

Wasatch County Fire Board of Directors Meeting

Tuesday April 13, 2021

Meeting held at the Wasatch County Administration Building located at 25 N Main, Heber City.

Those in Attendance:

Steve Farrell

Kendall Crittenden

Mark Nelson

Spencer Park

Marilyn Crittenden

Jeff Wade

Danny Goode

Chief Giles

EMS BC Clair Provost

Advisory Board Members

Glen Clement w/ Extell

Various employees

Minutes

A motion was made by Councilman Nelson to approve the minutes of March 9, 2021 fire board meeting. The motion was seconded by Councilman Crittenden and the motion passed all in favor with Councilman Goode and Councilwoman Crittenden abstaining.

A motion was made by Councilman Wade to approve the minutes of March 17, 2021 fire board meeting. The motion was seconded by Councilman Crittenden. The motion passed all in favor with Goode abstaining.

Warrants

The listing of warrants totaled \$371,553.81. This total included the added warrants and the payroll transmittals.

Councilman Farrell: Chief is there anything that stands out or anything we need to have a discussion on?

Chief Giles: We bought 2 support vehicles from Karl Malone. That is why it is a little high. Other than that everything else is pretty much normal operation.

A motion was made by Councilman Goode to approve the warrants as presented. The motion was seconded by Councilman Nelson. The motion passed all in favor.

Chiefs Report

Chief Giles: Over the last several weeks we have been in discussion with one of our fire fighters. His last shift is today. He is actually going to move on in his career and that is Lynn Greer. He is actually here today. He has put in 31 years as volunteer and over 19 years full time. We had a little hamburger luncheon today for him. If these restrictions keep being lifted, we would like to have our annual picnic and award thing where he will get a statue this summer. There will be several of them actually where we didn't have it last year. I want to express my thanks to him. He has put in a lot of work. He was honored by the state reporting systems. He got a big plaque for keeping the records straight for the department. We hate to see him go but we wish him well.

Councilman Crittenden: Good luck in future endeavors.

Chief Giles: With that, we are going to go out for advertisement in house for a captain. I think there are plenty candidates that's qualified for the job. With that it will leave a slot open for a emt/firefighter. If you remember in the budget, I had budgeted for 4 full time. We have received the transport van about 2 months ago. We have been working in it. It seems to be working very well. It's a huge cost savings to do these transport vans. My plan is with these new hires is to do a 2080 hour schedule vs a 2910 hour schedule. With that I am going to go out and advertise for those with the advertisement in house on the captain position according to our policy and procedures. They require we look in house before we reach out.

Councilman Crittenden: I know in the past there were some volunteers. Are we still in that same situation?

Chief Giles: I think that went away about 2 hires ago. We have hired outside of the valley in the past. Moving on, I got news on the ARFF truck today. We had to get it down there to see what we really needed. We figured it was going to be somewhere between \$80,000 - \$100,000. It looks like it's going to be around \$87,000 and some change was the quote today. I would just like permission to move that ahead to get that done. If it weren't for Murl we wouldn't have this truck. As I stated prior in one of these meetings one of these used that he that he had down there is a quarter of a million dollars. It's not a matter of it but a matter of when. I get to witness a lot of the landings. I hear them fly over my place and I'll tell you it's not a matter of if but a matter of when. We have zero capability to put out a jet fueled fire. With that it's going to be closer to \$100,000 and I kind of figured that. With your permission I would like to sign that contract to get that truck fixed. The only way we could get a firm bid is if we got it down there. As Murl can contest it has been kicked around for a while. But this gentleman has worked on some and built some exactly like this truck. He said that truck and the condition it is in right now is worth \$125,000 to \$150,000. For this district to actually get it for free, kudos to Murl.

A motion was made by Councilman Crittenden seconded by Councilman Good to finalize the bid on the ARFF truck. The motion passed all in favor.

Chief Giles: As you seen in the warrants, we have a couple of personnel trucks. The red dodge that we have we are going to keep. The old white one that I originally drove, I think it's a 2005 with roughly about 160,000 miles on it. If you remember when we bought the red one, I think it has 14,000 on it and

we give \$24000 when we bought them in 2005. It's well used its service. Along with that there is a Chevrolet that some of you may have seen at the station. That's one of the chassis that we had pulled off and a new box put on down in Las Vegas. We are going to put it up and an ambulance that has a box on it. I think it's a 2002. It's served its purpose we just need to start getting some of these out of here. They are 20 years old. If they can rebuild the box and that is exactly what we have done. There is one down there right now. It saves the taxpayers \$70,000-\$90,000 to do these rebuilds. They go through the box you know freshen it up and put new flooring in it. You would never guess it wasn't brand new.

Councilman Farrell: DO they update the technology changes in the box, or do you get what you send down?

BC Provost: We get what we send down Steve. What they do is put new flooring in like the chief said. They will put new cabinetry in, upholstery if it needs fixed, basically anything based on what we ask them to do. The sliding doors on these are hard to move so they are going to replace those.

Councilman Nelson: But has the lifesaving technology changed enough?

Chief Giles: Most of that stuff is portable that goes in.

Councilman Crittenden: So, the cab sitting over there with the box off is getting refurbished?

Chief Giles: It has been, and we have it back. That's where we are going with this thing. I need to put those up for silent auction similar to what we have done in the past. We will get some papers in them and tell them what they are with the milage. I don't know if we will open them next month. Those are the items there might be some small misc. items we may sale. If you see those that is what they are. The bidding seemed to work well for us in the past.

Councilman Farrell: We just need to make sure it gets advertised.

Chief Giles: Yes, it will be on our social media and on the web. The last time we done this I was shocked to be honest with you that we got the money out of those.

Councilman Park: You put them up in front of the station again, right?

Chief Giles: Yes, we will put it on our web and Facebook page. As this deputy chief description went out. I think you looked at it last November maybe October. I have had verily little input on what we did. We added to it. I would like to pull the draft of it and advertise for the deputy chief. I don't know if the advisory board or the commission or council wants to interview him. This would probably be an in house and statewide search. We will put it on the state fire chief's website. I know we have looked at this several times. I haven't heard anything in the last couple months and I need the help.

Councilman Goode: I would think if you put it out the way you are describing. I think the fire commission should interview the candidates and then make a recommendation to the governing board.

Councilman Park: Did you mean the advisory board?

Councilman Goode: No, I am saying the fire commission should do the interviewing process because that has council member representatives on it as well and then bring it to this board that we are meeting with tonight.

Councilman Nelson: I guess the only question I have about that is what do you think about that chief? This person will report to you.

Chief Giles: I have full confidence with this advisory board as most of you have stated they have done an awesome job. I mean there is hundreds of years of service in these folks. I have all of the confidence in the world. I may sit in a listen, but I do not want to have a vote.

Councilman Nelson: So, am I understanding this process? We can go through this whole process and appoint someone, and you have never talked to them?

Chief Giles: I am an easy guy to get along with.

Gary Kilgore: Hopefully I am speaking for the rest of the advisory board. What he is asking is simply and advertisement. This process has not even been established. There will be a complete testing process rather it be submitting a 5-year goal, a 10-year goal plan, there anticipation on operational issues. There will be a set of questions for a position this size. At that point and time those applicants will be evaluated on what they have submitted as long as the meet the minimum requirements established by the job description. At that point and time those candidates will be forwarded onto the fire district with recommendation of the Chief.

Councilman Goode: I just wanted to make sure I heard what you just said with the recommendation of the chief.

Gary Kilgore: It's all inclusive. Hopefully you take the advisory board recommendation as well, but you will have more than one candidate to choose from based on looking at their entire background, their resume, their testing process. We haven't even started this process the chief is only looking at getting the advertisement out there so we can get those people who may be interested.

Councilman Crittenden: What are you thinking Chief? 4 or 6 weeks?

Chief Giles: No, you know as Gary said as this is the first process it will be a couple of weeks. The time we set out any parameters, I would like to work with the advisory board on this if that's okay with the board. I would like them to come up with those. As Danny stated, I would like them to interview them and bring the name to you and if any of you wanted to sit in on it I think that would be fine to. I can get along pretty well with anybody.

Council Crittenden: I think that is a good plan.

Chief Giles: I hope you all got a flyer in your packet. Currently right now we have the flashover trailer from UFRA (the college down in Provo). It's at the Jordanelle station right now if any of you want to participate. It's actually live fire. We will put you in bunker and an air pack on and you can go in to see what we really do as far as fire. We already had one on Monday. We have one tomorrow and Friday 8:00-12:00 both at Jordanelle. It's pretty amazing to watch if you got the flyer. Literally that is what you are sitting in with the flame. Its cool to see the airflow and that type of thing.

Councilman Crittenden: I've seen you put it on social media.

Chief: Yes, all of the firemen are going through it. It is an awesome training. I am glad the college is so close to us. We utilize them a lot. I know Dennis, Gary, and Gil, all of them work down there and they

help us a bunch. Other than that, I know there was an executive session aside. I think Spencer may want to speak to it.

Councilman Park: I thought it would be on the agenda to set up a meeting with the advisory board to go over the issues and the things we want them to address. It was talked about last week in the advisory board. It was a very fun meeting. I got on the meeting 10 minutes late and unfortunately, I think everyone had been crying the time I got on there. We can if you still want to. I thought it would be on the agenda. If the advisory board wants to meet with a couple or 3 of the board members to address the issues so we can start of the year.

Councilman Crittenden: Well, we have a list on that thing. Is that what you are wanting to look at?

Councilman Park: Yes

Murl Rawlins: We would still like to meet with you.

Councilman Farrell: Okay let's have a short, closed session.

Councilman Park: Well no, we were just talking about setting up a future meeting to sit down with the advisory board. I don't know if we have time right now after our Extell presentation.

Gary Kilgore: If it's a future meeting hopefully I am speaking for everyone on the advisory board. I would really like to propose those questions and comments to the entire council not just a few board members. But with the entire council to look at what the anticipation is and clarification on all of the issues that have happened the last few months to a year. I feel that it is what we would like to address is with the entire council not just a couple of members. If that's okay.

Councilman Farrell: Tomorrow night we have a short agenda. I'm wondering if we schedule that tomorrow night after council meeting.

BC Provost: Spencer, I think some of them are planning on today. Would it work if they stayed for a little while today?

Councilman Park: I'm not against it. I was under the impression that we would schedule a future meeting.

Councilman Goode: I might have my timeline wrong, but I thought we had voted for fire commission to be in existent and this point. Is that wrong?

Councilman Farrell: We passed the ordinance 2 weeks ago and I don't think the appointments were made in the last meeting.

Councilman Park: We have to set the chairman and go out for a RFP for the financial person.

Councilman Goode: Okay thank you.

Councilman Farrell: Have we done anything for the RFP for the financial person?

Councilman Farrell: No, the fire advisory board is going to look at it. We talked about it last time. Next advisory board we were going to look at it and put it together there.

Dennis Goudy: No, I am sorry to interrupt but that is not true.

Councilman Park: Why is that not true?

Dennis Goudy: That is not at all what we talked about. What we talked about in our meeting and in our minutes is you would take responsibility to set up the agenda item for this meeting to conduct a closed session and discuss issues that you have. It was put on the agenda thankfully by Ernie. The other part of that is we denied helping with that RFP. We adamantly denied the process that RFP is being unreduced. I can sit here and act like a nice little citizen, but I am tired of this. Tell the truth. Please be professional.

Councilman Park: I haven't done anything but tell the truth.

Councilman Farrell: Okay, let's not go there.

A motion was made by Councilman Goode to table the meeting until after the SSD meetings to go into closed session. The motion was seconded by Councilman Wade. The motion passed all in favor.

Other

Pioche Impact Fee Discussion

Chief Giles: Last January 15th, 2020 the impact fee went into effect. We had Lewis and Young do the study. IT was approximately about 14 months to get this thing through. We had several discussions and meetings on it with the council. It was actually approved earlier than that. I think it was a 90-day window before it took effect. It went into effect January 15, 2020. It's been in effect a little over a year. I will let Glen speak with what he has. I will let him present it.

Glen Clement: Chairman Farrell and Council Members, I appreciate you taking the time to listen to me. I am Glen Clement, and I represent Extell Development. Specifically, as Chief Giles mentioned we have a request regarding the fire impact fees on our Pioche Village complex. We have quite a few people here so I figure I would update on what's going on up there on the west side of highway 40. I have an exhibit here. The green is expected to be estate lots. The village core area are the areas in orange those will end up being a bunch of condos in the future. The yellow are hotels. Lot 1 we will refer to as the mine hotel. It's kind of located the mayflower mine portal. Lot 2 we will call the skier service hotel. It is kind of the village plaza area. Where it says MWR plat will be the MWR hotel. That will be the first hotel. I'm sure you have heard lots of discussion the MWR. The military's morale welfare recreation hotel. We are actually expecting to start construction on that in June. We have currently excavated for the foundation on it but when the pandemic hit it through everything into a turmoil. We are ready to get moving again on that MWR hotel.

Councilman Farrell: On there it shows 387 rooms. How many of those are set aside for military use?

Glen Clement: You bet. Out of the 387 rooms 100 of those will always be designated for military. That is whether you are current military or former retired military. There will be a discount applied to those rooms for the military or dept of defense. The higher the rank the lower your discount. The lower your rank the higher the discount. We are trying to take care of the guys on the bottom.

Councilman Crittenden: If the reservation military reservations fall above that 100 does the discount still apply to other rooms?

Glen Clement: I don't think so. I think it's the first 100 rooms that are reserved up. If for whatever reason and they don't get reserved within a certain time frame, then we will go ahead and let the public reserve them. The military has the priority and early reservation period and the discount.

Councilman Farrell: So that will leave 287 rooms and 55 condos.

Glen Clement: 55 condos will be for sale and some people may elect to use them for their personal use. Some may elect to rent them out. The remaining 287 rooms will be for regular hotel occupancy. We expect to have about 65,000 square feet of conference space. One of the goals is to host large conventions whether it is for military, other defense operators, and of course civilians. We think they would love to come up here to Wasatch County and enjoy all the fundamentals we have up here. Hopefully, we can attract more of that convention business. That is the purpose of the convention military hotel.

Councilwoman Crittenden: What is the range of discount for the military?

Glen Clement: I don't remember off the top of my head but I would be glad to send that to you.

Councilman Nelson: Are those fees set consistently with other properties like this? There's other hotels like this correct?

Glen Clement: Yes

Councilman Nelson: Is this kind of controlled through a central place?

Glen Clement: No, I think there is an agreement with MIDA to determine what the discounts ought to be. Like with occupancy if we are not getting enough, they can adjust it up or down to accommodate.

Councilman Park: If you're not getting enough people?

Glen Clement: Yes. It will take a minute to ramp up and get people aware that this amenity is out there for their use. Hopefully we get a whole bunch of demand. We love to have all of our military coming here to recreate and enjoy themselves. The purpleish blue are supposed to be more townhomes. Down the road a way, the red, will be more affordable employee type housing at some point is what the current compilation is. I wanted you to see how the ski runs would work. The MWR hotel is kind of the anchor hotel with 3 or 4 other hotels around that ski beach. We have been issuing some bonds recently. Last week we had a pricing event in which we are launching thorough the MIDA public infrastructure district 99.8 million dollars of bonds that we use for infrastructure. This exhibit D is showing the infrastructure that will be completed with that. That is supposed to fund next week I think on the 22nd or 23rd. Those funds will be stuck with the trustee and US Bank. They will be there in trust force as we do the improvements such as building the roads and infrastructure then we will be able to submit our expenses and be reimbursed.

Councilman Farrell: They were to be sold last week on the 8th. Did they sale?

Glen Clement: Yes, so we priced them on the 8th and then we give them a couple of weeks to do what every they do and then on the 22nd they will write the check.

Councilman Farrell: Do you know where their price came?

Glen Clement: A little over 4%. There was a lot of demand. We are about 50 times oversubscribed as to what we thought. We were trying to issue 100 million dollars in bonds, and we have a lot more interest in that. We have a lot of players interested. It was a very successful launching. We would of loved to taken a whole lot more but we were limited to that 100 million. All \$99.8 million dollars, those bonds, have been sold and will be funded on the 22nd of May. That will allow us to finish the rest of the infrastructure. You can see the different roads, water tanks, etc.

Councilwoman Crittenden: Is that what your storm drain water is in? Stored in the tanks? How are you dealing with the storm water?

Glen Clement: That will be collected through the grates. It will be underground and will go into retention ponds. It will eventually go into JSSD's storm water system. The next slide is an artist rendition of what the village area will be. You can see the ski beach, plaza, some of the hotels and how the condos lay out, some of the landscaping and trees. You can see parking on the left. We want people to come and park kind of a pedestrian village. If they are in the village, we want them to be able to walk not worry about transportation once we are there. We want them to enjoy the outdoors and nature. This is a artist rendition, 3D, of what the plaza will look like. We have our skier hotel on the left with skier services in the middle where the round dome is. This is where you would show up to get your passes, tickets, lessons, etc. On the right would be some condos. This is the MWR hotel. It should be about 387,000 square feet with about 65,000 of conference space. It would be very much aligned with the Grand American down in Salt Lake. We are hoping to capture a lot of convention business. As I have already mentioned we have already excavated the foundation and we are hoping this summer we will get back at it. That's around a 30-month build. The next slide is an earlier rendition of lot 12. Its Pioche which is down by deer crest. The original contemplation was to have apartments, townhomes estate lots, some cabins. That is where the question came in. This is what we are imagining it will look like. It may look a little different once we get things up. There will be 402 apartments. We have a couple of 1 bedroom and 2 bedroom that are 730 – 940 square feet. These units are small units. That is what the issue is at hand today. We understand the need for fire impact fees. We need the fire stations. We need additional trucks and equipment. When we looked at calculating the fees, I believe as the current impact fee is written its \$920 per residence. That residence could be a 4,000 square foot house with a couple of kids, trampolines, motorcycles, all the other fun things that we have all enjoyed growing up. These apartments, some of them are only 430 square feet, so when you calculate that out for building A, which we are working on to get permits issued for, the fees calculated is about \$110,000 which is more than our building permit and inspection fees which is only about \$90,000. Its more than our design fees. If we made 2 or 3 bedroom condos out of these the impact fees would be much less. Since we are charging the same rate for a 400 square foot apartment as a 4,000 square foot house, we are saying we don't think it is being applied fairly. Now I understand that there is a reason for a resolution that was passed for the impact fees and I think at the time no one really considered doing a bunch of small units. Because the cost is so high, that's why we are asking for the governing board to allow an adjustment. I believe its in section 4.3 of the ordinance. It allows the governing board to make adjustments to ensure that the impact fee is applied fairly. I can't remember what the exact words are. That is what we are asking for. Rather than go make up some algebra of how we think you ought to do it, we looked at the JSPA. Which is the Jordanelle special planned area. This is a county document so I figured this would be the easiest. The definition of a ERU or equivalent residential unit came through here and said if it is a motel or hotel room under 500 square feet its equivalent to .25 of a regular residence. If it's a hotel

suite or one bedroom apartment between 500 and 700 square feet, it was .33. If it is a one-bedroom apartment or two bedroom less than 1000 square feet, its .5 of a regular residence. If it's an apartment smaller than 1500 square feet its .75 or if it's a residence greater than 1500 square feet then its 1 ERU. Our proposition or suggestion is we use this ERU definition that has already been defined by the county in the JSPA and use that as the math to determine what is a 400 square foot apartment worth compared to a 4,000 square foot residence. I done a calculation. Out of the 402 units there are 272 that are less than 700 square feet and 130 that are greater than 700 square feet. The total project, the ERU equivalent would be about 155 equivalent residences. Of course, if we put 2 or 3 bedroom apartments in the whole place it would probably be very similar instead of the current 402 residences. I did a breakdown here of building a, b, c, and d. So, for the first building permit we are trying to get issued right now it consists of 86 units that are less than the 700 square feet threshold and 34 that are greater than. Using that JSPA area equivalency that gave us 28.38 and 17. The ERU fee that we would like to see implemented or adjusted to is using a ERU equivalency which would be about \$41,749.60 as opposed to a full fee of \$900 fee for a little 400 square foot unit at \$110,000. In my mind that's \$68,000 more than I really want to pay or that we think is equitable when we look at the impact of a 400 square foot unit vs a 4,000 square foot unit. The whole project is about \$225,000 that's a significant amount of money that we just don't think the impact is truly there because of these small sized units. We are asking the governing board to consider and make an adjustment to use the ERU equivalency from the JSPA math.

Councilman Farrell: The ERU's on the JSPA, .25 and .33, we use for the water and sewer departments. When we are talking fire we are talking individuals 1 or 2 individuals in a unit right?

Glen Clement: Yes

Councilman Farrell: We are talking life safety and protection. Is there any difference between one life vs. another?

Glen Clement: The value of a life you can't quantify. But I think the impact is more, what is the likely hood or statistical chance of something occurring.

Councilman Farrell: Yes, but each small unit will have a kitchen facility. They are not like a motel room where you don't have a kitchen. You don't have people trying to live there. You don't have people barbequing on their patios.

Glen Clement: Yeah, there won't be any barbeques on this but I understand your point.

Councilman Farrell: I question rather this ERU approach really covers the real issue.

Glen Clement: Again, if you're looking at a 4000 sq ft. home you're going to have a lot more people as opposed to one individual who probably works most of the day comes home, watches tv, goes to bed and do whatever they do. Compared to a single-family residence there is a whole lot more activity, kids jumping on trampolines, boy scouts working on there wilderness survival starting fires and all of that fun stuff.

Councilman Farrell: A 4,000 square foot home is going to be what \$920?

Glen Clement: Yes, it's only \$920 for a 4,000 square foot home with a lot more people.

Councilman Farrell: I see your point.

Councilwoman Crittenden: I actually think there would be more people in the smaller units than there is in a 4,000 sq ft. home. Sometimes they bring in the families.

Glen Clement: Why do you think that?

Councilwoman Crittenden: Because you have more people in that 4000 square feet than in those smaller units. Sometimes those rentals bring in the families rather than a 1 or 2 bedroom or not.

Glen Clement: Right, most of these are 400 square foot studios

Councilwoman Crittenden: So how many of those can we put into 4000 square feet?

Glen Clement: 8

Councilwoman Crittenden: So, 2 people per unit that 16 people. It's not very often that you get 16 people in a 4000 sq foot home.

Glen Clement: No but I think it is the other way around. You typically have 1/8th the density in a little 400 square foot home or even a 1/4th the density which is what the ERU math shows. The purpose of the ERU was for water. We figured that was an easy way to say hey this has been considered. But you are right you're not going to have 16 people in a 4000 square foot home. But typically, you will have 4 or 5 people compared to a little 400 foot studio typically with 1 person occasionally 2.

Councilman Goode: She is talking about 4000 square foot in total. I don't understand why you are avoiding that point. I think this is something I am not going to support. I built a building in Heber City a commercial mixed use with residential. I was the first person I think to pay the fee. I voted in favor of paying the fee as a member of the board. I have a lot less money backing me than Extell corporation has. Wasatch County has bent over backwards to make this project work. We want it to be as successful as it can possibly be. We hope you make billions and billions of dollars. But there is no way that I want to sacrifice the public's safety for you guys to save a few dollars. No thank you.

Glen Clement: Again, we ask that the impact fee be applied equitably.

Councilman Goode: But you are not asking for that. You are comparing water to fire. It's exactly the opposite of what you should be comparing. What council member Marilyn Crittenden is saying is that in a 4000 square foot space you would have to add up those units to get up to 4,000 and she is saying you would have more people in that small space than you would in a home. So, your comparison to a home fails as well. If you come up with a different calculation, we could consider it maybe or at least I would maybe others will. But I think this is wrong. We are talking about fire, public safety, first responders. The very essence of safety in our community. We just went through a pandemic. We took a lot of flak from the public for the policies that we put forward to keep the public safe. What you are asking us to do is to lessen our ability to respond to a first responder situation. I think it is wrong especially with how big this project is and how important it is. I understand that you guys want to save some dollars, but we want to save life's and keep people safe.

Glen Clement: I agree with that and we do not want to endanger. I guess going back to my point that 1 person paying \$920 vs a family paying the same amount does not seem that the impact fee is being applied fairly.

Councilman Goode: But your not comparing apples to apples. Again, if you go back to your square footage argument you're talking about 400 square foot and your trying to compare it to 4,000. You have got to see that it falls on its face.

Glen Clement: I guess I am looking at the map a little bit differently. I am looking at 1 unit being 1 person paying \$920 vs a single-family residence with a lot more occupancy paying the same. That's why I say its not equitable. You are right. Maybe its 1/4th of that. Whatever it is, I think the impact of a single studio is not the same impact.

Councilman Goode: You do not have one single studio by itself. In a very small, congested area where we would have to respond in a first responder situation, you would have many many many times the amount of lives and people at stake. The fire district needs the apparatus, it needs the funding, to handle these first responders' situations. Trying to cut corners early on will not be good for anyone down the road. I think your equitable argument is false as well. I paid all the fees for my building why is my building less important that yours?

BC Provost: Just as a reminder that these impact fees are not just for fire. They are for EMS as well. The majority of our calls will be EMS. Some of these single unit dwellings that we are talking about, we respond to more often than a single-family home.

Glen Clement: Just curious, why is that for my knowledge?

BC Provost: I wish I could answer that. That's a good question. It seems to be that some of these single dwelling units that we respond to more often.

Councilwoman Crittenden: Are these planned to be nightly rentals?

Glen Clement: No they are long term rentals. Out of the 400 we have about 30 that are set aside for our local either first responders, military, teachers, or medical personal. That is our effort towards providing a solution for local workforce housing. These are designed for long term rentals not short term.

Gary Kilgore: Marilyn and Danny touched on this well. You talked about population based on square footage. We talked about single family dwelling is a single family dwelling. The fire department shows up and they can get completely around that building. They can go in and they know what they have. If you could go to slide number 4 I believe. Number 7, if you look at that tell me does the fire department have 360-degree access? According to your plot plan they do not.

Glen Clement: I agree with that.

Gary Kilgore: A single family dwelling they can get in and walk around and do everything. They can get in and rescue those people. We are talking about 300+ people under a single roof system. Without that area to get around and cover it, it requires additional apparatus. Those impact fees cover it and they help with the staffing eventually. They cannot serve them without the appropriate type of equipment. The building challenges alone are 200 times more than a single-family residence. If you look at somebody in the middle of that building and only 4 firefighters show up and that's on a fire, I'll tell you right now they cannot get them out nor with their apparatus could the reach them. Now impact fees can help pay for that. We are only talking about 1 structure. What we get lost in is who truly impacts it and that's the residents that are in that structure. Currently NFPA standards says that 24 people have to respond before fire department is supposed to go inside to make a rescue. Wasatch county fire district

cannot do that right now. That structure, double or tripled that to perform a rescue. That's those impacts that they have not seen. Wasatch County has not seen this type of impact. Under slide 9, This was all prior to any fire district impact fees. There were no fire impact fees prior to this. So comparison to this does not relate to any fire impact fees. We lose context when you compare a residence to what is actually required of the fire district to preform service with a structure of that size. They just simply cannot do the same things. That's why there is no comparison between a single family residence or a structure this size. Whether it be commercial or residential. I'll be honest with you commercial would have less impact than this total residential.

Glen Clement: So even though they are small in size

Gary Kilgore: It doesn't matter the size. It matters how many people are under 1 roof. Like I said, a commercial building they will close over night it would have less impact than total residential.

Dave Kennamer: The point I think Councilwoman Crittenden was getting at. You have these 400 square feet unites but there are 9 of them in 4,000 square feet. I don't like to brag about this, but I had a heart attack 2 years ago. A heart attack I would have had the same medical for EMS rather I was in a 400 square foot unit or a 4,000 square foot home. So there is an aspect to this that is EMS related. Its covered by the number of people who need to call 911 for a medical event or fire. I understand the rational for fire and the logic there, but we just had fire and EMS merge. The impact fee is to cover EMS as well.

Glen Clement: I appreciate everyone's comments. It was enlightening. I guess in my mind I was expecting 400 units 400 people compared to 400 single family residences. 400 single family residence and 400 apartments just didn't seem to have the same impact. That's why we were looking for an equitable way to assure the fees paid and the impact created and generated are similar. I will defer to you guys and your opinions but that was kind of our thought process 400 hundred homes and 400 small apartments with 1 person in them were different impacts. I can see peoples point and trying to provide fire around 1 building with 100 rooms or 100 people in it. I see the point. Hopefully you can understand our point of 400 homes and 400 small condos. They don't seem to be applied equitably.

Councilman Farrell: Chief do you want to add anything?

Chief Giles: I think enough has been said. I go back to Marilyn's comment. When we was talking about implementing this impact fee I know the question was asked what does it take to respond to a 4,000 vs 400 square foot unit. We have to send a truck and ambulance no matter what size it is. Sometimes multiple. I think they done a great job with the study. I just don't want to start a precedence down the road that we are going to start adjusting every impact fee.

Councilman Farrell: Ernie have you checked with other fire departments to see how they charge their impact fees?

Chief Giles: Every county is a lot different than this one but I could check.

Councilman Farrell: Advisory board, how have you seen it on impact fees?

Glen Clement: We did a study around the Salt Lake Valley as well as Summit County and what their fire impact fees were, and they were significantly lower and sometimes they do make a differentiation for multifamily vs single family. We would be glad to share the results from our study.

Councilman Farrell: A lot of that is based on what the district needs and when they do the 5-year master plan that controls what the impact fee is.

Chief Giles: We are 110000 square miles to.

Gary Kilgore: The impact fees can be adjusted. That is the dependency on the developer and where the impact fees are being posted but working together. There is a possibility that they build in an additional fire suppression system, fire suppression equipment on like the 3rd and 4th floor. There is a working thing that can be done. I don't know if there is any cost savings but it's a gave or take in providing service. Back to ems, that includes access rather it be elevators that can accommodate gurneys and those types of things rather or not they have 3 or 4 people to bring somebody down 4 floors. There are a lot of things that work into this. It's a in kind.

Councilman Farrell: Thank you Gary. Any comments from the board?

Councilman Goode: I think what was just said could work. If we could have plans that are defiant were all of those concerns (elevator size, more suppression in the building) if those things were put in maybe, we could consider that down the road.

BC Provost: I think it's important to recognize the impact on ems is huge when you are on the third floor with a cardiac arrest in one of those buildings. You need additional personnel. Its not easy. Your chance of survival is less than in a single-family home.

Chief Giles: This is a once in a lifetime fee not a yearly fee. This is only paid once.

Councilman Goode: Mr. Farrell you are a representative for MIDA. What are your thoughts on this?

Councilman Farrell: I think we need to ensure we are protecting the residents of the facility to the best of our ability. What we brought up here with the advisory board and the comments are all allowed. I would like to see if the developer would like to work with the fire and ems to put some lifesaving or fire prevention systems in place to help eliminate some of the dangers. Then we could look at adjusting the impact fee. Not until we see some real benefits there.

A motion was made by Councilman Crittenden to go into closed session. The motion was seconded by Mark Nelson. The motion passed all in favor.

Present at the Closed Session:

Chief Giles

BC Clair Provost,

Dennis Goudy

Murl Rawlins

Dave Kennamer

Gary Kilgore

Merry Duggin

Dustin Graubau

A motion was made by Councilman Crittenden to return to open meeting. The motion was seconded by Mark Nelson. The motion passed all in favor.

A motion was made by Councilman Park to adjourn the meeting. The motion was seconded by Councilman Goode. The motion passed all in favor.