

IRON COUNTY COMMISSION MEETING
April 9, 2012

Minutes of the Iron County Commission meeting convened at 9:00 a.m. April 9, 2012 in Commission Chambers at the Iron County Courthouse, Parowan, Utah.

Officers in attendance included:

Dale M. Brinkerhoff	Commission Chair
Alma L. Adams	Commissioner
Daniel L. Webster	Commissioner
Michael Edwards	Deputy County Attorney
David I. Yardley	County Clerk

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PLEDGE OF ALLEGIANCE :

Those assembled were led in the pledge of allegiance by Dale Brinkerhoff.

APPROVAL OF MINUTES March 26, 2012 :

Minutes of the Iron County Commission meeting held March 26, 2012 were approved as amended on a motion by Dan Webster. Second was by Alma Adams. Voting: Dale Brinkerhoff, Aye; Alma Adams, Aye; Dan Webster, Aye.

REPORTS :

Reed Erickson introduced Bill Brannon as the newly hired UPDRIP coordinator. Mr. Brannon then spoke of his experience with the US Forest Service as a District Supervisor in the Shasta National Forest in California. He also taught at Shasta college in Redlands California for the past four years.

RAP TRAINING :

Vicki Nielsen presented training on emergency action plans. An emergency action plan (EAP) is a written document required by OSHA establishing instructional procedures for the different types of emergencies likely to occur at work. Emergencies include, but are not limited to fires, bomb threats, civil disturbances, and medical emergencies. The plan describes procedures employees should take for each type of emergency and outline the evacuation procedures when evacuation is required. If history has taught us anything, it has taught us that in

today's society, every employer should plan and be prepared to handle workplace emergencies. In Utah, workplace emergencies have included catastrophic medical incidents, chemical releases, earthquakes, tornados, major fires, and episodes of crime and violence, e.g., employee shootings.

She also presented training on thinking of safety first. Staff was trained to understand that they have taken unnecessary risks; risks they would NOT allow other family members to take

Ever wonder why we don't look out for ourselves in the same vigilant manner that we do our children. As parents, we monitor our children's actions and activities closely. We require our kids to: wear helmets when riding a bike; wear seatbelts in the car; wear sun screen when playing outside; hold our hands when crossing a busy street. If we see our child driving carelessly or in an unsafe manner, don't we immediately correct them? Of course we do, we do it to protect them. Yet, we have a million excuses for not following the same rules that are intended to protect us. Bottom line, if it's right for our children, it's right for us. Safety is not just for kids.

PERSONNEL MATTERS :

Vicki Nielsen and Carrie Christiansen discussed with the Commission amendments to Iron County Personnel Policies & Procedures the following sections; Section 2 - compensation, Section 18 - work hours, and Section 42 - time accounting guidelines. The proposed changes were in response to concerns with pay and time accounting in regards to payroll. Because all County departments were not familiar with the proposed changes, Vicki and Carrie were requested to explain to Department Supervisors the proposed changes prior to adoption by the Commission. The matter was tabled to allow for additional information obtained in the meeting with Department Supervisors.

Vicki reported that the Council on Aging received a funding reduction from the State which has resulted in the loss of two positions. She requested approval of the reduction in force, due to funding cuts of Goldie Pailles, Cook and Charles Lauer, Assistant Cook in the Council on Aging. Dan Webster made a motion to approve the RIF as presented. Second by Alma Adams. Voting: Dale Brinkerhoff, Aye; Alma Adams, Aye; Dan Webster, Aye.

Vicki presented a request from the County Attorney's office to approve a promotion for Ann Marie McIff from Deputy Attorney III to Deputy Attorney IV. Ms. McIff has met all of the qualifications for the promotion and the promotion has been included in the budget. Dan Webster made a motion to approve the promotion of Ann Marie McIff from Deputy Attorney III to Deputy Attorney IV. Second by Alma Adams. Voting: Dale Brinkerhoff, Aye; Alma Adams, Aye; Dan Webster, Aye.

PUBLIC HEARING AMENDMENT TO GENERAL PLAN AND ZONE CHANGE:

Dan Webster made a motion to open a public hearing to receive comments concerning a proposed amendment to the Iron County General Plan, a tier change from Tier II and IV to Tier III, a zone change from Industrial and Agricultural 20 to SPA (Specially Planned Areas), and a development agreement on property is located within Township 35 South, Range 12 West, SLB&M. Requested by Three Peaks, LLC. Second by Alma Adams. Voting: Dale Brinkerhoff, Aye; Alma Adams, Aye; Dan Webster, Aye.

Chad Nay, Zoning Administrator, introduced the proposed changes and the proposed golf community plan. He introduced Matt Stone as the developer representative and Ray Whitchurch as a representative of IBI Group, the design firm for the development.

Ray Whitchurch introduced the project which he explained involved 854 acres with the development being divided into ten villages. The first phase would include development of the equestrian center and other phases would follow. The project would start development in 2015 if approval is granted.

David Miller commented on water issues. He questioned whether water was available and the amount of water that would be needed to operate the golf course. The developers responded that culinary water would be supplied by the Central Iron County Water Conservancy District and a system was being designed to utilize "gray water" for irrigation purposes on the golf course.

After all public comments were received Dan Webster made a motion to close the hearing. Second by Alma Adams. Voting: Dale Brinkerhoff, Aye; Alma Adams, Aye; Dan Webster, Aye.

Reed Erickson then explained the procedure in approving the proposed changes after which Dan Webster stated that finding the Three Peaks Golf Community, Iron County, Utah complies with the Iron County General Plan, he moved the Iron County Commission amend the Iron County General Plan and change the Tier from Tier II and Tier IV to Tier III. Second by Alma Adams. Voting: Dale Brinkerhoff, Aye; Alma Adams, Aye; Dan Webster, Aye.

Dan Webster then stated that finding the proposed application of the Three Peaks Golf Community, Iron County, Utah complies with the Iron County General Plan and Zoning Ordinances, I move the Iron County Commission change the zone from Industrial and Agriculture 20 to SPA which permits the development of a village within a Tier III. Second by Alma Adams. Voting: Dale Brinkerhoff, Aye; Alma Adams, Aye; Dan Webster, Aye.

Dan Webster then stated that finding the proposed application for the Three Peaks Golf Community, Iron County, Utah complies with the Iron County General Plan and Zoning Ordinances, (Section 17.42.040) I move the Iron County Commission adopt the proposed Development Agreement and attached Master Plan and development requirements and regulations and authorize the Commission Chair to sign the development agreement. Second by Alma Adams. Voting: Dale Brinkerhoff, Aye; Alma Adams, Aye; Dan Webster, Aye.

PUBLIC HEARING AMENDING PARKS AT DEER HOLLOW SUBDIVISION :

Dan Webster made a motion to open a public hearing to receive comments on a request to amend the Parks at Deer Hollow Subdivision plat map to include Phase 1A and Phase 1B, requested by Keystone Developers. Second by Alma Adams. Voting: Dale Brinkerhoff, Aye; Alma Adams, Aye; Dan Webster, Aye.

Reed Erickson explained the request in behalf of Keystone Developers. The purpose of the change is for tax and letter of credit reasons. Because of the downturn in the housing market the lots have not sold as anticipated. The change will allow for financing to be deferred on the phase 1B until the market turns around. There will not be any change in public rights of way or in streets or lot lines.

After all public comments were received, Alma Adams made a motion to close the public hearing. Second by Dan Webster. Voting: Dale Brinkerhoff, Aye; Alma Adams, Aye; Dan Webster, Aye.

Alma Adams then stated that there is good cause to approve the proposed amendment to the plat, that no public street, right of way or utility infrastructure will be affected. He then made a motion to approve the amendment to The Parks At Deer Hollow Subdivision plat to include The Parks At Deer Hollow Phase IA and The Parks At Deer Hollow Phase IB. Second by Dan Webster. Voting: Dale Brinkerhoff, Aye; Alma Adams, Aye; Dan Webster, Aye.

TAX MATTER DEFERRAL REQUEST :

A request for deferral of taxes by Stephen R. Brown on multiple parcels of property scheduled for tax sale this year was presented to the Commission. Alma Adams made a motion to approve the deferral request and to approve the tax deferral agreement as presented. Second by Dan Webster. Voting: Dale Brinkerhoff, Aye; Alma Adams, Aye; Dan Webster, Aye.

PUBLIC COMMENTS _____ :

Deneen Carthy, representing an unnamed citizens group, commented on a report of an elected official saying “they have no boss” when asked who was over them. She said the group is requesting a citizens over site committee to supervise elected officials and to have a board that can respond to complaints about County Department operations. She has spearheaded the group in response to an incident with her son in which he was taken from the home by law enforcement due to a domestic situation. She said that it became very hard to get information about her child and the incident reports.

Dennis Cheek commented that he was also concerned with a “no boss” attitude and felt there needed additional citizen over site of elected officials.

Wayne Hall, Mountain Towing, commented that there had been a citizen committee formed by the Sheriff’s office that operated in 2008 to review concerns with towing rotations. To his knowledge it was not still in operation. He stated that the citizens review board should be independent of any government entity over site.

Jeff Morrell also encouraged the establishment of a citizen review board. He commented that he was in a tax deferral agreement and would most likely lose his home next year because of family issues. He also commented that he received a ticket in Iron County and the arresting officer was not willing to listen to any excuses presented.

Kim Melchior commented that he felt a citizen review board would be helpful in having a voice in County management. Departments are not willing to help with some issues presented by citizens and a committee would be an excellent place to voice concerns.

Jeff Hall also made a comment in support of a citizen committee citing a procedure in Florida where a Citizen Committee reviews law enforcement qualifications and complaints.

BOARD APPOINTMENTS _____ :

Council on Aging: Dan Webster made a motion to approve Roy Urie, Doug Maxwell, and Maree Prince to a three year term on the Board of the Council on Aging. Second by Alma Adams. Voting: Dale Brinkerhoff, Aye; Alma Adams, Aye; Dan Webster, Aye.

Tourism Board: Dan Webster made a motion to appoint Julie Semish to the unexpired term of Angie Haderlie on the Tourism Board. Second by Alma Adams. Voting: Dale Brinkerhoff, Aye; Alma Adams, Aye; Dan Webster, Aye.

NOTIFICATION OF ANNEXATION REQUEST KANARRAVILLE TOWN :

An annexation petition submitted to Kanarraville town by Todd Lloyd was reviewed. The Commission stated that they were not opposed to the annexation into Kanarraville.

ADJOURN _____ :

The meeting was adjourned at 11:45 a.m. on a motion by Dan Webster. Second was by Alma Adams. Voting: Dale Brinkerhoff, Aye; Alma Adams, Aye; Dan Webster, Aye.

Signed: Dale M. Brinkerhoff, Chairman

Attest: David I. Yardley
County Clerk