

**WOODS CROSS CITY COUNCIL MEETING
OCTOBER 7, 2003**

The minutes of the Woods Cross City Council Meeting held October 7, 2003 at 6:30 P.M. in the Woods Cross City Hall, 1555 South 800 West, Woods Cross, Utah.

CONDUCTING:

Mayor Jerry Larrabee

COUNCIL MEMBERS PRESENT:

Mayor Jerry Larrabee
Tamra Dayley

Jon Hadlow
Thad Van Ry
Todd Weiler

COUNCIL MEMBERS EXCUSED:

Rick Earnshaw

STAFF PRESENT:

Alan Low, City Recorder
Tim Stephens, Community Development
Gary Uresk, City Administrator

VISITORS:

Boyd Tschaggeny
Kara Van De Graaff
Bonnie Wilkerson
Lois Anderson
Andrew Bishop
Grayson Koehn
Charles Payne
Mitchell Allred
Chris Hogge
Elaine Eaton
Jamelle Hvie
JoAnn Ellis
David Hill
Andrew Hill
David Wall
Charles Slack
Sharon Slack
Stephanie Palmer
Cody Palmer
Natalie Parry
Brian Platt
Melinda Williams
Garrett Larsen
Rebecca Bradford

Charlene Tschaggeny
Maren Wilkerson
Molly Anderson
Mike Anderson
Blake Jumper
Katy Koehn
Randen Funk
Scott Allred
Lisa Schloemer
Angela Eaton
Jeff Turner
Denise Holly
Paula Hill
Holly Wall
Mark Wall
Cynthia Slack
Becky Slack
Peri Palmer
Kim Parry
Janya Platt
Alex Platt
Nicloe Helsten
Karen Bradford
Richard Bradford

**OFFICIAL MINUTES
WOODS CROSS CITY COUNCIL MEETING
OCTOBER 7, 2003
PAGE 2**

Paul Kingston
Terri Burnett
Kelley Smith
Britanna Kingston
Jake Preston
Diane Foutz
Tyson Foutz
Carolyn Frandsen
Layne Walker
Wayne Hinckley
Wilford Cannon
LeGrande Blackley

Emily Burnett
Patrick Burnett
Toni Kingston
Julia Stewart
Matt Bishop
Annie Smith
Pamela Despain
Koreen Walker
Jordan Hogan
Vicki Hinckley
Pat Blackley

INVOCATION:

Jon Hadlow

PLEDGE OF ALLEGIANCE:

Jerry Larrabee

The Mayor welcomed those in attendance and stated that this is a regularly scheduled meeting, that notice of time, place, and agenda of the meeting was sent to local newspapers and provided to each of the City Council Members prior to the meeting.

APPROVAL OF MINUTES

The Council reviewed the minutes of the City Council Meeting held September 16, 2003. Council Member Dayley motioned for approval of the minutes as written with Council Member Van Ry seconding the motion and all voted for the motion.

APPROVAL OF CASH DISBURSEMENTS

The floor was given to the City Recorder, who reviewed the cash disbursements listing with the City Council. After the Council's review, Council Member Van Ry made a motion to approve the cash disbursements as presented with Council Member Hadlow seconding the motion and all voted for the motion through a roll call vote.

OPEN SESSION (BRIEF ITEMS)

The Mayor then opened the meeting for items from those present that were brief in nature. This would be items that would take less than two or three minutes.

OFFICIAL MINUTES
WOODS CROSS CITY COUNCIL MEETING
OCTOBER 7, 2003
PAGE 3

The floor was given to Ms. Lisa Schloemer who represented the Woods Cross Elementary School PTA and she asked the Council if they would approve the use of the Hogan Park for May 13th, 2004 for the PTA sponsored Woods Cross Elementary School Fair that has been held annually at the Hogan Park. She asked the Council if they would continue with their support of the PTA fair with the providing of the City Police Officers for support and protection. She asked the Council if they had any concerns about last year's event and how they might improve on the event and overcome those concerns.

The Council expressed no objections to the date nor had any concerns for the event and noted that they would continue the support that they have given in the past.

There were no other items for the brief open session.

ADMINISTERING THE OATH OF OFFICE TO THE YOUTH CITY COUNCIL

The Mayor welcomed the new Youth City Council and their parents to tonight's meeting and turned the time to the Youth City Council Advisor Ms. Vicki Hinckley. She expressed appreciation to the City Council for the support of the Youth City Council and noted that this year they have 72 youth who will serve on the Youth City Council.

She then introduced to those present the Youth leadership for the Youth City Council this year which consisted of co-mayors who then introduced the Youth City Council members serving in the leadership positions. After they had come forward, the floor was given to the City Recorder who administered the Oath of Office to the Leadership of the Youth City Council, then Ms. Hinckley invited each Youth City Council Member to come forward and introduce themselves to those present by stating their name and standing to the front of the room. After each Youth had introduced themselves, the floor was given to the City Recorder who then administered the Oath of Office to the other members of the Youth City Council.

After the Swearing In, the Woods Cross City Council took time to shake the hands and congratulate the Youth City Council. Following that, the floor was given to the Youth City Council co-mayors who reviewed the upcoming events with the City Council as follows:

The Youth City Council co-mayors thanked the Council and stated that the youth are excited to be able to serve the residents of Woods Cross. They discussed the following items with the Council:

OFFICIAL MINUTES
WOODS CROSS CITY COUNCIL MEETING
OCTOBER 7, 2003
PAGE 4

1. Car Wash
Behind City Offices on September 20th
Free but graciously accepted donations
Treated guest to sweet rolls and juice while their cars were being washed
Raised \$141
2. October Meeting 6th
Met in committees to plan the youth council service activities up through
February great activities planned
3. “Trick or Treating” for canned food
Thursday, October 30th, 4:00-6:30 P.M.
Halloween costumes
Trick or treat for food for the Bountiful Community Food Pantry
4. Albertson’s Community Partner Cards—
Last year we earned \$186.13
Thanks for using the card when shopping at Albertsons
More cards, if anyone needs one
5. Davis County Youth of Promise Summit
Saturday, October 25th
About 15 youth interested in attending
6. Upcoming activities
November and December Meetings-working on Sub for Santa totes
(We are working with Marilyn Lavender on this)
November- Helping Washington Elementary with family Literacy Night
Thanksgiving Boxes Scavenger Hunt
Christmas Light Parade
December-Santa Coming to Town
We would like to help as usual
January-WXYCC Youth Conference on Saturday, January 23, 2004

The Mayor thanked the Youth City Council co-mayors for their report to the Council and wished them well in their upcoming activities.

**OFFICIAL MINUTES
WOODS CROSS CITY COUNCIL MEETING
OCTOBER 7, 2003
PAGE 5**

DISCUSSION OF PROPOSED WEBER BASIN WELL SITE

The floor was given to the City Administrator who reviewed the following with the Council:

“Weber Basin is requesting the Council consider selling them a parcel of property near our ball diamond at Mills Park for a well site. Given to the Council is a copy of the letter from Mr. Tage Flint, General Manager of Weber Basin Water, with a map showing their proposal. The Public Works Director has reviewed the map and the distances from the ball diamond and he feels comfortable it will not adversely affect the use of the diamond.

Weber Basin has been good to us in the past in working on landscaping the A-1 Drain, and the water fluoridation issue, and I would like to continue that relationship. We have mentioned to them the need to clean up and do some work on the turnout just south of the proposed well site. They have indicated they would be willing to do that prior to working on the well site. Mr. Chris Hogge from Weber Basin is present at the meeting to answer any questions you may have.

I recommend the Council indicate to Weber Basin the City is willing to sell them the site contingent upon all the details being worked out.”

The floor was given to Mr. Hogge who reviewed with the Council that the new well is needed for additional secondary water to the residents on the west side of Woods Cross City. He reviewed the type of well building that will be installed and noted that the noise level emitted from the pump in the building and the air conditioning would be minimal to the surrounding neighborhood.

The floor was given to Council Member Dayley who said that she felt that the well could better serve the residents of Woods Cross if it were located a quarter to a half mile west in an industrial area rather than in a residential area where it might have the potential to disturb surrounding residents.

Mr. Hogge indicated that this site was best because of its location to the pipeline that it will feed as well as to the storm drain that is needed for some of the water that is given off when the pumps start up.

Council Member Dayley said that she would like to visit a well site that Weber Basin currently has operating so that she could hear the noise level that is emitted from the well

**OFFICIAL MINUTES
WOODS CROSS CITY COUNCIL MEETING
OCTOBER 7, 2003
PAGE 6**

housing. Mr. Hogge noted that the nearest one that would be operating this time of year would be in Layton.

The Mayor asked the question if the new well would increase the pressure to the residents on the west side of Woods Cross and Mr. Hogge indicated that it would.

The Mayor also noted that there will be additional residents built on the west side of Redwood Road and asked if this well would help provide secondary water to these new homes in Woods Cross. Mr. Hogge indicated that it would help and also that Weber Basin is looking at reclaiming water from the South Davis Sewer District to use as secondary water in this area.

The floor was given to the Community Development Director who noted that this use within a residential area will be a conditional use which will require Weber Basin to meet with the Planning Commission to see the building is acceptable in décor to the surrounding neighborhood as it is being built in a residential zone.

The floor was given to Council Member Hadlow who asked what the timing of the construction would be. Mr. Hogge said that it would be within the next year. Council Member Hadlow then asked how the well would be drilled and Mr. Hogge indicated that it would be drilled over a three week period 24 hours a day.

The Mayor then asked how deep the well would be drilled and Mr. Hogge indicated that it would be drilled 700 to 800 feet.

Council Member Van Ry asked if there would be fencing around the well house and structure. Mr. Hogge indicated that there would be no fencing around the well house but that there would be fencing around the transformer which would be on the outside of the building.

After the discussion, the floor was given to Council Member Dayley who motioned that the matter be tabled for two weeks for further study and allow the Council to visit a site where they might hear the noise level from a well currently in use that Weber Basin is operating. Council Member Van Ry seconded the motion and the Mayor then called for discussion.

The floor was given to Council Member Weiler who stated that he was in favor in allowing the well but that he was concerned about the effects that the well would have on the ball field that it is adjacent to, and recommended that a home run fence be constructed

**OFFICIAL MINUTES
WOODS CROSS CITY COUNCIL MEETING
OCTOBER 7, 2003
PAGE 7**

by Weber Basin by the well house to indicate that it is a home run area by those who are using the ball field.

Council Member Weiler continued with the floor and noted that he would encourage that the money that is received from the sale of the land to Weber Basin be used to purchase new backstops for the ball diamond at Mills Park.

There was no other discussion and the Mayor called for the vote. All voted for the motion except for Council Member Hadlow who voted opposed. Council Member Hadlow indicated that he was in favor of selling the site to Weber Basin and was ready to make that decision this evening.

**APPROVAL TO GRANT A WAIVER TO THE SUBDIVISION REQUIREMENTS
FOR HAMLET HOMES**

The floor was given to the Community Development Director who outlined for the Council the following:

“As you are aware Hamlet Homes recently had the Ted Knowlton Property rezoned from I-1 Light Industrial to R-1-8 Single family. They also submitted and had approved by the Planning Commission, a preliminary plat consisting of 24 lots. Access to the proposed subdivision will be from the existing 2350 South Street stub just off of 1450 West. The proposed street will then continue on ending at property to the north presently owned by the Nelson family. Hamlet Homes has requested a waiver of the subdivision ordinance from the 400 feet in length and 20 lots. As you can see from the plat, it will exceed these numbers. If this were to be a permanent cul de sac or dead end, the Commission believes the City should not consider a waiver. However, the stub street will be temporary and will eventually extend through to other connecting streets to the north in the Clover Dell Park Subdivision.

Hamlet Homes has designed the preliminary plat with temporary turn-around easements on lots 114 and 115. These easements will allow traffic including snow plows, R.C. Willey trucks and light traffic to turn around. Typically in the past, other developers have dedicated an entire lot at the end of the street for a paved bubble turn-around. In the future when the street continues through the lot is developed. In this case Hamlet Homes is proposing that both lots be developed but have temporary turn-around easements. As such, during final plat approval we will want to ensure that they are properly hard surfaced and improved and a bond is issued to the City to ensure their removal when the street continues through.

**OFFICIAL MINUTES
WOODS CROSS CITY COUNCIL MEETING
OCTOBER 7, 2003
PAGE 8**

The Planning Commission has forwarded to the City Council its' recommendation that a waiver from the subdivision standards be granted to Hamlet Homes to permit Hamlet to develop the street and lots as depicted in the attached preliminary plan."

After the Community Development Directors review, the floor was given to Council Member Van Ry. He noted that many times when these cul de sacs are formed under the method outlined that citizens use the roadway for parking of trailers or recreational vehicles.

The Community Development Director noted that it is public right-of-way and that the police would be responsible to ticket or enforce any "No Parking" on the street.

The floor was given to Mr. Blake Jumper of Hamlet Homes who noted that Hamlet Homes would be willing to post at their expense "No Parking" signs along the roadway to let people know that they could not park their RV's or trailers at that location. He also noted that when the home lots are sold that it would be disclosed that this street would be a temporary turn around.

Council Member Weiler noted that these temporary streets have a way of lasting from as short as perhaps 10 months to as long as 10 years and that the Council should proceed with the idea that it could last longer than a short term temporary basis.

Mr. Jumper noted that the Hamlet Homes would place a bond which will be held by the City to take care of the landscaping and the tear out of the end of the street when it comes time to make it a through street.

After the discussion, the floor was given to Council Member Dayley who motioned that the Council approves the waiver to the subdivision standards for Hamlet Homes as outlined by the Community Development Director. Council Member Hadlow seconded the motion and all voted for the motion.

APPROVAL OF CANNONWOOD INDUSTRIAL PARK PLAT B

The Community Development Director continued with the floor and reviewed with the Council the following concerning the Cannonwood Industrial Park:

"Mr. Wilford Cannon has proposed to subdivide another piece of his property located along the south side of 2425 South Street, west of Redwood Road. This would create a 2 acre lot within the I-1 Light Industrial Zone.

**OFFICIAL MINUTES
WOODS CROSS CITY COUNCIL MEETING
OCTOBER 7, 2003
PAGE 9**

Mr. Cannon plans to sell the lot to a manufacturing company.

The Planning Commission recommends to the City Council approval of the Cannonwood Industrial Park Plat B.”

Following the Community Development Directors review the floor was given to Mr. Cannon for any additional information. He noted that he had none to present to the Council.

The floor was then given to Council Member Van Ry who motioned that the Council approves the Cannonwood Industrial Park Plat B with Council Member Dayley seconding the motion and all voting for the motion.

REPORT ON COMMUNITY OF PROMISE

The Mayor gave the floor to Council Member Dayley who is the Council’s representative with the Community of Promise. She reported to the City Council on the activities of the Community of Promise.

OPEN SESSION

The Mayor then opened the meeting to those present for items that they would like to bring before the City Council.

The floor was given to Mr. Charles L. Payne, the City’s representative on the South Davis Sewer District. He reported to the Council on the activities of the Sewer District. He noted that each plant that the Sewer District operates is in excellent condition. He said that one of the problems that the Sewer District faces is grease getting into the lines which causes the lines to clog. He stated that a lot of the grease comes from the home owners using the sewer system to dispose of grease. He noted that these home owners should purchase special bags which grease can be placed into and then disposed through their solid waste pick up.

He then reviewed with the Council the refunding of the bonds of the South Davis Sewer District and noted that the district is now debt free. He added that the district should not have to bond again since they are financially sound and can do any capital improvements that should come up within their current cash reserves.

**OFFICIAL MINUTES
WOODS CROSS CITY COUNCIL MEETING
OCTOBER 7, 2003
PAGE 10**

Finally he reported to the Council that the district is working on its budget for the calendar year 2004.

There were no other items for the open session.

REPORT ON THE ACTIVITIES OF THE WASATCH ENERGY DISTRICT

The Mayor reported on the activities of the Wasatch Energy District to the Council. He noted that one of the projects which the Energy District is working on is the selling of methane gas to Hill Air Force Base which will then be used to produce steam that is used at the Air Force Base.

REPORT ON THE TRANSPORTATION COMMITTEE

The Mayor gave the floor to Council Member Hadlow who is the chairman of the Davis County Transportation Committee. He reported that the committee had met on Tuesday, September 30th. He noted that at the last meeting they reviewed the surveys which had been sent out to the various Cities in Davis County and asked to complete how they would rate various transportation needs within the County. He gave an overview of some of the surveys that had been returned noting that the final review of the surveys would come at a later date since they were still missing a few of the surveys.

Right now the Transportation Committee is reviewing, in addition to the surveys, the east/west corridors in the north end of the County and noted that there needs to be some work done in this area.

This completed his report.

REPORT ON THE SOUTH DAVIS FIRE DISTRICT

The Mayor reported on the activities of the South Davis Fire District and reviewed with the City Council the South Davis Fire Districts report of ambulance calls and fire calls for the period of September 2003.

**REPORT ON THE CONSOLIDATION OF THE SOUTH DAVIS FIRE DISTRICT
AND THE BOUNTIFUL FIRE DEPARTMENT**

The Mayor reviewed with the Council the on going meetings with Bountiful and the members of the South Davis Fire District as they work towards trying to consolidate the two departments and also to take over the paramedic service for the

**OFFICIAL MINUTES
WOODS CROSS CITY COUNCIL MEETING
OCTOBER 7, 2003
PAGE 11**

south end of Davis County. He noted that at the last meeting they had in attendance to the meeting Sheriff Bud Cox, the Davis County Sheriff, and discussed with him the possibilities of having the paramedic service come to the newly formed consolidated Fire District.

Sheriff Cox said at the present time he would not favor that move and Mayor Larrabee reported that leadership of the cities involved are going to try to work through other means to see that this happens.

PLANNING COMMISSION REPORT

The floor was given to the Community Development Director who report on the Planning Commission Meeting held September 23, 2003. Please see the minutes of their meeting for the details of his report.

CITY ADMINSTRATOR'S REPORT

The City Administrator reviewed with the Council the following item:

We need to determine the date for the Employee Appreciation Dinner so we can make a reservation and plan for the dinner. We have typically had it on a Saturday in January, and possible dates would be the 10th, 17th, or 24th. Please review those dates so we can determine a date so we can begin planning.”

After the Council reviewed the item with the City Administrator, the date of January 17th, 2004 was selected for the employee’s appreciation dinner.

ADJDOURNMENT

There being no further business before the City Council, Council Member Weiler motioned to adjourn the meeting with Council Member Dayley seconding the motion and all voted for the motion. Time of adjournment was 8:15 P.M.

Jerry E. Larrabee, Mayor

Alan T. Low, City Recorder