

COUNCIL WORK MINUTES
JANUARY 8, 2020

The City Council held a meeting on Wednesday, January 8, 2020, at 5:30 p.m. in the City Council Chambers, 10 North Main Street, Cedar City, Utah.

MEMBERS PRESENT: Mayor Maile Wilson-Edwards; Councilmembers: Ron Adams; Terri Hartley; Craig Isom; W. Tyler Melling; Scott Phillips.

STAFF PRESENT: City Manager Paul Bittmenn; City Engineer Kit Wareham; City Attorney Tyler Romeril; City Recorder Renon Savage; Finance Director Jason Norris; Police Chief Darin Adams; Fire Chief Mike Phillips; Leisure Services Director Ken Nielson; Economic Development Director Danny Stewart; Public Works Director Ryan Marshall Fire Marshal Mike Shurtz; Parks Superintendent Wade Orme.

OTHERS PRESENT: Teri Kenney, Randy Earl, Helen Englehart, Ken Englehart, Jeremiah Davis, Jim Rushton, Chris McCormick, Kathy Hunsaker, Rick Hunsaker, Leola Prestwich, Arelan Lane, Mary Smith, Dixon Tiffany, Dennis Houston, Ron Karsen, Janet McCrea, Laura Henderson, Kendall Willardson, Talia Adams, Hope Merrill, Lorraine Nelms, Aleese Cardon, James M. Aton, Stephanie Hill, Wayne Hartley, Jack Hill, Heidi Miller, David Mineer, Mark Kenney, Brent Drew, Don Oswald, Carter Wilkey, Solomon Smith, Dallas Buckner, Mike Platt, Bethany Williams, Christina Brown, Rhea Church, Symbria Patterson, Ron Pisaturo, Tom Jett, Christine Marx, Robert Corry, Len Gleim, Debbie Gleim, Stephen Gwin, Stanford Gwin, Essie Johnson, Marion Allan, Russell Olsen, Braden Mineer, Becky DeMille, Greg DeMille, Courtney Braithwaite, Brad Green, Susan Wooten, Mary Belle Royer.

CALL TO ORDER: Pastor Joe Carroll of Calvary Chapel Church gave the invocation; the pledge was led by Councilmember Adams.

AGENDA ORDER APPROVAL: Councilmember Phillips motioned to move #6 after #8, someone cannot be here until later, with that moved to approve the agenda order; second by Councilmember Isom; vote unanimous.

ADMINISTRATION AGENDA – MAYOR AND COUNCIL BUSINESS; STAFF

COMMENTS: ■Phillips – I want to thank and congratulate the Public Works Department and staff on how the City looked throughout the holidays, I had visitors come in town and praised the look of our City. ■Isom – welcome to Tyler. The three were sworn in on Monday. I would like to revisit a topic we did at the end of last year, that is redoing the City's master plan. We tabled it, but the timing is perfect to redo the City's Master Plan. I understand the work would require a request for proposals, I understand it has been drafted, we can look at it and vote and get it out next week. When you look at what is happening in the City, the Chamber of Commerce has worked for over a year on Vision 2050, ASAP Areas Sector Analysis Process is concluding, we got a grant from UDOT to do some transportation studying and I look forward. This came at the

frustration of the Planning Commission on piecemealing zone changes. One of our prospects is Dr. Michael Clay and I will ask him to tell us his process, as well as three students.

Michael Clay of BYU, Director of Urban Planning Program at BYU. I grew up in Hinkley and went to Delta High School. A few years ago, the Governor's office was aware that rural communities need assistance in planning, my job is to train City Planners, I could use real life projects to train them and get some high-quality projects done, we have a team of 20 students that would pour over your community, GPS manhole, cracks in sidewalk get photographed. We do an analysis of public works, facilities, land use, transportation, etc. we have done it for 8 or 9 communities across the state. BYU does subsidize some of the project. It becomes a great model the Legislature is looking for an appropriation to create a center at SUU, a Utah Center for Community Planning, which part of it would be brining me down here to do community Planning for rural planning out of Cedar City, this would be a great piece for that Center if that is awarded. I am on the Board of Directors for Vision Utah, I have an annual contract with DOT, UTA, WRC, I run a model that micro-simulates real estate on 850,000 land parcels along the Wasatch Front, it helps make better transportation decisions for where real estate growth will go. That model to date has been used to locate \$7 million of infrastructure, it is used for water, sewer, power, transportation. My model convinced them that double decking I-15 would not work, it would cause more traffic and more sprawl. I do work all over the world. I do work for San Diego, Spokane, China, Peru, Guam, all over the world, but my home is rural Utah. Cedar City was a big city to me when I was a kid. I would love to come and help and answer any questions you have. There would be about 20 students pouring over your community, we annexation, land use transportation, economic development. I met with the Chamber of Commerce today, we would love to work with the private sector, we need their input on these projects. We would not update the zoning ordinance or subdivision regulations, if you wanted that we could do that as a separate piece. We notice the City needs to do a moderate-income housing study and it could be done as a part of this. The students, Hope Merrill, American Fork, senior and studying Planning. Talia Adams, Senior working on projects like Delta. Kendall Willardson from Koosahrem, Utah. I did go to East Elementary and Cross Hollow Intermediate School, I lived in Kanarraville for a year or two. I am a Senior, last semester, grateful to work with small towns and Cedar City is a great place. We have people from Koosharem to Hong Kong and Singapore, so you get a broad view of opinions. We work on a semester basis and we hope this will be our project. If you choose us it would be through a private contracting firm, so I cover the insurance, Urban Planning International LLC who covers the liability insurance. Phillips – what is the process. Paul – the trigger was getting 2050 finished, we do have the RFP redline ready, we could put it on next week's agenda. It must be published for two weeks. ■Hartley – we want to wish everyone a happy new year and there are treats in the hall, have some cake. Thank you for being here tonight. ■Melling – this is my first meeting, Tyler Romeril and I are still working on compliance paperwork. I want to disclose any of my affiliations for conflicts, my primary job, I am an attorney, mostly wills and trust, but do all types of clients. I do have a part-time contract at SUU on legal studies. I serve as a volunteer on Orchestra of Southern Utah Board, Red Acre Center Board, agricultural

policies statewide and the Chamber of Commerce Board as the immediate past President. ■ Tyler – staff is looking for direction, the City owns property by the turn off at Right-Hand Canyon, there is a Coldwell Banker sign on that property, I talked with Dan Roberts, not sure how it got there. They do have their approvals from UDOT. Does City Council want to lease property for advertising, do we want to stay out of it? Mr. Roberts is happy to sign a lease. Phillips – I have noticed that sign several times, we have a lot of people come to the area and understand the need for realty companies, but I would like to keep the canyons pristine. I didn't know we owned that. If it stays, we need to have a lease. Hartley – we don't want a line of signs, so if we get a lot of requests, we need to discuss it. It has been there a long time. In fairness we should probably charge. Dan Roberts – when I bought the business from Clayton Frehner it was there and he said Roger Dillman owned it, that was in 1990. It is a small corner, UDOT said you had to have a permit, we have been paying that permit for over 40 years. I don't know how the City got it. It was a surprise to me that the City owned it. I don't think UDOT will allow any more signs up the canyon. I would be happy to pay a lease amount. Jim Rushton, we own the adjacent property, if it is leased out, I think you should put it out to bid. Tyler – if we put property to lease it requires public notice.

PUBLIC COMMENTS: ■ Symbria Patterson, Red Acre Center for Food and Agriculture, we bring on a winter conference, we did it last minute last year and you gave us local consent for Heritage Center. The Leavitt's have allowed us to use their hangar and it is a great savings to us, but we need to sign wine and DABC has a process. It is to ask for local consent at a Friday event. Paul – the airport property is entangled with FAA grants and restrictions, one is that is use for aeronautical purposes. While it is no public secret at time to time people have activities there, but it is something for the City to endorse something that is not entangled with aeronautical uses. Symbria – because of the Leavitt's you own the property, but they have a hangar and home that is not related. Phillips – several hangars have been used for food events over the years. Paul – no secret that non-aeronautical things happen, but when we permit something that is not aeronautical, the other things Cedar City does not say yes you can do this. We are with this saying you can serve alcohol at a non-aeronautical use. Phillips – is the alcohol provided as part of the conference fee? Symbria – yes. Phillips – I don't see a problem, but I am not an attorney. Hartley – let's put it on the agenda and we can get more information. Paul – we can have Nick reach out to the FAA. ■ Chris McCormick, Cedar City Chamber of Commerce I brought a letter requesting that the City Council implement or utilized the Vision 2050 studies as part of the RFP Process for the City Plan as well as the Area Sector Analysis Process. There is a lot of good data. We hope to have the report back next week. Also, in 1950 Cedar City Chamber hired a gentleman to come in and he hand drew a lot of pictures of the community, we have had them printed and we will be selling these. ■ Mary Smith – I am bringing up again the parking at Spirit Fitness and the congestion it causes and near accidents. Some of the things that have happened, the design of the road is narrow at the top of the hill, the cars are parking on the right and out more where cars coming up to main street has to be in their path. The parking lot is never full, hardly ever used. They will park front and back next to the entrance, the cars in the parking lot must nose out because the cars are next to the driveway. It is wider at the crest of the hill, but the cars park where it is narrower. I have seen people parallel park

between two cars, and we are trying to turn from Main Street, and we have to go around them. It has gotten worse. I am wishing that you would take it in to consideration, please. Tyler you live down there and know what I am talking about and I don't want to wait until there is an accident. If it is legal, they will park there. Phillips – is it a City standard road? Kit – yes. Phillips – is it possible to look into this and have the officers look to see if there are safety concerns and make recommendations. Mary Smith - some of the big vehicles are 5 feet from the curb and in our lane. Phillips - It looks to me that the road is the same width at the top and bottom with a curve.

COMMUNITY DEVELOPMENT BLOCK GRANT FIRST PUBLIC HEARING: Mayor Maile Wilson-Edwards opened the public hearing for the CDBG program and stated that the purpose of the public hearing is to provide citizens with pertinent information about the Community Development Block Grant program and to allow for discussion of possible applications for the 2020 funding cycle. It was explained that the grant money must be spent on projects benefiting primarily low and moderate-income persons. The Five County Association of Governments, in which Cedar City is a member, is expecting to receive approximately \$838,000 in this new program year. All eligible activities that can be accomplished under this program are identified in the CDBG Application Policies and Procedures Manual and interested persons can review it at any time. Mayor Wilson-Edwards read several of the eligible activities listed including examples, such as Construction of public works and facilities, e.g., water and sewer lines, low income housing, acquisition of real property, provision of public services such as food banks or homeless shelters. Mayor Wilson-Edwards indicated that in the past Cedar City has received several grants to provide Low Income Housing, Food Pantry, Crisis Shelters and Fire Trucks. The City has handed out its capital investment plan as part of the regional “Consolidated Plan”. This list shows which projects the city has identified as being needed in the community. It was asked that anyone with questions, comments or suggestions during the hearing please identify themselves by name, before they speak. Mrs. Heidi Miller, with the Cedar City Housing Authority suggested submitting an application to acquire and possibly rehab low income housing. Councilman Phillips inquired if the approximate amount of \$800,000 was state funding made available to Iron County and Cedar City? Mrs. Miller explained that Cedar City and Iron County are a members of the Five County Association of Governments, and nearly all Counties, Cities and Towns within that region are eligible to submit applications and there will most likely not be enough funds for all applicants. Therefore, FCOAG has a ranking process to determine which applications will be funded. Mayor Wilson-Edwards then opened the meeting up to further suggestions or questions from the audience. When there were no further questions or comments. The hearing was adjourned at 6:14 PM.

CONSIDER VICINITY PLAN FOR CEDAR EDGE PHASE III. PLATT & PLATT/DON BOUDREAU: Mike Platt, Platt & Platt Engineering – this is to complete the master plan. Phillips – on the decision paper it lists a different address than on the Planning Commission minutes. Paul – it is on the south end of town. It says 66 unit, is that correct. Mike – 115 altogether, there are 37 this phase. This is behind Holiday Inn express. Phillips – there was discussion on drainage, has it been resolved. Mike – that is between Southern View and the property owners. Kit – it was addressed on the phases

that have been built, this phase has not been built. Tyler – this is vicinity, that will happen with the construction drawings. Kit – we are aware of the problem and it will be addressed. Consent.

CONSIDER THE BID TO PURCHASE 0.38 ACRES OF CITY PROPERTY LOCATED ON THE CORNER OF COAL CREEK RD AND 800 WEST. KADE ADAMS / TYLER ROMERIL:

Tyler – in October 2018 a prior interested party was interest to purchase .38 acres, the appraisal was \$30,000 and the individual did not purchase. Kade Adams is interested and it came to City Council, appraisal is \$34,000, Mr. Adams is the only individual that bid on the project, he will pay the appraisal and all closing costs. Hartley – does the City order the appraisal to avoid problems, we want it to be an arm’s length transaction. It said the parcel was larger than the .38 acres. Tyler – before we sign closing documents, we will have the City Surveyor make sure the legal descriptions match. Kade – I tried to find a parcel and there was not one since the road was put in. this is all that is left. I used the appraiser that was used before and I asked Tyler before I ordered it.

Tom Jett – Kade’s property is here, is the other corner property included. When it was up for sale, I thought it was both parcels. Kade – it shows up with two parcels. That will be available as a separate piece. I did ask for both, but it is not one combined piece. It was an additional \$1,000 for an appraisal. I will pursue the other one as well if we get approval. Tom Jett – I think that they need to go together, the other piece is worthless without the other. There is use for storage on the one side that is up now. We are opening a potential for the City not being able to get rid of the other. Kade – I would like to buy both, the small piece with the square footage is about \$19,000. If you can approve to purchase both at the same time. Tyler – we must advertise the additional spot. Hartley – the parcel number has 7.38 acres, I am not sure what that includes. If we are only appraising the one piece, I don’t know what the other 7 acres are. Kit – that includes both pieces and the road. Melling – in looking at the County Recorders it shows it subdivided as a child parcel number. Paul – we will verify with the City surveyor before we bring it back. Action.

PUBLIC HEARING TO CONSIDER A ZONE CHANGE FROM ANNEX TRANSITION TO R-2-2 AND I&M-1 ON PROPERTY LOCATED AT 1300 WEST 3500 NORTH. GO CIVIL / TYLER ROMERIL:

Dallas Buckner, Go Civil – this is a unique zone change, the parcel is “L” shape zoned annex transition. We are doing two different zones, one is the approach zone to the Airport so it is R-2-2 the other is I&M-1. The reason is FAA says anything in the flight zone for residential can have 1 per 5 acres, that is why we have two zones with the I&M. Hartley – can we talk what can be included in I&M-1. Kit – it is light industrial and manufacturing. Phillips – what is GenPak? Kit – light manufacturing. I understand the problems with the approach zone. Dallas – this is parallel to the runway, so the General Plan it shows it as I&M or commercial.

Mayor Wilson Edwards opened the public hearing, there were no comments. The hearing closed.

Isom – when we annex property should they not be given a zone. Paul – they are assigned annex transition which is a holding zone. Before subdividing they have to rezone to follow the general land use plan. Hartley – when the annex does the water come in? Paul – there are 3 stages when they can dedicate the water, annexation, subdividing or building permit. We get a lot of them at annexation.

PUBLIC HEARING TO CONSIDER AN ORDINANCE ANNEXING 40.74 ACRES OF PROPERTY LOCATED IN THE VICINITY OF 1850 NORTH 3500 WEST.

GO CIVIL / TYLER ROMERIL: Tyler – this came through Planning Commission with positive recommendation and to City Council on November 13, the petition was accepted, it was posted and began a protest period, that is concluded, the last step is to certify with ordinance and then sent to the State for recording. Phillips – where is this? Dallas Buckner, Go Civil – It was Hunter Glen Phase 3, west of Lund, by the lift station.

Mayor Wilson Edwards opened the public hearing, there were no comments. The hearing closed.

CONSIDER AN ORDINANCE AMENDING THE SHORT-TERM RENTAL

ORDINANCE. KATHY HUNSAKER: Kathy Hunsaker – I represent my family home on 940 S. Ridge Road. I have a feeling me being here is indirectly being responsible for the people being here. The regulation is on bedroom count, I think it should be stricken, it can't be enforced. No laws and regulations should be in place that can't be enforced. No laws have been violated. The industry has laws on the book for safety and for neighborhoods. I would like the regulation removed for the 2 per bedroom count.

Phillips – you don't want a maximum occupation, you don't want it on bedrooms. Kathy – no, I want it on the regulations for short term rentals, they are very strict, and we are also. Bedroom count is not working, and I don't think it is a good policy. Phillips – there are a lot of things that are hard to enforce, that doesn't mean we don't have laws. There are laws established in the community, state, united states and the world. if there is a problem they talk with the regulatory institution and they will be taken care of. If there are violations and checked out and viable and if the property is reported 3 times the license is pulled. Phillips – that is in the ordinance. Kathy – if they are abiding by rules and regulations. Melling – the laws on the books do you mean nuisance ordinance? Kathy – nuisance, parking, loud noises, they are on the books. In the two years we have not had complaints. Phillips – on your application for your business license, and you do follow the rules, I think you are mistaken, some are not following the rules. How many bedrooms do you list? Kathy – according on what you have put out there for what is designated as a bedroom we have 11. Phillips – now, you could have 22 people plus 4. Part of our ordinance and this is my point of view, it is a residential short-term rental, it is residence and not commercial, what is the tipping point going from residential to commercial setting? That is the dilemma, that is what cities and towns are dealing with. Kathy – the bedroom count cannot be enforced, and it is negative impact. Melling – what do you mean on negative? Kathy – our home has been targeted and harassed, even when my own family is there, people are taking pictures, videoing us and stopping people to

see how many people are staying there. This has caused that. I don't know what the answer is. Melling – how close do you live? Kathy – since October of this year we found out that the house taxes were doubled because we were using it in a short-term rental capacity. Because you are making income the taxes have doubled. So, Iron County, do they do it with all owner occupied? Phillips – I don't know if they double, but they do increase. Kathy – since they went up and it has not been pleasant living on Ridge Road, we sold assets and have bought another home. I take care of the home, so we bought a home on the next street over and both the house numbers are the same. I don't have a life style the same as everyone, we sleep at both, at 940 West 1850 South the most. I check on my home on Ridge Road every day, I maintain it the same. If your concern is an owner being responsible and taking care of it and maintaining it, yes, I do.

Hartley – when we reviewed this, didn't most cities have an occupancy limit? Kathy – by bedroom? Hartley – by various ways. Kathy – the neighbors feel they are the police and question and follow people, is that what we want. I am for regulations, the bedroom count is hard, square footage would be better. Hartley – by you certifying on your application does not give people a right to stop and question people. Kathy – if there was never a problem with 18 or 35 people staying there, why more regulations. If we have enough beds to sleep 32, what is the issue. Phillips – it has to meet the parking requirements. Kathy – we do that. Melling - other cities do use occupancy per bedroom, but across the board few policy think tank organizations use more objective like owner occupied or zoning because bedrooms are hard to enforce. I would like something more objectively enforced and not the neighborhood watch. Kathy – did you not walk down, and a car stop and park and ask you what you were doing at the house? Would that same person stop you if you were coming out of a different house? Melling – the person that stopped did know me and didn't stop because it was your home. I am confident the person would have stopped me otherwise. It drew to my attention how fast people go down that road. Phillips – I don't know if other council members have issues, I think the attitude or experiences in the neighborhood need to be separated from the ordinance. How people treating people cannot be part of the ordinance. Kathy – I didn't come for that purpose. What is the logical thing we can do for our community if there is not a issue with safety or loud noises in our community? Are home has proved that it has been requested and people do want, and it has been good for the community. The majority of time it is family reunions and the reviews are as high as they can go. What is the negative. We are passing laws on emotions on what could happen or false realities. I do not want my neighbors to live in fear all the time. When we make rules and laws please look at the whole community, does it need more regulations without bedroom count. Hartley – we need to separate neighborhood issues. Do you think that would continue? Mayor – we went around with maximum occupancy for a home, bedrooms, what other cities did and it was the middle compromise. Phillips – did everyone walk away happy, no, but we found some common ground. Unfortunately, not everyone ends up happy.

Lang 899 South Ridge – I thought it was to go from 2 to 3 per bedroom. I am sorry taxes went up, but we should do background to know taxes go up. I have not harassed anyone, I understand the supreme court. From a public place I will take pictures. What kind of a number do we come up, we have reached that maximum with 2 per bedroom plus 4. As

we increase the number of people, it is supposed to be off street parking. The trash and parking on the street. I think it is maxed, at what point is an absolute business in an R-1 location. I like having a standard.

Brad Green – I come from a big family and we get together, we originate from Cedar City, my parents have 5 kids, we each have about 5 kids, my parents live on Rountree we commonly have 55 people, that is a 6-bedroom home. A cabin at Panguitch Lake is twice as big and only has 7 rooms. We rented the cabin, but we don't do it anymore. When there is regulation there is reaction. Where there is teeth to a law, the neighbors say are you following the law, they don't want a hotel in the neighborhood, they are related. What is appropriate, I don't think pinning a number is it. I like the square footage, maybe you say square footage or bedrooms. This regulation is way too broad, it goes all over the city. The City should error on freedom. It is the worst when it is the government. Consider what you do affects the entire city and it should error on freedom.

Don Oswald – on June 26th I sat in this room and listened to our City Attorney, Mr. Romeril give instruction on the ludma law, after getting up and leaving the meeting I wondered how it became a problem or issue. The ordinance for R-1 says boarding and lodging houses, two family dwellings, tri-plexes and other multiple housing dwellings represent a higher density residential area are strictly prohibited in this zone. I understand that somehow, we got into this in an R-1 zone by the definition of lodging. I have been a hotel operator for 33 years, I know what lodging is. If you look on google the definition of lodging, hotels, air bnb, vacation rentals, if you are making money selling a room overnight it is lodging. We are trying to change the ordinance to fit our needs is not a way to go. If so, there is no end to it. I would like to see Code Enforcement, I have a picture on my phone on 1850 west with a school bus from Morgan County parked on the street, the kids stayed at a hotel, but the driver stayed at a resident down the street from me. There was not adequate parking for a bus. That is what brought this to an issue. I would like to see Hunsaker's have an open house where people can go in and check out the house and see how many bedrooms there are. I heard that the house was sold as a 6-bedroom home and now there are 11 bedrooms. We are adding fuel to the fire.

James Aton, I live on Ridge Road. I am glad people admit that the houses are hotels and that is what the R-1 ordinance prohibits. When we first came here, we wanted a limit of 12 maximum and this home now has 11 bedrooms plus 4, where does it stop. Don't lecture us on being neighborly, if you do something that angers everyone on the street, is that being neighborly.

Courtney Braithwaite, I live across the street, I want to apologize, I took a picture from my garage and I got an attorney's letter if they get negative review because of me. I took a picture of a girl's basketball team. The house is beautiful, however there are a lot of people there, but 37 or more is a lot to my house outside my window with my children playing outside, it scares me. I agree it cannot be enforced by bedrooms, but online numbers are an enforcement. If you look to rent an air b&b you put the number of people coming with you. If you put in 26 you probably get 30. If you raise it to 27 that is 40 to 50. We compromised we said 10-12, it is 26, that is enough, 37 to 50 scares me, it is an

R-1 zone, it is a business. Please change the R-1, it says not business or lodging and that is a lie.

Teri Kenney – Tammy Vogt asked that I read this– our neighborhood is an R-1 residential neighborhood, we want to keep it that way, we want to limit any commercial activity to a residential scale, that means the amount of people, traffic and cars. We are currently unhappy with the STR activities in our neighborhood, raising occupancy will only make that balance worse. Commercial activities such as this in non-residential zones are required to have much stricter requirements for parking, fire safety, building codes. Why would we allow even more leniency in our residential neighborhoods? These neighborhoods should require greater protection from the City, not less. We already require inspections for proof of what is claimed a bedroom, something that we fought hard for. The City already took away the requirement for the owner to show a plan of the bedrooms or how many people are staying in them. Without that and an increase in occupancy, we are once again moving from a bed and breakfast model to a hotel model. Enforcement continues to be non-existent, additional occupancy will be even harder to enforce. The homeowner’s group that worked hard to get an ordinance drafted compromised a great deal with the ordinance going from strict occupancy numbers and owner-occupied requirement, to what the final watered-down version is, and that has been vetted further by no longer providing proof of legal bedroom, we believe that it should be stricter. We ask you to support the occupancy limitations that you agreed to before and make no further allowances that remove the two protections we have.

I am in agreement with what Tammy Vogt said, but I would also like to say that I really feel that it would give our neighborhood peace of mind to know that there is some type of limitations, you could even say the limit is 26, which is what they have right now, and trust the Hunsaker’s to stick with that. I’m thinking that those of you who are setting here and one that is not here, put in a lot of time researching this and we went through it the first time, and obviously both parties are somewhat dissatisfied which makes me think we are probably in a pretty fair situation. Another point I would like to make is that things have been said about not making policy over one neighborhood, I don’t think we should make policy over one issue either. There are many problems with short-term rentals all over the world, including for people that want to live and work in a community. Maybe we are in the right spot. I have heard you say no one can be completely happy.

Tom Jett – the City Council worked for almost a year, it was contentious, finger pointing, angry and we don’t need to go through this again, it tore or city apart, it has neighbors against each other. The thought of changing this again is not on my radar. I may someday have a short-term rental. I think 26 is nuts, that is me personally, 15 is a huge number of people, but we set it with the input of the citizens all over the community. I think 2 per bedroom is workable and I hope people won’t miniplate the bedrooms. Some said it would never cause problems, it came up with people pushing the boundaries too far. Let’s bring it together and be fair.

Marion Allen – when we went through the procedure before and the Council made a decision, at the beginning I was very upset, it was stated it was a family house and a huge

amount of family and their daughter testified it was family. I took offense of the deception and have had reservations to trust and I have reservations at the number of bedrooms. It is Leigh Hill, R-1, single family homes, people come in and take off the roof and build up to increase the number of bedrooms. I have reservations on where it could lead us. There were concessions to us for people that want to be in a residential neighborhood to raise their family, but there is concession beyond comprehension.

Scott Hunt – we own several Inn's, we own the Big Yellow Inn, next to Founders Hall, we have lost about 30% revenue since that time. At one time we were the only people on Air B&B for a long time. Our Bed and Breakfast is in an R-3 zone and we had to get a conditional use permit, I want to switch to an Air BNB, if you get rid of Air BNB is it legal in R-1. I don't think it should be in R-1, if in R-2 it should be small. It is the rights of the neighbor, it should be capped at 6 or 8 people at the most. The numbers you are talking, you have to be kidding me. I would be ticked if I lived in an R-1 and had that. If there are more than 4 people, they need a conditional use permit.

Russ Olsen – I live on Ridge Road, I am sad on how it has morphed, how can a hotel exist in an R-1 zone. During the process one of the City Council demanded to chair the neutral and I found Craig Isom chaired and he owns an air bnb. Craig – my own neighborhood was being ripped apart and one neighbor being targeted, and I wanted to see it fair.

Kathy Hunsaker – this home is a family home; our family has 33 people in it and they come quite often. Unfortunately, you cannot tell if it is our family or someone else. It is our family there and we use it the majority of the time. It was only air BNB 70 days of 365 and it brings in a lot of revenue because it is families coming together, we treat it as families. We don't want it to be for 30 and 40 people all the time. It is the rights of an individual home, our family has 33 people, do they want it to say you cannot have them there. Phillips - no, they are your family and they are not paying a fee. Kathy – we are not being treated that way. Are you regulating the whole city on our home. Phillips – no, that is why we regulated on that. Kathy – our home has larger bedrooms, they are not typical. Phillips – why not have an open house and invite people into your home as was suggested earlier. Kathy – have there been complaints on our home or other Air BNB's or are they like other families that go out and do things in the community.

Debbie Gleim – we don't walk in front of your house, but we are affected by the 25 cars on the street and the 9 in the driveway. If we call to have code Enforcement there is no one there for us. We take pictures, she didn't have the bus with 35 people pull up and leave the garbage. We try to be good neighbors, they can have what lifestyle they have, if you are gone 6 months you are not a resident. If she wants to rent long term none of us would care. There is room for 2 bedrooms over her garage, they only need a bathroom. This is not the only one, but if you don't tell your neighbors there is not trust. It is not a police emergency, it is code enforcement. We have people we know doing air BNB that don't have license, they advertise, it should be happening. She is not a victim, but she is not the neighbor we would all love, but we can live with her. We don't want other neighborhoods to deal with this. At what point do we stop.

Paul – Cedar City and Iron County contract with a third party to find Air BNB's and it is ongoing.

Lauren Henderson – this is what is going on in Cedar overall, drop zoning, hodge podge zoning, we are the only street in the City with permit parking. We have a sorority across from us, when they have a party I get all kinds of cars. It is endemic of zoning, it needs to be corrected, it needs one size fits all.

Phillips – I have to say one thing, our city streets are city streets, anyone has a right to park on a street as long as they are not blocking driveways, off- street parking is not realistic and not the law.

CONSIDER FINAL PLAT APPROVAL FOR THE CLIFFS AT SUNRISE SUBDIVISION. LEAVITT LAND & DEVELOPMENT/TYLER ROMERIL: Ron Larsen, Leavitt Land – this is single family homes off Cove Drive, the vicinity plan came through. The townhomes have already come through, this is the single family lots with the public road. Tyler – the City has received everything, fees are paid, we are waiting on easements. Phillips – have you solved the elevation issues? Ron – the elevation is lower than the existing than when we started, it cannot go lower. Phillips – does it meet the 6 foot? Ron – not yet, but I will make sure it does happen. The only spot the existing wall comes out and drops down, we have dropped the houses down, but it has to slope down from the wall. Adams – give us a statement on trails. Ron – the easement has been prepared, there is a 100-foot easement that will be deeded from SITLA to the City and they will come back later and do all as open space. Adams – I want clarification that you are not pushing the trail to the road. Ron – the trail is above our property, there will be a widening sidewalk on one side and where the road come in there will be a 10-foot trail to the 100 foot open space. Adams – the Trails Committee does not want it all on the street. Ron – there is a few hundred feet and then it will go to the trail. Kit – it will come from around the reservoir and meander around. Action.

PUBLIC HEARING TO CONSIDER A ZONE CHANGE FROM R-3-M TO SHD ON PROPERTY LOCATED AT 350 SOUTH 300 WEST. PLATT & PLATT/TYLER ROMERIL: Mike Platt, Platt & Platt Engineering – this is in conformance with the general plan. Phillips – I live in the area and received a letter. I spoke at Planning Commission and have similar concerns, it is right in the middle of a neighborhood block, Founders Hall is north of that and adjacent on part SUU property and Leavitt's. This is in the middle of the block, I don't know if it will be 3, 4 or 5 stories. The neighbor's yards will be diminished. My other concern is all the homes around the neighborhood is the older homes in the community. I am first to admit that not all are in good shape, but I would like the ability to work with the property owner and renovate. There is a 1930 style home I would hate to be demolished. I think this is across the street from the first historic district. I would like an overlay, I opposed the SHD zone and I still do. The newer buildings are safer, better egress, smoke detectors, but can you clarify an overlay zone over an existing zone.

Tyler – do you mean the general plan? Phillips – the SHD was an overlay zone. Paul – the SHD is a general land use plan zone, not an overlay. There is a general land use plan throughout the city. Around the Airport is industrial, commercial in the downtown, around the University it was designated for the SHD zone, it is what we want to do in the future, does not give zoning rights, an idea of where we want to go in the future. Phillips – legally, what ability as a council do we have to address the general land use plan to change it? Tyler – we said that earlier in the meeting, we will do a study. This is to tell property owners and prospective owners what you can and cannot do in the future. We have to have a plan, even if it was not a unanimous vote. It says student housing around the University. A developer said they want to do student housing, if we don't follow the plan, we put ourselves at risk. You put on the record substantial reasons why you are not following it and it cannot be based on public clamor. If you don't like it, we change the plan. Phillips – we are having a public hearing on the issue, why if there is nothing we can do to stop it? Tyler – you can vote against it, but legally I want substantial reasons other than public clamor. Melling – could you list reasons? Tyler – we don't have water or public infrastructure is not in place. Melling – generally safety and infrastructure. Tyler – land use is one of the most litigated issues in the State. There are decisions the City Council will make like the short-term rental and you can take public clamor, but land use is the law and it guides City councils to not infringe on people's rights.

Adams – we did a few important things, we removed all R-1 and R-2 properties out of the original SHD zone and said you cannot build in those zones. Everything in the zone is R-3 or higher and that is why the SHD zone has a few tweaks to R-3 as far as building heights, 15 feet higher than R-3 and parking density was less because of the vicinity to the University and a few projects have proven that, and I don't see parking on the street from those projects. It took a lot of time, we talked and talked and got input. I don't know if it softens it, but an R-3 you can still build a 3-story apartment building without the SHD zone. The SHD had other tools because there are a few variations to an R-3. I would like one point clarified, would you explain in an SHD zone, can you build a building on the property line. Mike Shurtz, Fire Department – in the SHD zone we removed the minimum pre-determined setbacks, the fire and building codes will determine that. There are some minimums, but it is based on construction type, but the City will not make you build 10 feet from the property line, the fire and building codes will determine that. Phillips - how often do those change? Shurtz – they are amended every 3 years; the State adopts them and then the City.

Mayor Wilson Edwards opened the public hearing,

Stephen Gwin – I just have a question, Tyler mentioned the general use plan is something you had to have good reasons to prove in the Court of law. During the SHD zone I watched a lot, and there were a number of times the general plan was changed and it took 30 seconds on a majority vote. It didn't look like the general plan was not respected, what does it take to change it. Tyler – it can be amended like zones. It goes to Sketch meeting and to Planning Commission for a recommendation and then to City Council and there are notice requirements that need to be met. Whether it is abided to is up to the City

council, sometimes it is changed and sometimes it is denied. Stephen – some there is not set standards to change it? No.

Scott Hunt, we have two buildings in the block, we have apartments not 2 blocks from the University and we had 3 openings and they had 200 open units in off campus apartments, we are not in a shortage. If more of the SHD is granted it will have the students living further out and the other apartments will set vacant. The University begged someone to build apartments and they are setting empty. When you give perks, it has effect on those not in the zone. I heard 50 times we are not changing anyone's zoning, it is the overlay. I went to the zoning department and said if it conforms to the master plan and want it changed, they said it is about 90% approved. The Council said no, everyone will come in individually. Now, yesterday I was at the zoning meeting and one at the meeting said, we were talking about something out of the SHD zone, and she said are we roped into approving this like we are in the SHD zone. Tyler got up and read about no chatter. I met with Tyler and he said if someone buys an R-1 property, but the master plan says MU he is buying it thinking it is MU, and he has a right to that, no public chatter according to state law. Tyler – he doesn't have a right; the City is giving an expectation. Scott – now this guy can do a MU. Someone can come in an R-1 and change to MU, it will allow a bed and breakfast and a large 50-foot building. There is nothing required. Tyler said that the plans have to be done before the zone change is very expensive, and I agree, but a simple pencil sketch would help people decide if they want to oppose or not, so we assume the worse. Founders Hall and Air bnb killed the Big Yellow Inn by 30%. The concern with the zoning change, you guys misled us, Scott didn't do that, he didn't know. We have 100 windows looking into the Big Yellow Inn. You pushed the SHD on all of us saying we would have the right on each individual thing, that is not the case, it should be rescinded. As far as the master plan, I think it should go to R-1 so we follow the State Law and have a Mayor's wish list plan. The people in the Historic District are being deceived, they think they are safe, the master plan has them as MU, anyone can come in and build a 35-foot apartment and it should be rubber stamped. We have a block that we have designated to be rezoned to an R-2 for the historic district and get them out of the MU. My true thought is we were deceived, and it should be set aside until you know how it works.

Laura Henderson – I had the privilege of speaking to the project developer David Mineer and I have had several text conversations and I will share with his blessing that he discussed with SUU housing coordinator. There was an article in the Spectrum in 2016 that said there would not be large projects needed, more students will be doing it online. David had talked with the housing coordinator, "the housing coordinator thinks the decline that will come from increased competition from bigger schools, he did mention an increase reliance on international students". So then I went to the current Cedar City General Plan, section V-5 Neighborhood Enrichment – "Housing and neighborhood enhancement represents not only the physical structure but also the social and cultural phenomenon that will create a sense of community and a quality of life in which citizens can take pride. Structures provide shelter, but the integration of all of the required supporting facilities will create an environment for social interaction, neighborhood stability and residential identity. The social cohesiveness of a community can be

measured in terms of the stability and strength of individual neighborhoods. As a community grows and the City expands, its neighborhoods are the individual building blocks within which the citizens reside. The quality of the neighborhoods is vital to the overall quality of the community. Major efforts should be directed toward neighborhood conservation and improving the capability of neighborhoods to provide an attractive and fulfilling residential environment". These words are from the current plan General Plan. The article I was speaking about from the Spectrum, SUU had it August 27, 2016, interviewed several employees of SUU who speak that there was an increase of student enrollment, they met the challenge, they got together with the Leavitt's and built structures and they felt going forward they would not need super structures. The article talks that they may need a few small things going forward, but let's face it, online is the way of the future, we have to be realistic, if building large apartment complexes, they will become bighted, unnecessary section 8 housing. Chandler Toby has a unique perspective, he resides on Dewey Avenue.

Chandler Toby – I have been an Orem resident for 13 years by UVU and near BYU. Community and sociality is what makes a community as it is and the changes from high density buildings, particularly by a school, it truly becomes what the article says. The cost of living close to the schools became a problem with the apartments going in, it became a problem finding a place because of all the competition. The area was taken up by more dense places, owned by fewer people, they controlled the market and set it where they wanted it. Once they were filled up, I was a victim of three incidents of theft, the most egregious one was a gun stolen from my car that was in a locked box. Orem has come to capacity and Vineyard also built more high density and they outgrown themselves which caused more problems that I believe Cedar City is trending toward. Orem, Provo and Vineyard are the model it sounds like Cedar City is following, and I hate my own home town because of what it has become. I urge the council to shore up the plan and find any way you can to specify what it means in order to keep the community more tight nit and family oriented for the future.

Jena Bame, I live on 300 West – I found out about the meeting from an old neighbor. I was curious, living on the street and 3 houses down from this, Chapter 26, Article 12 said there should be posting of signs by the City so people in the neighborhood know it is happening, I didn't see any postings, how are we to find out what is happening.

Tyler – before an item goes to Planning Commission staff meets, the direction was given to have it posted, I will follow up, that would have been before Planning Commission, not City Council. Reed Erickson saw it on the south end of the property by the sidewalk. Jena – it says "The posting of the sign(s) by the City on the property proposed to be rezoned. The sign(s) shall be posted in a conspicuous place at all points where City Streets intersect, within 10-feet of the street right-of-way line. The sign(s) shall be at least 24 inches square and be labeled with 2-inch high letters reading "PROPOSED ZONE CHANGE NOTICE" with the zone change notice stapled below." Phillips – maybe we need to take a picture to show the signs. Jena – I moved in my home on 300 West and all the cars on the street were broken into and I said wow, I live in Cedar City and I love SUU, I am a professor there.

Laura Henderson – Chandler Toby lives on Dewey owned by David Mineer, he doesn't live in student housing, he said cost, privacy, personal choice is why he doesn't live in student housing.

Jack Hill – 107 South 200 West, when Leavitt Land bought the houses on Shakespeare Lane and built the cottages, I was amazed, there is no setback, one-way traffic in front of the cottages and I don't think anyone lives in them. You can look at the backside of the buildings from my kitchen and I have only seen the lights on in 2 of those ever. I was invited by Leavitt Land to a meeting and one of the people asked me why I didn't support the building of the places, I said I don't know what they are, and I asked who would live there, and Mr. Leavitt said in the summer it would be people that attended the Festival and in the winter time it would be college students and professors. I have heard the Cottages advertised on KSUB, you want a beautiful nice apartment come and rent one of the Cottages, that didn't set well with me. Student housing is an abomination, I used to work at SUU and I visited all the campuses in the State and there is not one that doesn't have problems with housing. Someone ought to set back and look at this. The young lady talked about cars being broke into. I listened to Hartley and Isom at the debate and on 200 West there is a rental home with 7 girls and there are 7 cars and they park on the street. I was told they want all the houses around the University for students, well I like the neighborhood I live in, I live in a home that my sweet mother in law build, and I might have to move. No one knows what they can and cannot do in an area, you have a lot of problems.

Laura Henderson – I don't consider Jack Hill as chatter, it breaks my heart. I have only been a resident in Cedar for 4 years, we wouldn't have bought in my area if I would have known that. I am an investor, my neighbors are, SUU is, David Mineer is, and he has talked with us and I am glad about that. The apartment on 450, I don't know how the fire department will deal with that. If there are cars parked there. Phillips – there won't be cars parked there. Hartley – that was by design. Laura – I feel I was deceived, I bought a house, and this is the zone and my expectation for this home and it is still our expectation and I do not want it to change, it is a shame. Jack lives between two Leavitt properties. It was bad enough when Founders Hall went it, it is down the street, but I still felt deceived. Hartley – with all due respect, it was R-3. Laura – I understand, but all the projects have been on the peripheral, not in the middle of the neighborhood. Phillips – but they can do that. Laura – I know, up to 35 feet tall, but no one goes into the neighborhood thinking that will happen. Hartley – but you need to have the expectation that it could happen. Phillips – does Mr. Mineer have anything to contribute? David Mineer, owner of property – they have valid points and I know the neighbors, I have been here a long time. It was R-3, I have given an idea like 800 West, we could do it in R-3 without the lower level, until we get the approval, we don't know what we can do. There is benefits to this, they are houses that have their own problems. The height is a problem, the privacy and I understand the issues, but it takes cars off the street, the project will bring cars off the street, it is close to campus, ½ block. They will look at a parking lot and I intend to provide housing for students. If the students go on line, I will have to deal with that. Financially it is not possible to tear down a house and build a 3- or 4-bedroom thing, the

density makes it work, that is what I want to do as an investor, replace old homes with a safe building.

Phillips – two favors, if this project is approved and goes through, would you consider on 300 West have a front side of a building and not a back side, that will give us a sense of a neighborhood. We don't want house backs to the street. Also, there is a home on 300 with an old sofa in the front yard, would you please move it. David – it is under contract, I can't do that yet. I can control colors and façade, that is what I can control. Scott – if you want to sell all 5 homes, we could find buyers. David – that is an option, people put their money where their mouth is. There are neighbors that are going to sell. I am open to that.

The hearing closed.

CONSIDER A RESOLUTION TO BEGIN THE PROCESS OF TERMINATING OWNERSHIP RIGHTS ON ABANDONED CEMETERY LOTS. WADE ORME / TYLER ROMERIL:

Wade Orme, Parks Division Head – about a year ago a citizen brought questions about abandoned plats, we changed ordinances so we could get abandoned lots to follow State law, if abandoned for 60 years, we have 471 approximate lots that we do not have been used in 60+years, some if we reclaimed them we would not suggest using, they are older where the record keeping was not great late 1800's early 1900's where babies were buried in family plots, they bought 8, there are 4 and 4 unknown. Phillips – what will that do to our inventory, would we be able to resale some of them? Wade – about 1/3 we feel we could resale, I have contacted the University to help us out, we would also plant some trees. If we remove trees, we will put them in sections that wouldn't be problems.

Tyler – this is the first step, we will try and find the owners and give them notice and then we will advertise it. Phillips – is that your department? Tyler – we will work together to find people. Phillips – you can work with Special collections at the University also.

CONSIDER AN ORDINANCE ADOPTING UTAH'S WILDLAND-URBAN INTERFACE CODE. MIKE SHURTZ:

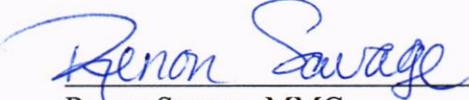
Mike Shurtz, Fire Marshal – last year we brought a zone map and have brought through the process an "I" Code, Utah Wildland Urban Interface Code and we are asking for approval to adopt. Exhibit "A" this is a 2006 code and it was amended and vetted. We set up to work using the same tools we have in place to evaluate building permits through my city inspector portal. Phillips – does it allow people to build in the mountain/forestry area. Mike – the Planning Commission and Home builders both like it doesn't say you can't do it, if you build on a steep slope with trees there are consequences. A lot of the mitigation will be done at subdivision development. If someone wanted to go in an area and leave natural vegetation the code gives us guidelines. It is a fairly simple code. Melling – my concern is how does it affect the cost of housing, it seems the HBA input was it would not have substantial affect, that was my only concern.

Tyler – Chapter 17 is where we adopt WUI. Melling – if there is an issue, we can amend that from time to time? Tyler – yes. Mike – if it conflicts with other ordinances the City Ordinance takes precedence. This code eliminates the use of fireworks in the zone. Paul – a lot of the undeveloped land, when it develops, we can eliminate them from the WUI area, we have been reluctant to restrict fireworks. Phillips – we provide areas in the city for people to light fireworks. Melling – if you build in a high fire area you would think fireworks are more dangerous and I think we are ok. Shurtz – this is already adopted in the County. Home Builders wanted consistency and the County adopted this in 2007.

CLOSED SESSION – PENDING LITIGATION: Councilmember Isom moved to go into closed session at 8:40 p.m.; second by Councilmember Hartley; roll call vote as follows:

Ron Adams	-	AYE
Terri Hartley	-	AYE
Craig Isom	-	AYE
Tyler Melling	-	AYE
Scott Phillips	-	AYE

ADJOURN: Councilmember Isom moved to adjourn at 9:00 p.m.; second by Councilmember Phillips; vote unanimous.

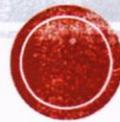


Renon Savage, MMC
City Recorder



WILDLAND URBAN INTERFACE CODE

Cedar City Fire Department



1



FOUR KEY COMPONENTS

2006 Utah Wildland Urban Interface Code

2

1. Wildland Urban Interface Areas
 - Cedar City Adopted a WUI Zone Map
2. Wildland Urban Interface Area Requirements
 - Access – Largely taken care of through current development process
 - Water Supply for firefighting – Largely taken care of through current development process
3. Special Building Construction Regulations
 - Fire Hazard Severity Analysis – completed by the fire department during the plan review process utilizing current systems (MyCityInspector online portal)
 - Results of analysis determine the required level of ignition-resistant construction, (Class 1, Class 2, Class 3, or *Not Required*)
 - We anticipate most requirements will be mitigated during the subdivision process
 - Cedar City Fire Department will conduct on-site inspections as needed through the existing MyCityInspector online portal, similar to current inspections for commercial construction
 - Permitting and plan review & approval will not change from current process with exception to the additional step of the fire dept. determining applicability and follow up as needed
4. Fire Protection Requirements
 - Defensible Space through fuel modification (cutting and/or thinning trees and brush)
 - Fireworks shall not be used or possessed in wildland-urban interface areas

3

APPENDIX C
FIRE HAZARD SEVERITY FORM

This appendix is to be used to determine the fire hazard severity.

<p>A. Subdivision Design</p> <p>1. Degree of Access Two or more primary roads 1 One road 10 One-lane road in, one-lane road out 15</p> <p>2. Width of Primary Road 20 feet or more 1 Less than 20 feet 5</p> <p>3. Accessability Road grade 5% or less 1 Road grade 5 - 10% 5 Road grade greater than 10% 10</p> <p>4. Secondary Road Features Loop roads, cut-backs with an outside turning radius of 45 feet or greater 1 Cut-backs unimproved 5 Dead-end roads 200 feet or less in length 8 Dead-end roads greater than 200 feet in length 10</p> <p>5. Street Signs Presence but unimproved 5 Not present 5</p> <p>B. Vegetation (IDWIC Definitions)</p> <p>1. Fuel Type Fuel type 1 Less than 10% combustible 1 Combustible brush 5 Scattered deciduous, mostly annual 10 Abundant deciduous, mostly annual 15 Coniferous 20</p> <p>2. Defensible Space 70% or more of lots unimproved 1 50% to 70% of lots unimproved 10 Less than 50% of lots unimproved 20</p>	<p>C. Topography</p> <p>Located on flat, base of hill, or setback at crest of hill 1 On slope with 0-30% grade 5 On slope with 31-30% grade 10 On slope with 31% grade or greater 15 At crest of hill with unmitigated vegetation below 20</p> <p>D. Building Materials</p> <p>Class A Fire Rated 1 Class B Fire Rated 5 Class C Fire Rated 10 Unrated 20</p> <p>E. Fire Protection—Water Source</p> <p>500 GPM hydrant within 1,000 feet 1 Hydrant further than 1,000 feet or draft site 5 Water source 20 min. or less, road trip 10 Water source further than 20 min., and 45 min. or less, road trip 15 Water source further than 45 min., road trip 20</p> <p>F. Wiring and Shielding</p> <p>Noncombustible wiring/shield 1 Combustible wiring/shield 5 Noncombustible wiring/noncombustible shield 10 Combustible wiring and shield 15</p> <p>G. Utilities (gas, water, electric)</p> <p>All underground utilities 1 One underground, one aboveground 5 All aboveground 10</p> <p>Final Fire Subdivision</p> <p>Medium Hazard 50-75 High Hazard 76-100 Extreme Hazard 100+</p>
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SEE STATE WILDLAND-URBAN INTERFACE CODE

FIRE HAZARD SEVERITY FORM

Fire Dept will use this form as a tool to evaluate risk in the WUI.

4

CITY COUNCIL CLOSED SESSION
JANUARY 8, 2020

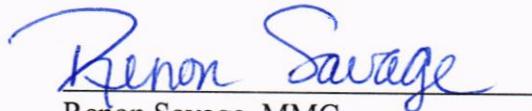
The City Council held a closed session on Wednesday, January 8, 2020 at 8:45 p.m. in the Council Chambers at the City Office, 10 North Main, Cedar City, Utah.

MEMBERS PRESENT: Mayor Maile Wilson-Edwards; Councilmembers: Ron Adams; Terri Hartley; Craig Isom; W. Tyler Melling; Scott Phillips.

STAFF PRESENT: City Manager Paul Bittmenn; City Attorney Tyler Romeril; City Recorder Renon Savage; Finance Director Jason Norris; Fire Chief Mike Phillips; Fire Marshal Mike Shurtz.

PENDING LITIGATION:

ADJOURN: Councilmember Phillips moved to adjourn and move back into the council meeting at 9:00 p.m.; second by Councilmember Isom; vote unanimous.



Renon Savage, MMC
City Recorder

