

January 7, 2009

Meeting began at 7:07 p.m.

Present: Bill Muse, Mayor; Randy Ripplinger, Dennis Bertucci, Wendell Roundy, Gladys LeFevre, Councilmembers; Judi Davis, Clerk; Peg Smith and Sergio Femenias, Ray Nelson and Denise Pennington, Kay and Larry Ripplinger, Constance Lynn and Matt Cochran, Tom Jerome, Mark Nelson, Mike Nelson, Alyssa Thompson, Nathanael Spalding.

Pledge of allegiance

Dennis made a motion we accept the minutes of the December 4 meeting as presented. Gladys seconded the motion. The vote was unanimous.

The time was turned over to Constance to talk about recycling. There is no recycling available, so she has been researching possible solutions, including attending a recycling summit in Cedar City, along with some ladies from Escalante. There is a successful program in Washington County. (Tim Clarke came.) People expect the government to pay for recycling. Blue Sky (in St. George) is the only recycling pick up business in Utah and would consider coming here. We would need to establish a community drop-off place, and they would also go to the businesses. It could be implemented quickly.

Dennis asked if he charges. He would charge \$340/month or \$340/pickup if he needs to come more or less often. That amount would be somewhat dependant on gas prices and on whether other communities also participated. Typically, that charge would be divided between the businesses who participate, and possibly the town. It has been suggested that we use resort tax money to cover the cost. That charge is for the trip; he keeps the money received from the recycling. (Pete and Cookie Schaus came.) She asked how much the town and businesses would be willing to pay. Some businesses have expressed a desire to participate; others would like to participate but not pay.

It was suggested that we could have a three-month trial period until the busy season comes. The man from Blue Sky would help us design bins—preferably five. We could look at grants or fund raising to help cover costs. (Don Montoya came.) Tom stated that they had recycling in Colorado and that it is never free, no matter who does it. Dennis feels the goal is not to make money but to not fill our landfills and use up resources. If other towns come on board, the cost could go down.

Where would we store the materials while waiting for pickups? Several sites were suggested, but none decided upon. As an alternative to having Blue Sky come, or if it

isn't workable for him, we could have it set up so individuals going out could take a load. Constance would like to get a small group together to work on disposal of hazardous waste materials. Dennis thought it would be good to monitor how much we are recycling in figures. Tom suggested we see how many dumpster loads the County is hauling, then figure how many fewer they would haul after we started recycling. Gladys asked whether all the businesses are willing to participate and pay. If not, how would we pay for it? Dennis feels most of the businesses have to be on board to make it work. Would grant money be available? Tim thought the state might have money available.

Constance stated that he doesn't do electronic recycling. Ray wondered if it would be more economical to hire someone in town to do it. In his travels, Dennis has seen bins mounted on a trailer in a central place. When it is full, someone hauls it off. We should start small, work out the logistics, then expand as it goes along. Bill suggested that, not having a truck or trailer, we could do a three-month trial with this company and see how it works. The town would be one of the players. The bins would only be at the central location. Even if we don't start until spring, we could find a location and prepare the bins during the winter.

Tom suggested that, if we recycle x amount of material, we could cut back on dumpsters. Bill isn't willing to return any of them to the county, as it was difficult to get the ones we have. Mark suggested we find out how much room he needs. Dennis thinks we should make it as convenient as possible for the townspeople, or they won't use it. Don asked about the trash generated by tourists. One central location won't alleviate that problem. Dennis feels that, if every business would participate and accept recyclables, that would help. Ray suggested that placing small collection containers at each business would be convenient. It should be a nice-looking station with a sign stating, "Please Recycle." There would just be a need for containers for plastic, cans, and bottles, but not cardboard. Tom asked if Constance would look for grants for bins. For now we should talk to the businesses and get specs for the bins before the town decides whether to participate.

A public hearing will be held Friday, January 23, at 10:00 a.m. to open the current budget and make comments on proposed changes.

No one has volunteered to be on the Planning Commission or Board of Adjustment, so we will put off filling the vacancies until February.

The Planning Commission has sent the Council a suggested change in the High Density Residential section of the General Plan. One of Randy's concerns was that we had just updated the zoning and subdivision ordinances, and the proposed General Plan would conflict with them. He feels we can use clustering to address the need for greater density. He would like to leave it the way it is in the current General Plan: one unit per one acre.

Making small lots a Conditional Use would guarantee little lots without any planning. He feels we should let clustering run for a while to see how it works before allowing for something else. Don feels we need to provide for low income housing and wondered if multiple unit buildings (duplexes, etc.) are being considered. Ray wondered if an apartment could be built as a commercial enterprise. It couldn't, as nothing but single family dwellings is allowed anywhere in town.

The proposed changes to the General Plan were discussed. Mark stated that the General Plan is just general and that we should revisit it. His major concern is with the High Density Residential section. A focus on the Village Center is a mistake. We should address affordable housing as a whole separate issue and should begin by describing what it is. Seasonal housing and affordable housing shouldn't be considered together. He also feels language such as "similar necessities" is too vague and should be deleted. He also thinks the second item ("It should be considered within or near . . .") should be deleted. He feels the last sentence of the section regarding non-conforming lots and the one preceding that ("It should be granted strictly as an exception") are dangerous, vague, and would allow for spot zoning. He asked the Council to please not accept it in this form but to rework this section.

Bill feels that providing affordable housing is not the town's responsibility but should be done by the private sector. Marks feels that enforcement of our ordinances is a problem. We have too many exceptions to our rules. Peg stated that Mark has raised some important points. Personally, she thinks that, because the Planning Commission has been working on the General Plan for four years and there will always be the possibility for change, we should get a 2008 version in place, then work on revisions as needed. She recommends that four years of work be enacted. Mark feels the problems on page 10 are significant and shouldn't be adopted yet.

Bill read the summary of Bruce Parker's previous recommendations and reiterated that affordable housing can only be addressed by a private entrepreneur. He suggested that we adopt the Plan with the change on page 10 as proposed by the Planning Commission. Dennis and Randy like it except the High Density Residential section. Ray asked if anyone knows how much housing is still needed for seasonal employee housing. Cookie suggested housing for 40 people.

Mark suggested removing affordable housing, striking seasonal rentals and similar necessities and taking out the reference to Village Center. Other than a reference that a Village Center exists, he doesn't think it should be singled out for special high density treatment. He believes "exceptions" and "case by case basis" are poor planning and should be stricken, as should the "conditional use" part. Randy doesn't like the first paragraph. The surveys have shown that people don't favor high density, but it may be

that we need to consider it for affordable housing.

Cookie, speaking of the need for some high density areas, feels that one house on a big parcel doesn't allow for a sense of community and neighborhoods and that it looks piecemeal and like there is no consistency. (Caroline Gaudy and Bos Bosworth came.) She feels that planned high density, rather than scattered hodgepodge, can be attractive. Mark feels that, even if high density is only allowed in the village center, it will have to be dealt with again later in places other than the center place. He doesn't think it will work to focus it in the Village Center.

Gladys recommended that we adopt the General Plan as presented but without the High Density Residential section and instruct the Planning Commission to work on a very general affordable housing recommendation and a solution to whatever other problems there are. Peg clarified that a misconception seems to be in the definition of high density. There seems to be a thinking that this means apartments and condos, but what it really means is that there are smaller lots, so the density is higher.

Randy made a motion we accept the General Plan as is except the section on High Density Residential and send it (the HDR section) back to the Planning Commission. Dennis seconded the motion. The vote was unanimous. Gladys made a motion we adopt Ordinance 61 Adopting the General Plan. Randy seconded the motion. The vote was unanimous.

Departments reported. Regarding roads, the mayor discussed a letter (of which the town has a copy) from Don Montoya to UDOT regarding flooding of irrigation water onto the highway. Bill called UDOT and received a response from the Region 4 engineer, who apologized for not acting on this matter sooner. He will come here next week, meet with Joe, and see what needs to be done to correct the problem. They approved the fence, but not the driveways. They may not be able to approve the one next to Kelly's because of its close proximity to Kelly's pre-existing driveway. Their engineer will be responsible for solving the problem.

Five people from the Fire Department will be going to Winter Fire School on January 16. The fireworks on New Year's Eve were successful. They are in the process of getting a radio into the new truck and coming up with a list of needed supplies.

The Planning Commission will meet tomorrow. Randy thanked them for all their work on the General Plan. Their work is a never-ending, thankless task. Caroline and Jackie will be taking the upcoming EMT class and Bos will volunteer with the Fire Department.

Dennis made a motion the meeting adjourn. Randy seconded the motion. The vote was

unanimous.

The meeting adjourned at 9:05 p.m.

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Minutes Prepared by Judith Davis, Town Clerk

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Approved by Bill Muse, Mayor