

COUNCIL WORK MINUTES
MARCH 16, 2016

The City Council held a meeting on Wednesday, March 16, 2016, at 5:30 p.m., in the Council Chambers, 10 North Main Street, Cedar City, Utah.

MEMBERS PRESENT: Mayor Maile Wilson; Councilmembers: Ron Adams; Paul Cozzens; Terri Hartley; Craig Isom; Fred Rowley.

STAFF PRESENT: City Manager Rick Holman; City Attorney Paul Bittmenn; City Engineer Kit Wareham; City Recorder, Renon Savage; Finance Director Jason Norris; Police Chief Robert D. Allinson; Fire Chief Mike Phillips; Economic Development Director Danny Stewart; Public Works Director Ryan Marshall.

OTHERS PRESENT: Joyce Messer, Ben Ellis, Kyler Callison, Kagen Coronado, Jonny Arnold, Alexander Arnold, Brennan Wood, Neal Smith, Quinn Johnson, Parker Gregerson, Lydia Mackun, Joseph Mackun, Corey Baumgartner, Nathan Saunders, Brody Alberto Garcia, Samuel Hatch, Luke Barnes, Richard Saunders, Cooper Spencer, Karsten Munford, Garrian Perkins, Spencer Heaton, Jay Chapman, Douglas Carroll Brandon Tebbs, Peter McKenna, Amber McKenna, Kerry Fain, Chad Fain, Dawson Wood, Matthew Cardone, Connor Jensen, Nathan Butler, Carson Braegger, Tom Jett, David Westwood, Brent Carter, Blake Cozzens, Kevin Davis, Symbria Patterson, Bob Platt.

CALL TO ORDER: Father Bob of Christ the King Catholic Church gave the invocation; the pledge was led by Troop 1871 Hawk Patrol.

AGENDA ORDER APPROVAL: Councilmember Adams moved to approve the agenda order; second by Councilmember Rowley; vote unanimous.

ADMINISTRATION AGENDA – MAYOR AND COUNCIL BUSINESS; STAFF COMMENTS: ■Isom – we will be in good hands when these young men grow up. Our last general plan was approved September 2012, and a lot of significant things have happened since that time, 16% increase, 1,100 new students at SUU, that has a tremendous impact on the community. The agenda items on the Council have reflected that, we have projects being discussed and parking we are concerned about and a lot of things in that part of the community. I am sure the University has a plan; they have a facilities master plan. I know it is a laborious task to update the plan, but I think we have to take into account and involve the citizens, SUU, employers and staff and look in a global way so when we consider items they are done in context. ■Hartley – thank you to Kit for a stop sign on Interstate Drive. ■Rowley – thanks to all for the dysfunctional traffic light being fixed.

PUBLIC COMMENTS: ■Southwest ATC Update – Brennan Wood: Neal Smith helps us with fundraising efforts. When I was hired as President I shortly hired Neal and we went out and heard that the community does not know what SWATC does. We are one of 8 colleges in the State of Utah; we serve Iron, Beaver, Kane, and Garfield counties.

See attached Exhibit "A". We are blessed to have a University and an applied technology college. We have a placement of 86% in the field they are trained. If we don't place 70% we discontinue the program. The programs are open entry, open exit. The industry tells us how we need to train. We served 250 companies last year and 1200 individuals with 2400 hours. For every one job that requires a graduate degree. 70% of the jobs require something outside of a 4 year degree; they require a 1 or 2 year degree. There are pathways that start in the high school and they get credit for an adult certificate. We have partnered with MSC Aerospace this year. All that complete the program have an internship with MSC Aerospace. There are thousands of jobs in northern Utah.

Neal Smith – we stand at a great time. We have embarked in a historical fundraising. We are looking for relationships. Lincoln Welding, when you come to SWATC you see we have 31 booths with welding to train at one time. We have state of the art advanced equipment, we train specifically for jobs. We are getting close with the culinary school. We still need equipment on the front end for banquets. The health care se still need help. We are creating relationships with Weber and Dixie State for certificates. We are concerned to make this happen. We have met a lot of people. The poverty rate in Iron County is 20%. 48% of students qualify for tuition free enrollment. We used Rotary Club money for scholarship programs. We are looking for individuals and businesses that can support us on an annual basis.

Brennan – we have a new building and a ribbon cutting. We built the building, have the facility; the Legislative Session was good for us getting \$259,000 in ongoing money. We are short in scholarships. We have zero dollars and want to grow funds so the four county residents can have an option. Students at the college stay in the 4 county region. We want to develop relationships with community partners for scholarships. We wanted to let you know what was going on and invite you to the Ribbon Cutting on March 31st at noon. We would like the Mayor to welcome the community to the event. Senator Evan Vickers will speak as well. We will also tour the facility. Rowley – are all the programs 24 months? Brennan –the shortest is 3 months, and they go up to 24 moths. There are 3 welding programs ranging from 600 to 1200 hours. We are up 7% on students. Rowley \$1.75 per hour is for actual hours? Brennan - Yes. We welcome you all to the ribbon cutting. All cabinets were done by Paul Cozzens, he did a great job. ■Kerry Fain, YETI – I want to touch base and tell you about our season. We have it put away for the season. We were impressed; we started 2 weeks later and still outdid our numbers 3200 to 7200 skates. We have a group that comes from Richfield every year, and they bring about 80 people. We are seeing large groups from out of region. We had to turn away a group of 50 and a group of 30 which was difficult, but I called Cedar Bowling to find something for them to do. Most days were packed; we are renting all the skates. Youth Hockey is on par with adult hockey. High School program is beginning to excel. Last year we were last in our league, this year we placed 9th. We had 5 selections go to State for all stars. We had a lady selected to a program in Chicago. We have a student being looked at by BYU. Rowley – the out of town visitors are the beauty of this thing. I would like us to decide what is going to happen. Kerry – the groups are making it worth their while, they are having dinner. We have Richfield, Mesquite and Kanab with large groups. We brought in 12 games from out of town and playing here. It is impacting our community

and economy during the slow times. Cozzens – how many pairs of skates? 380, we have pictures when the ice is completely full. There is a necessity for it. Rowley – did you get hot chocolate out there? Kerry – we tried, but we were so busy and didn't have the space. Cozzens – what was your total? Kerry – just under \$19,000, up from \$15,000. That is paying customers only. Cozzens – it is amazing that people still don't know it is there. Rowley – dis you get the fence at the Lake? Kerry – yes and it has worked well. They took it down a few weeks ago. Doug Carroll – great recognition needs to be given to Chad and Kerry. I got involved this year and was amazed. You say a decision needs to be made. A roof could add 2 to 2.5 months. If St. George builds an indoor rink it will push Cedar people to St. George. If done right it can cut down the cost on the utilities. It is also a good activity to keep kids busy. We have 3 going to Chicago next month; there is a lot of opportunity. We need to do some planning. It would be a benefit to get 12 months of ice, and I am willing to help.

CONSIDER AN ORDINANCE ANNEXING APPROXIMATELY 1.28 ACRES OF LAND IN THE VICINITY OF 2160 WEST AND 580 NORTH (HORSE ALLEY).

PLATT & PLATT ENGINEERING/PAUL BITTMENN: Bob Platt – the owners are requesting to annex, Spencer Whittaker and Dr. Ludlow. The County will not give a building permit because they are in an A20 zone requiring 20 acres. Rowley – is the area part of the island? Kit – yes, an island that is still in the County. Bob – this is in the annexation declaration area. Rowley – it is the Lt. Governors final decision? Paul – it is up the municipal council, the Lt. Governor's office will not make you annex anything, it is an administrative state after the legislative step of annexation the property. Kit – IFA has purchased a chunk of property and they will be annexing in the next few months.

CONSIDER A RESOLUTION AMENDING THE CEDAR CITY GENERAL LAND USE PLAN FROM HIGHWAY AND REGIONAL COMMERCIAL SERVICES/MEDIUM DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL ON APPROXIMATELY 0.57 ACRES OF LAND LOCATED IN THE VICINITY OF 200 NORTH AND 400 WEST. NEW HORIZON

ENGINEERING/PAUL BITTMENN: Brent Carter – the owners want to change the zone. We have everything in order. Kit – it is both land use amendment and the zone change. Isom – intended use? Brent – student housing. Kit – the zone change is R-3-M.

Hartley – I agree with Craig that we need to look at what we are doing with the area instead of looking at each one individual. Cozzens – HS was arbitrarily pushed to Main Street, we need to protect that by the freeway, but I think this is within the justification. Rowley – there are thousands of places to build residential and there is not much for commercial so I hate to see the sales tax potential go away. Rick – the HS designation was established a long time ago, and in my opinion the discussion needs to be had with the University and maybe not general commercial but central commercial.

David Westwood – the owners are proposing to do something similar to the student housing being built. He got a letter from Scott Wyatt (attached as Exhibit "B"), he is generally supportive of it and the housing needs of the University. Rowley – there is a lot of residential area, but not much for commercial. The Leavitt thing was something we

did, but it wasn't my first choice. I don't know where the line should come, but we are within the area. Action.

PUBLIC HEARING TO CONSIDER AN ORDINANCE AMENDING THE ZONING DESIGNATION ON APPROXIMATELY 0.57 ACRES OF LAND LOCATED IN THE VICINITY OF 200 NORTH AND 400 WEST FROM HIGHWAY SERVICES (HS) TO HIGH DENSITY RESIDENTIAL (DWELLING MULTIPLE UNIT) (R-3-M). NEW HORIZON ENGINEERING/PAUL BITTMENN: This goes with the above item.

Mayor Wilson opened the public hearing. There were not any comments, the hearing closed.

Rowley – has President Wyatt looked at the property where Juniper Hall was is a great place for student housing. Has that ever been considered? Mayor – we will see if we can work out a meeting.

CLOSED SESSION FOR REASONABLY IMMINENT LITIGATION:

ADJOURN: Councilmember Rowley moved to adjourn and move into the Closed Session at 6:18 p.m.; second by Councilmember Adams; vote unanimous.


Renon Savage, MMC
City Recorder

CEDAR CITY COUNCIL MEETING MARCH 16, 2016

SOUTHWEST ATC

Beaver
Iron
Garfield
Kane

SWATC
Cedar City

SOUTHWEST GROWTH PROJECTIONS

2012–2022 Occupations Growth

- Projected Annual Openings – 1,280
- Annual Growth Rate – 2.6%

Food Preparation and Serving
Production
Office and Administrative Support
Sales and Retail

SWATC Region Population

Year	Population	Projection
1980	30,000	
1985	32,000	
1990	34,000	
1995	36,000	
2000	38,000	
2005	40,000	40,000
2010		45,000
2015		50,000
2020		79,739

■ Population ■ Projection

2012 Baseline Population Projections – Governor's Office of Management & Budget

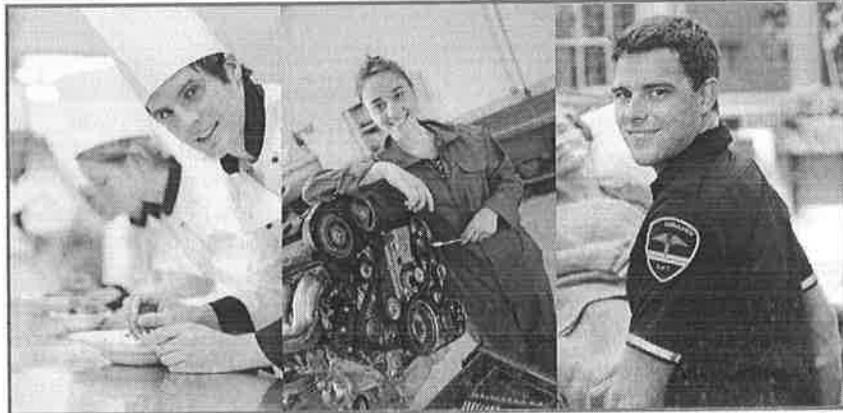
- Projected 2020 Population of 79,739

REASONS TO ENROLL AT SWATC

GET A JOB

AFFORDABLE TUITION

FLEXIBLE SCHEDULING



REASONS TO ENROLL AT SWATC

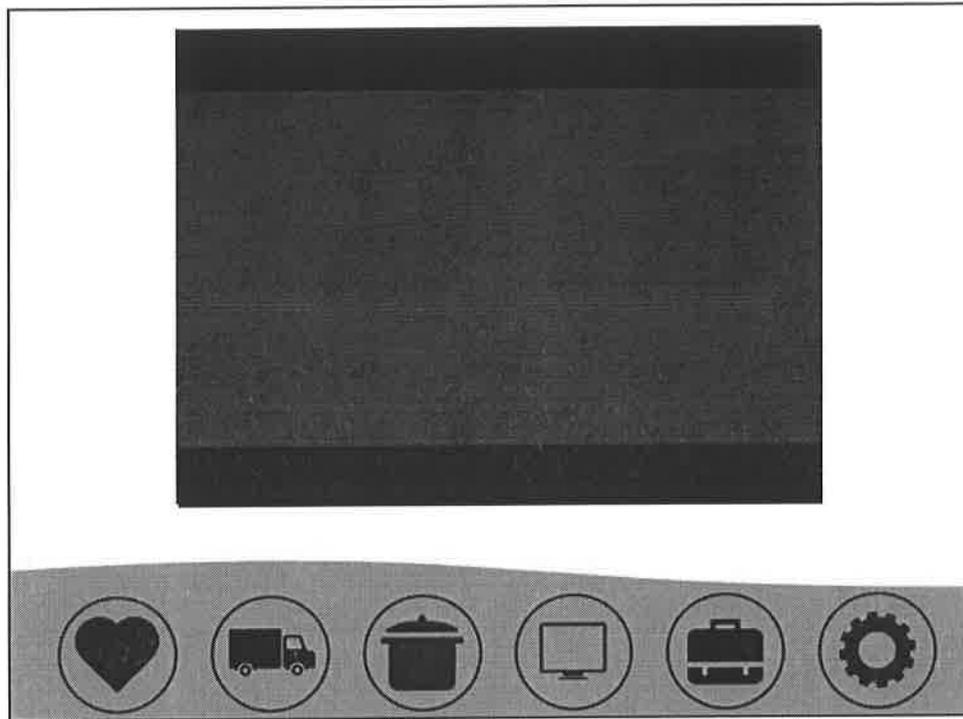
HANDS-ON TRAINING

EMPLOYEE TRAINING

GRADUATE FASTER



1:2:7 FOR EVERY ONE JOB REQUIRING A GRADUATE DEGREE, THERE
ARE TWO JOBS REQUIRING A BACHELOR'S DEGREE AND SEVEN
REQUIRING A TECHNICAL CERTIFICATE



SOUTHWEST PATHWAYS

- Health Science
- Culinary Arts
- Welding
- Industrial Maintenance
- Administrative Services & Business Technology
- Automotive Technician
- Computer Science
- Information Technology

- Pathways being developed:
- Aerospace Manufacturing
 - Banking & Admin. Support

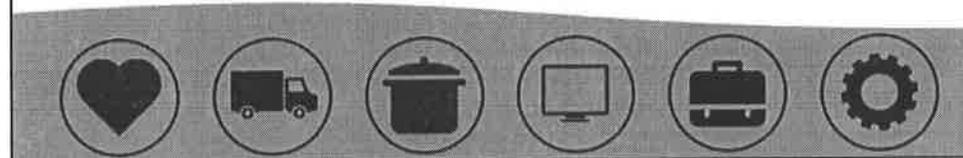
AUTOMOTIVE TECHNICIAN

A 12-month certificate program with a paid internship. Earn credit and save \$1,000. ATTEND 10 MONTHS IN HIGH SCHOOL. SAVE 10 MONTHS & \$2,000.

WITH HIGHLY SKILLED & TRAINED PERSONNEL

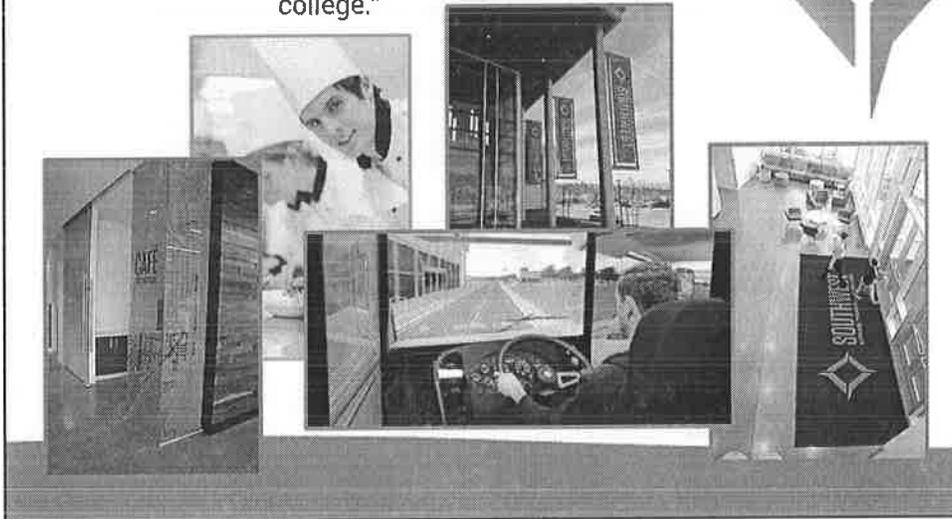
FEES AND COURSES	
Annual Registration Fee (1st Year)	\$ 20.00
Program Tuition (1st Year)	\$ 100.00
Books & Supplies (1st Year)	\$ 1,000.00
Estimated Total	\$ 1,120.00
Electrical Systems	Year 1
Engine Performance	
Automotive Fundamentals	Year 2
Brake Systems	
Wiring Systems	Year 3
Automotive Safety	
Automotive Maintenance	Year 4
Automotive Inspection	

SOUTHWEST 435.586.2839
ADDITIONAL FEES IN ADDITION TO TUITION
WWW.SWATC.EDU



Building Tomorrow's Workforce Today Campaign

"Southwest ATC stands at a historic moment—a time of great opportunity and unlimited possibility. We have embarked on the most ambitious fundraising effort in the history of the college."



LARRY H. & GAIL
MILLER
FAMILY FOUNDATION

GEORGE S. AND DOLORES DORÉ ECCLES
F O U N D A T I O N

LINCOLN
ELECTRIC
THE WELDING EXPERTS®



State Bank
OF SOUTHERN UTAH

CEDAR CITY
Rotary
CLUB



IRON
COUNTY
YEAR / EST. 1851

Rocky Mountain Power
Foundation



Intermountain
Cedar City Hospital

IRON COUNTY
HBA
HOME BUILDERS ASSOCIATION



SWATC MOVING FORWARD – CRITICAL NEEDS



**RIBBON CUTTING CEREMONY
MARCH 31ST AT NOON**



THANK YOU, QUESTIONS

EXHIBIT "B"
MARCH 16, 2016 CITY COUNCIL



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wyatt@suu.edu

SCOTT L WYATT
PRESIDENT

February 19, 2016

Dear Council Members:

As you know, last fall set a new record for students at Southern Utah University as enrollments grew by 16 percent. This growth drove our total headcount to 8,881, up 1,225 students over fall semester 2014. We are projecting similar enrollment growth for this fall as well. These enrollment numbers welcome an era of growth advocated for by the new administration. In comparison, the second highest growth came at Snow College, though their rate was 9 percent lower than ours. This rapid growth brought a shortage of housing options with many students scrambling at the last minute to secure a place to live.

SUU has long enjoyed many community partners who provide quality housing for our students. It is not possible, or desirable, to house all students on campus. While we are pursuing options to increase our traditional on-campus suite style housing for freshman, we must rely on business partners to help address the growing demand overall. In discussions with developers about new student housing units, we wish to lend our support of additional projects near campus that will help alleviate potential ongoing housing shortages.

Thanks to your approval, several housing projects around campus are currently underway following modifications negotiated with City staff. We appreciate your past assistance and understand a developer is seeking to add a student housing project at 193 North 400 West which requires a zoning change. We were pleased to hear this request was successfully heard and approved by the Planning Commission with no objections from the public. The zoning change proposed is similar to that granted the Dixie and Anne Leavitt Foundation for its project one block to the east, on 300 West.

We appreciate your willingness to help us ensure quality housing options for a growing student-body. It goes without saying, that a limitation on housing options would limit our ability to continue growing SUU. Thank you for your favorable consideration.

Sincerely,


Scott L Wyatt