen said he is not sure we have the equipment to have it in two parks. Gubler Park is the biggest and the only place you have enough space. We could have it over two nights and have the Heights do one night and the valley another night.
- Mayor Rosenberg said that would be dividing the community. That is opposite of Swiss Days.
- Jarett Waite suggested a drive-in movie or doing a drive-in bingo game.
- Brock Jacobsen said his concern with that is that it is hot.
- Mayor Rosenberg said we still want to do a dance on the new bridge.
- Ben Shakespeare said what if we did something on the bridge. People could drive their cars through there and have it really decked out all the way through the new road. We could have a truck there cooking and giving out popcorn. Something where they don't have to get out of their cars. Council could serve popcorn and popsicles. He thinks it is important to try and do something.
- Brock Jacobsen said the committee has talked about a reverse parade.
- Mayor Rosenberg said they are basically going to cancel everything and plan a singular type of event. The volunteer of the year could be there. We need to bring the historical committee into play. He would like to save the volunteer of the year and the grand Marshall for next year. He doesn't want them to get short-changed. We are almost to the point where we need to plan on cancelling the normal Swiss Day events. If we can come up with a special event, a light parade, a bridge lighting or whatever, to replace then we need to move that direction.
- Jack Taylor suggested having a light show/light parade and have cars enter and they can be judged and there can be prizes.
- Mayor Rosenberg said it would have to be at night and it would be a one-night event and the bridge will be lit up. Let's find out when homecoming is and tell the committee to start working on a separate event. And at some point, we need to formally announce that we are going to cancel Swiss Days.
- Leina Mathis said that rather than cancelling it, it might be a better idea to say we are not having traditional Swiss Days in lieu of events and then say what we are doing.

Wendell Gubler:

- Nothing to report.

Mayor Rosenberg:
- He told Council to get with him if they want any information on COVID.

7. **Executive Session**:

1. Hold a strategy session to discuss the sale, lease, or exchange of real property.

Motion to go into Executive Session to hold a strategy session to discuss the sale, lease, or exchange of real property.
Motion by Denny Drake, seconded by Wendell Gubler.
Voting Aye: Leina Mathis, Jarett Waite, Denny Drake, Wendell Gubler and Ben Shakespeare.
Voting Nay: None.
Motion Carried.

- Entered Executive Session at 9:16 p.m.
- Reconvened at 9:37 p.m.

8. **Adjournment:**

Motion to adjourn by Denny Drake.
Seconded by Wendell Gubler with all members present voting aye.
Meeting Adjourned at 9:37 p.m.

_____ Date Approved: _____
Chris Shelley – City Recorder

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City of Santa Clara
Open Invoice Register - 7/28/2020 - All Invoices

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name.	Description
72220-BAIL REF	BOLLSCHWEILER, JONATHAN TRAVI		7/22/2020	7/22/2020	$300.00			
					300.00	102560-000	BAIL & RESTITUTION	BAIL REFUND CASE 19520037
83707346	BOUND TREE MEDICAL, LLC		7/22/2020	7/22/2020	$103.08			
					103.08	104130-240	OFFICE SUPPLIES	INV#83707346-CASE HAND SA
23946	BOWEN COLLINS & ASSOCIATES, IN		7/13/2020	7/13/2020	$2,002.00			
					2,002.00	104410-320	ENGINEERING SERVICES	RETAINING WALL ORDINANCE
SAC191204179	C BLAKE HOMES		7/15/2020	7/15/2020	$500.00			
					500.00	102570-000	BLDG SITE MAINTENANCE D	BLDG MAIN DEP REFUND PE
21686563	CANON FINANCIAL SERVICES, INC.		7/13/2020	7/13/2020	$163.88			
					163.88	104130-310	DATA PROCESSING SERVICE	Contract chgs JUL 20/Canon co
71620-692490	CHILD SUPPORT SERVICES		7/15/2020	7/15/2020	$131.73			
					131.73	102595-000	GARNISMENTS PAYABLE	CASEY-C000692490 PAY PERI
71620-873789	CHILD SUPPORT SERVICES		7/16/2020	7/16/2020	$206.77			
					206.77	102595-000	GARNISMENTS PAYABLE	CASEY-C000873789 PAY PERI
	Vendor Total:				**$338.50**			
05827	CITY OF ST. GEORGE - MISC		7/17/2020	7/17/2020	$190.00			
					190.00	515110-360	TRAINING	INV#05827-2020 ASBESTOS T
S7116669.001	CODALE ELECTRIC SUPPLY INC		7/15/2020	7/15/2020	$1,141.00			
					1,141.00	535310-466	POWER LINES/POLES/ASSOC	INV#S116669.001-WEJ TRAP T
18544	COMPUTECH CONSULTING		7/23/2020	7/23/2020	$29,668.38			
					29,668.38	104130-310	DATA PROCESSING SERVICE	INV#18544-NEW ADMIN COMP
72320-CEM	DUNTON, EDITH ANN		7/23/2020	7/23/2020	$508.25			
					508.25	103481-000	SALE OF CEMETERY BURIAL	CEM LOT 225C SELLBACK TO
1281L	GRASS CREEK CONSTRUCTION INC		7/1/2020	7/1/2020	$130,170.44			
					130,170.44	484200-730	IMPROV OTHER THAN BUILDI	INV#1281L-SWISS MEM PARK
SAC181002153	HANSEN, CLINT & KIRSTEN		7/9/2020	7/9/2020	$500.00			
					500.00	102570-000	BLDG SITE MAINTENANCE D	BLDG MAIN DEP REFUND PE
600642111	HEWLETT-PACKARD FINANCIAL SER		7/18/2020	7/18/2020	$434.14			
					434.14	104130-825	LEASE PAYMENTS	IVR CUST ID -03309 LEASE PA
SAC191210182	JIM'S R.V. SERVICE, INC.		7/21/2020	7/21/2020	$500.00			
					500.00	102570-000	BLDG SITE MAINTENANCE D	BLDG MAIN DEP REFUND PE
60-JUL CC MIN	LAURA SQUIRES		7/27/2020	7/27/2020	$350.00			
					350.00	104130-370	PROFESSIONAL SERVICES	Inv#60 CC MINUTES JULY 202
SAC200331043	LCI POOLS & SPAS, LLC		7/10/2020	7/10/2020	$500.00			
					500.00	102570-000	BLDG SITE MAINTENANCE D	BLDG MAIN DEP REFUND PE
SAC190319030	LIBERTY ELECTRIC, INC.		7/10/2020	7/10/2020	$500.00			
					500.00	102570-000	BLDG SITE MAINTENANCE D	BLDG MAIN DEP REFUND PE
AUG 2020-LIFE	LIBERTY NATIONAL		7/25/2020	7/25/2020	$522.33			
					522.33	102252-000	ULGT LIFE PAYABLE	LIFE INSURANCE
SAC191107163	LUCIDBLUE INVESTMENTS LLC		7/8/2020	7/8/2020	$500.00			
					500.00	102570-000	BLDG SITE MAINTENANCE D	BLDG MAIN DEP REFUND PE
SAC191230186	LUND POOL & LANDSCAPING		5/21/2020	5/21/2020	$500.00			
					500.00	102570-000	BLDG SITE MAINTENANCE D	BLDG MAIN DEP REF PERMIT
17634	MAXWELL PRODUCTS, INC		7/15/2020	7/15/2020	$17,745.00			
					17,745.00	104410-410	CRACK SEALING M&S	INV#17634-CRACK SEAL
17635	MAXWELL PRODUCTS, INC		7/15/2020	7/15/2020	$17,745.00			
					17,745.00	104410-410	CRACK SEALING M&S	INV# 17635-CRACK SEAL

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name.	Description
	Vendor Total:				**$35,490.00**			
185200518	NICOLE LEE SAXBY		7/27/2020	7/27/2020	$49.11			
					49.11	101580-000	SUSPENSE	Void old check - to be reissued
SAC191017152	OCOTILLO LLC		7/22/2020	7/22/2020	$500.00			
					500.00	102570-000	BLDG SITE MAINTENANCE D	BLDG MAIN DEP REFUND PE
SAC191119171	OCOTILLO LLC		6/24/2020	6/24/2020	$500.00			
					500.00	102570-000	BLDG SITE MAINTENANCE D	BLDG MAIN DEP REFUND PE
SAC191119173	OCOTILLO LLC		6/9/2020	6/9/2020	$500.00			
					500.00	102570-000	BLDG SITE MAINTENANCE D	BLDG MAIN DEP REFUND PE
	Vendor Total:				**$1,500.00**			
71620-19950210	OLSON SHANER		7/16/2020	7/16/2020	$401.00			
					401.00	102595-000	GARNISMENTS PAYABLE	GARNISHMENT CASE 1995021
72320-RMP	PACIFICORP ROCKY MOUNTAIN PO		7/23/2020	7/23/2020	$343.14			
					343.14	515110-270	UTILITIES	WATER TANK POWER
98611	PCF, INC.		7/15/2020	7/15/2020	$198.44			
					198.44	104230-240	OFFICE SUPPLIES	FIRE DEPT-XEROX/C8055 Inv
98690	PCF, INC.		7/21/2020	7/21/2020	$45.23			
					45.23	104230-240	OFFICE SUPPLIES	FIRE DEPT OKIDATA/MB760 IN
	Vendor Total:				**$243.67**			
71520-POSTAGE	PITNEY BOWES/RESERVE ACCOUNT		7/15/2020	7/15/2020	$400.00			
					400.00	104130-245	POSTAGE	POSTAGE METER REFILL
SAC190927141	RENSTROM, ZACHARY AND ALISON		6/18/2020	6/18/2020	$500.00			
					500.00	102570-000	BLDG SITE MAINTENANCE D	BLDG MAIN DEP REFUND PE
RFD 907503.072	SCOTT, PAUL & TIPHANIE		7/26/2020	7/26/2020	$193.92			
					193.92	533711-000	POWER SALES - RESIDENTIA	Deposit Refund: 907503 - SCOT
72720-S SULLIV	SHANNON SULLIVAN		7/27/2020	7/27/2020	$24.99			
					24.99	104230-360	TRAINING	REIMBURSE TRAINING EXP
71620-BOND RE	SKYLINE CREATIONS, INC.		7/16/2020	7/16/2020	$146,721.21			
					146,721.21	102585-000	SUBDIVISION SECURITY HOL	Lava Flow Tr Project-PARTIAL B
JUL 2020-SEWE	STATE BANK OF SOUTHERN UTAH		7/20/2020	7/20/2020	$73,869.86			
					73,869.86	525210-825	LEASE PAYMENTS	SEWER TRUCK LOAN PAYME
SAC190815120	SUMMERS, JAROM & TRISHA		6/15/2020	6/15/2020	$500.00			
					500.00	102570-000	BLDG SITE MAINTENANCE D	BLDG MAIN DEP REFUND PE
SAC190826124	TAYLOR BUILT HOMES		6/11/2020	6/11/2020	$500.00			
					500.00	102570-000	BLDG SITE MAINTENANCE D	BLDG MAIN DEPOSIT REFUN
300211-0720	TP COMMUNICATIONS INC.		7/17/2020	7/17/2020	$451.88			
					451.88	104130-280	TELEPHONE	ANSWERING SERVICE
599	TUACAHN CENTER FOR THE ARTS		7/28/2020	7/28/2020	$5,000.00			
					5,000.00	104652-416	RAP Tax	2020 RAP TAX ALLOCATION F
16047	UPPER CASE PRINTING INK.		7/17/2020	7/17/2020	$85.50			
					85.50	104130-370	PROFESSIONAL SERVICES	UTILITY BILLS
JUNE 2020 POW	UTAH ASSOC. MUNICIPAL POWER SY		7/23/2020	7/23/2020	$297,057.30			
					3,914.45	535310-610	GENERATOR FUEL	JUNE 2020 UAMPS POWER BI
					154,973.81	535310-950	POWER PURCHASE - UAMPS	950 - ENERGY JUNE 2020
					116,489.67	535310-951	POWER OWNERSHIP COSTS	JUNE 2020 UAMPS POWER BI
					21,679.37	535310-952	LINE ITEM EXPENSES - UAMP	JUNE 2020 UAMPS POWER BI
2020-13	WASHINGTON CITY PUBLIC WORKS		7/15/2020	7/15/2020	$487.80			
					487.80	545410-320	ENGINEERING SERVICES	INV#2020-13 COST SHARE ST

City of Santa Clara
Open Invoice Register - 7/28/2020 - All Invoices

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name.	Description
57407	WEIDNER FIRE		7/16/2020	7/16/2020	$38.83			
					38.83	104230-253	REPAIRS & MAINTENANCE	INV#57407-VALVE HANDLE RE
6014183	Western United Electric Supply Corp.		7/21/2020	7/21/2020	$1,896.00			
					1,896.00	535310-730	IMPROVEMENTS	INV#6014183-MID SPAN LINE
2177303	XEROX FINANCIAL SERVICES		7/8/2020	7/8/2020	$203.50			
					203.50	104230-250	OPERATING SUPPLIES	Inv#2093913 -Xerox Lease Pay
71720-7704902	ZIONS BANK		7/17/2020	7/17/2020	$2,000.00			
					2,000.00	535310-830	FISCAL AGENT FEES	TRUSTEE ADMIN FEE-7704902
			Total:		**$737,349.71**			

		GL Account Summary
49.11	101580-000	SUSPENSE
522.33	102252-000	ULGT LIFE PAYABLE
300.00	102560-000	BAIL & RESTITUTION
6,500.00	102570-000	BLDG SITE MAINTENANCE D
146,721.21	102585-000	SUBDIVISION SECURITY HOL
739.50	102595-000	GARNISMENTS PAYABLE
508.25	103481-000	SALE OF CEMETERY BURIAL
103.08	104130-240	OFFICE SUPPLIES
400.00	104130-245	POSTAGE
451.88	104130-280	TELEPHONE
29,832.26	104130-310	DATA PROCESSING SERVICE
435.50	104130-370	PROFESSIONAL SERVICES
434.14	104130-825	LEASE PAYMENTS
243.67	104230-240	OFFICE SUPPLIES
203.50	104230-250	OPERATING SUPPLIES
38.83	104230-253	REPAIRS & MAINTENANCE
24.99	104230-360	TRAINING
2,002.00	104410-320	ENGINEERING SERVICES
35,490.00	104410-410	CRACK SEALING M&S
5,000.00	104652-416	RAP Tax
230,000.25		**Total**
130,170.44	484200-730	IMPROV OTHER THAN BUILDI
343.14	515110-270	UTILITIES
190.00	515110-360	TRAINING
533.14		**Total**
73,869.86	525210-825	LEASE PAYMENTS
193.92	533711-000	POWER SALES - RESIDENTIA
1,141.00	535310-466	POWER LINES/POLES/ASSOC
3,914.45	535310-610	GENERATOR FUEL
1,896.00	535310-730	IMPROVEMENTS
2,000.00	535310-830	FISCAL AGENT FEES
154,973.81	535310-950	POWER PURCHASE - UAMPS
116,489.67	535310-951	POWER OWNERSHIP COSTS
21,679.37	535310-952	LINE ITEM EXPENSES - UAMP
302,288.22		**Total**
487.80	545410-320	ENGINEERING SERVICES
$737,349.71		**GL Account Summary Total**

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name.	Description
					Cash Requirements			
					$500.00	05/21/2020		
					$500.00	06/09/2020		
					$500.00	06/11/2020		
					$500.00	06/15/2020		
					$500.00	06/18/2020		
					$500.00	06/24/2020		
					$130,170.44	07/01/2020		
					$703.50	07/08/2020		
					$500.00	07/09/2020		
					$1,000.00	07/10/2020		
					$2,165.88	07/13/2020		
					$38,348.97	07/15/2020		
					$147,367.81	07/16/2020		
					$2,727.38	07/17/2020		
					$434.14	07/18/2020		
					$73,869.86	07/20/2020		
					$2,441.23	07/21/2020		
					$903.08	07/22/2020		
					$327,577.07	07/23/2020		
					$522.33	07/25/2020		
					$193.92	07/26/2020		
					$424.10	07/27/2020		
					$5,000.00	07/28/2020		

City of Santa Clara
Check Register
SBSU Checking 1889 - 08/04/2020 to 08/04/2020

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account
ACTION AMBULANCE BILLING, L	68436	1979	07/31/2020	08/04/2020	437.49	Inv# 1979-AMBULANCE BILLING JULY 2020	104235-370 - PROFESSIONAL SE
					$437.49		
AMINE EL FAJRI	68432	72820	07/28/2020	08/04/2020	100.00	FRENCH COURT INTERPRETER CASE 205	104120-330 - LEGAL SERVICES
					$100.00		
Big T Recreation	68434	4347	07/29/2020	08/04/2020	113,917.00	inv#4347-Swiss Mem. Park Playground Equip	484200-730 - IMPROV OTHER THA
					$113,917.00		
CANNON TECHNOLOGIES INC.	68427	940099043	06/26/2020	08/04/2020	7,083.34	INV#940099043 JUNE 2020 PROJECT MGM	535310-740 - CAPITAL EQUIPMEN
CANNON TECHNOLOGIES INC.	68427	940314412	07/18/2020	08/04/2020	6,831.96	INV#940314412 WATER METERS-EATON U	535310-740 - CAPITAL EQUIPMEN
CANNON TECHNOLOGIES INC.	68427	940401997	07/28/2020	08/04/2020	7,083.34	INV#940401997	535310-740 - CAPITAL EQUIPMEN
					$20,998.64		
					$20,998.64		
CITY OF SANTA CLARA-UTILITIE	68424	JUL 2020	07/31/2020	08/04/2020	249.69	JUL CITY BILLS	104510-271 - UTILITIES - STREET
CITY OF SANTA CLARA-UTILITIE	68424	JUL 2020	07/31/2020	08/04/2020	402.55	JUL CITY BILLS	535310-271 - UTILITIES - STREET
CITY OF SANTA CLARA-UTILITIE	68424	JUL 2020	07/31/2020	08/04/2020	505.08	JUL CITY BILLS	104410-270 - UTILITIES
CITY OF SANTA CLARA-UTILITIE	68424	JUL 2020	07/31/2020	08/04/2020	638.35	JUL CITY BILLS	104230-270 - UTILITIES
CITY OF SANTA CLARA-UTILITIE	68424	JUL 2020	07/31/2020	08/04/2020	1,984.24	JUL CITY BILLS	104515-270 - UTILITIES
CITY OF SANTA CLARA-UTILITIE	68424	JUL 2020	07/31/2020	08/04/2020	2,145.18	JUL CITY BILLS	104510-270 - UTILITIES
CITY OF SANTA CLARA-UTILITIE	68424	JUL 2020	07/31/2020	08/04/2020	2,247.91	JUL CITY BILLS	535310-270 - UTILITIES - Generato
CITY OF SANTA CLARA-UTILITIE	68424	JUL 2020	07/31/2020	08/04/2020	2,713.30	JUL CITY BILLS	104240-270 - BUILDING UTILITIES
					$10,886.30		
					$10,886.30		
CITY OF ST GEORGE - S	68420	JULY 2020-SEW	07/28/2020	08/04/2020	31,050.00	2700 SEWER CONNECTIONS @ 11.50 JUL	525210-945 - SEWER TREATMENT
					$31,050.00		
DR. ROBERT R. FOSTER, D.O. P.	68425	AUG 2020-MEDI	08/04/2020	08/04/2020	600.00	MEDICAL SERVICES DIRECTOR-EMS	104235-370 - PROFESSIONAL SE
DR. ROBERT R. FOSTER, D.O. P.	68425	AUG 2020-MEDI	08/04/2020	08/04/2020	600.00	MEDICAL SERVICES DIRECTOR-FIRE	104230-370 - PROFESSIONAL SE
					$1,200.00		
					$1,200.00		
ERIC GENTRY	68423	JULY 2020	08/04/2020	08/04/2020	1,500.00	PROFESSIONAL SERVICES	104120-330 - LEGAL SERVICES
					$1,500.00		
FREEDOM MAILING SERVICES, I	68435	38669	07/30/2020	08/04/2020	1,494.53	BILL PROCESSING 2020 INV 38669	104130-370 - PROFESSIONAL SE
					$1,494.53		
HALL, DINA	68431	72820-DH	07/28/2020	08/04/2020	45.00	COURT INTERPRETER CASE 201200142	104120-330 - LEGAL SERVICES
					$45.00		
JOY MILES	68428	80420-JM	08/04/2020	08/04/2020	79.62	COURT INTERPRETER 8/4/20 2 CASES	104120-330 - LEGAL SERVICES
JOY MILES	68430	72820-JM	07/28/2020	08/04/2020	79.62	COURT INTERPRETER 7/28/20 CASE 2052	104120-330 - LEGAL SERVICES
					$159.24		

City of Santa Clara
Check Register
SBSU Checking 1889 - 08/04/2020 to 08/04/2020

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account
MMI METER MAINTENANCE INC	68437	145872	07/28/2020	08/04/2020	520.00	INV#145872-2020 TESTING LG WATER MET	515110-250 - OPERATING SUPPLI
MMI METER MAINTENANCE INC	68437	145873	07/28/2020	08/04/2020	760.00	INV#145873-MASTER METER FIRE HYDRA	515110-250 - OPERATING SUPPLI
					$1,280.00		
					$1,280.00		
OLSON SHANER	68429	73020-SS	07/30/2020	08/04/2020	418.60	GARNISHMENT CASE 199502102	102595-000 - GARNISMENTS PAY
					$418.60		
PCF, INC.	68426	988145	08/03/2020	08/04/2020	39.00	PUBLIC WORKS COPIER RICOH 3045S JUL	104410-240 - OFFICE SUPPLIES
PCF, INC.	68426	98816	08/03/2020	08/04/2020	96.81	PUB WORKS COPIER - XEROX 7835 JUL 20	515110-240 - OFFICE SUPPLIES
					$135.81		
					$135.81		
RICK ROSENBERG	68422	JULY 2020-CELL	08/04/2020	08/04/2020	45.00	CELL PHONE	104130-281 - CELL PHONES
					$45.00		
UTAH STATE TREASURER / FINE	68421	JULY 2020-COU	08/03/2020	08/04/2020	4,307.23	COURT SURCHARGES	104120-905 - STATE FINE COLLEC
					$4,307.23		
WASH. COUNTY WATER CONSE	68438	13737	08/01/2020	08/04/2020	4,540.79	REG.PIPELINE BOND PAYMENT FOR SEP 2	515110-822 - DEBT PAYMENT TO
WASH. COUNTY WATER CONSE	68438	13739	07/31/2020	08/04/2020	5,228.83	REGIONAL WATER SURCHARGE-JULY 202	513714-000 - REGIONAL WATER S
					$9,769.62		
					$9,769.62		
Western United Electric Supply Co	68433	6014902	07/30/2020	08/04/2020	125.52	INV#6014902-INSULATORS FOR DISCONN	535310-466 - POWER LINES/POLE
					$125.52		
					$197,869.98		

REQUEST FOR COUNCIL ACTION

AGENDA ITEM 1

August 12, 2020

APPLICANT: Randy Hancey-Fire Chief

SUBJECT:

Introduction of Fire Recruit class 2020-New firefighters

BACKGROUND DESCRIPTION:

Introduction of new firefighter recruits that have completed Firefighter 1 & 2 training. The training began in January with Wildland training and then on to structure training. Hazmat training will follow. Once Hazmat and testing is complete we will have fully certified firefighters.

Proposed Recommendation

Introduction

Cost

Introduction

Approved by Legal Department

Yes

Approved in Budget

Yes

Approved by City Finance Department

Yes

Amount

Requested By

Randy Hancey

File Upload Attachments

REQUEST FOR COUNCIL ACTION

AGENDA ITEM 2

August 12, 2020

APPLICANT: SANTA CLARA CITY

SUBJECT:

New monitors for council chambers

BACKGROUND DESCRIPTION:

We have been working on updating the infrastructure in the council chambers to handle the new electronic meetings, to be efficient and user friendly. We have decided to install=computers which we already have but need monitors. These monitors and the computers will replace the current and outdated ipads.

Proposed Recommendation

Approval

Cost

Approval

Approved by Legal Department

N/A

Approved in Budget

No

Approved by City Finance Department

Yes

Amount

2,747.32

Requested By

Brock Jacobsen

File Upload Attachments

https://sccity.org/wp-content/uploads/formidable/41/Santa-Clara-City-Dell-P2418HT-Monitors_CTCQ55113.pdf

COMPUTECH

QUOTE

2155 Orchard Dr, Suite 201, Bountiful, UT 84010
T. 801-298-2155 F. 801-410-1557

CTCQ5511
Jul 15, 2020

Ship To:
Brock Jacobsen
Santa Clara City
2603 Santa Clara Drive
Santa Clara, UT 84765

Phone: 435-673-6712 x205
Email: bjacobsen@sccity.org

Sales Rep:
Makayla Hill
801-683-4009
sales@computech.biz

Sold To Contact: Brock Jacobsen
Phone: 435-673-6712 x205
Email: bjacobsen@sccity.org

Purchase Order:	Valid Through: Aug 5, 2020	Payment Terms:	Due Upon Order

Please check the Ship To information for accuracy. Notify your Sales Rep to make changes.

Description (Check Items to Order)	Unit Price	Qty	Ext. Price
☐ Dell P2418HT - LED monitor - 24" (23.8" viewable) - touchscreen - 1920 x 1080 - IPS - 250 cd/m² - 1000:1 - 6 ms - HDMI, VGA, DisplayPort - Black - with 3-Years Advanced Exchange Service	$327.99	8	$2,623.92

The perfect touch monitor for user comfort is an engaging, hands-on experience with superior features designed for productivity. The anti-glare screen and articulating stand provide exceptional comfort while you work. Wide viewing angles, ComfortView and ultrathin bezels make collaboration easy and seamless.

Purchasing Notes

Totals

Subtotal:	$2,623.92
Tax:	$0.00
Shipping Estimate:	$123.40
Grand Total	**$2,747.32**

Deposit Required	**$0.00**