

**WOODS CROSS CITY COUNCIL MEETING
AUGUST 4, 2009**

The minutes of the Woods Cross City Council Meeting held August, 4, 2009, at 6:30 P.M. in the Woods Cross City Hall located at 1555 South 800 West, Woods Cross, Utah.

CONDUCTING: Mayor Kent Parry

COUNCIL MEMBERS PRESENT:
Kent Parry, Mayor
Tamra Dayley
Jill Evans
David C. Hill

MEMBERS EXCUSED:
Rick Earnshaw
Jon Hadlow

STAFF PRESENT:
Gary Uresk, City Administrator – Excused
Alan Low, City Recorder
Tim Stephens, Community Development Director

VISITORS:

Tori Weight		
Lois Schrader	Al DeBarros	Mark Hyde
Don Schrader	Ryan Hinckley	Vicki Hinckley
Al Jewell	D.L. Weeks	Nate Shipp
Jennifer Palmer	Linda Engle	Brad Mackay
Jess Parry	Charles Payne	Karma Adamson

INVOCATION: Tamra Dayley

PLEDGE OF ALLEGIANCE: Jess Parry

The Mayor welcomed those in attendance and stated this is a regularly scheduled meeting that notice of time, place and agenda 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 July 21, 2009. After the review, Council Member Dayley motioned the minutes be approved as corrected with Council Member Evans seconding the motion and all voted for the motion through a roll call vote.

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APPROVAL OF CASH DISBURSEMENTS

The floor was given to the City Recorder who reviewed the Cash Disbursements listing for tonight's meeting with the City Council. After the Council's review, Council Member Hill made a motion to approve the Cash Disbursements listing as presented with Council Member Dayley seconding the motion and all voted for the motion through a roll call vote.

OPEN SESSION – BRIEF ITEMS

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

There were no items for the brief open session.

REPORT FROM THE SOUTH DAVIS SEWER DISTRICT

The floor was given to Mr. Charles L. Payne, the City's representative on the Board of Directors of the South Davis Sewer District. Mr. Payne reported the following to the City Council concerning the activities of the Sewer District.

"On July 14th Mayor Joe Johnson, Tom Hardy and the Bountiful City Council did a walk through the north plant.

"The District is now in its 15th year and they are planning on having an open house when the weather cools down. More information will be coming.

"The District is bidding out the Cost in Place Pipe (CIPP) at the Westwood Mobile Home Park. The mobile home park officers can sign for all residences (by law) which has saved the District a lot of paperwork.

"Meadow Crossing paperwork is now being worked on.

"At the beginning of 2009 the District had 34,761 dwelling units to care for, 1,901,638 feet of lines to (360 miles) clean and care for, 12,000,000 gallons of wastewater to treat daily. They do this with 23 permanent employees, so to throw in a few line acquisitions from PUD's and it keeps everyone really busy.

"The District will have someone represent them at the emergency fair coming up."

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Following the report by Mr. Payne, the Council expressed appreciation to him for his service on the Sewer District Board.

REPORT FROM THE WOODS CROSS YOUTH CITY COUNCIL

The Mayor gave the floor to the Youth City Council Mayor, Jennifer Palmer, who reported on the activities of the Woods Cross City's Youth Council as follows:

“The Bountiful Handcart Days Parade was a lot of fun and we enjoyed having Jill (and daughter) and Rick ride on the float with us. We appreciate all the help from the shop crew and especially for driving the float in the parades. We really enjoyed being at the beginning of the parade, thanks to our connections with the parade committee.

“Our End of Year Awards Party is scheduled for this Monday, August 10th at 4:00 p.m. We will be awarding participation certificates and celebrating a successful youth council year.

“Applications for the 2009-2010 Woods Cross Youth City Council are still available at the City offices. Please encourage all eligible youth in our City to join. All applications need to be returned to the City offices by Friday, August 21, 2009.

“The first meeting of the 2009-2010 Woods Cross Youth City Council will be on Monday, September 14, 2009 at 4:00 p.m.”

The City Council expressed appreciation to Mayor Palmer for her service to the Youth City Council, since this would be her last report to the City Council before she leaves for college and resigning from her work with the Youth City Council.

APPOINTMENTS TO THE BOARD OF ADJUSTMENTS OF MR. BRET HUTCHINGS AND MR. MARK HYDE

The Mayor noted for the City Council that Ms. Donna McCormick had resigned from her position on the Board of Adjustments and that Mr. Jan Browning had recently passed away and he was serving on the Board of Adjustments. To replace these two positions, the Mayor nominated Mr. Bret Hutchings and Mr. Mark Hyde both City residents of Woods Cross City. Following the recommendation by the Mayor, the floor was given to Council Member Hill who motioned the Council approve the appointment of Mr. Bret Hutchings and Mr. Mark Hyde to the City's Board of Adjustments. Council Member Evans seconded the motion and all voted for the motion through a roll call vote.

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CONSIDERATION TO MAKE APPOINTMENTS TO THE PLANNING COMMISSION

The Mayor continued with the floor and advised the Council that Mr. Leo Beecher, who is serving on the Planning Commission and serves as the Chairman, and Ms. Jennifer Bassarear, who currently serves on the Planning Commission, terms of services are ending this month and he recommended to the City Council they be re-appointed to a new term on the Planning Commission. Following the recommendation by the Mayor, the floor was given to Council Member Dayley, who motioned the City Council approve the appointments of Mr. Leo Beecher and Ms. Jennifer Bassarear to the City's Planning Commission. Council Member Hill seconded the motion and all voted for the motion through a roll call vote.

CONSIDERATION TO MAKE A RE-APPOINTMENT TO THE BOARD OF ADJUSTMENTS

The Mayor advised the City Council Mr. Matt Terry's term on the Board of Adjustments would expire this month, he recommended to the City Council that Mr. Terry be re-appointed to the Board of Adjustments. Following the recommendation of the Mayor, the floor was given to Council Member Dayley who motioned Mr. Matt Terry be re-appointed another term on the Board of Adjustments with Council Member Hill seconding the motion and all voted for the motion through a roll call vote.

CONSIDERATION TO APPROVE VALENTINE ESTATES TOWN HOMES PHASE 2 FINAL PLATT, LOCATED AT APPROXIMATELY 1925 WEST 2260 SOUTH

The Mayor gave the floor to the Community Development Director who reviewed the following with the City Council.

“Development Associates has reacquired most of the property they sold to Desert Point Builders to development townhomes in Valentine Estates. As you are aware, Desert Point only constructed 14 townhomes before their bankruptcy. Development Associates has submitted a second phase of townhomes west and adjacent to the first phase townhome development. The second phase consists of 12 townhomes. The proposed townhomes will be the same style and floor plans as those initially constructed in the subdivision.

“The Planning Commission has held a public hearing on this matter and has forwarded to the City Council a recommendation to approve the Valentine Estates Townhomes Phase 2

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Final Plat with the condition that the developer shall submit to the City review approvals from South Davis Sewer, South Davis Metro Fire and Weber Basin Water.”

Following the review of the Community Development Director the floor was given to Council Member Evans who asked if Phase 2 would be the same as Phase 1. The floor was given to Mr. Nate Shipp, the developer, who pointed out some minor differences between the two phases but the basic major items are still the same.

The Mayor then gave the floor to City resident Ms. Linda Engle who lives in Phase 1. She said she attended tonight’s City Council meeting because of this item on the agenda and was wondering when the swimming pool would be completed for the townhomes. It was pointed out the swimming pool was committed and would be completed as Phase 2 is completed.

The Council then discussed with her the problems they are having with the Homeowners Association (HOA) within the development. It was pointed out the City has no obligation or no control over the HOA and those problems need to be worked out through the homeowners working with the head of their HOA.

The floor was then given to Council Member Hill, who recommended to the City Council in the future the City may want to take a look at allowing HOAs to control the amenities, roadways and parks within these planned unit developments and perhaps these amenities should be deeded over to the City to make sure they are maintained and kept up to standards so the City residents can enjoy living in a planned unit development. He asked if this discussion could be placed on a future City Council agenda and the staff said they would do so.

The floor was then given to Council Member Hill who motioned the City Council approve Valentine Estates Townhomes Phase 2 final plat with the conditions as outlined by the Planning Commission that the developer shall submit to the City reviews of approval from South Davis Sewer, South Metro Fire and Weber Basin Water.

Council Member Evans seconded the motion and all voted for the motion through a roll call vote.

**CONSIDERATION TO APPROVE MOUNTAIN VIEW PHASE 4 FINAL PLAT
LOCATED AT 1500 SOUTH 2045 WEST**

The Community Development Director continued with the floor and reviewed the following with the City Council concerning the Mountain View Phase 4 Final Plat.

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“Given to the Council is a final plat of Mountain View Estates Phase 4. Phase 4 is located south and adjacent to the future LDS Chapel site of the first phase of Ivory’s townhome development. Phase 4 consists of 17 lots including Parcel “A” which is an approximately 17-acre future park area dedicated to Woods Cross City. The City has already developed a concept plan for the park to include soccer and lacrosse fields. Parcel “A” is encumbered by the Rocky Mountain Power corridor transmission lines. The plat also includes Lot “B” which is a 35-foot wide access pathway from the subdivision into the future park area.

“The Planning Commission has held a public hearing on this matter and has forwarded to the City Council a recommendation to approve Mountain View Subdivision Phase 4 Final Plat with the condition that the applicant submit approvals form Rocky Mountain Power and Questar Gas.”

Following the review by the Community Development Director, the floor was given to Council Member Evans who motioned the City Council approve Mountain View Phase 4 Final Plat as presented at tonight’s meeting with the conditions as outlined by the Planning Commission that the applicant submit approvals from Rocky Mountain Power and Questar Gas prior to signing the final plat. Council Member Hill seconded the motion and all voted for the motion through a roll call vote.

**CONSIDERATION TO APPROVE MOUNTAIN VIEW PHASE 5 FINAL PLAT,
LOCATED AT APPROXIMATELY 1600 SOUTH 2095 WEST**

The Community Development Director continued with the floor and reviewed the following with the Council concerning Mountain View Phase 5 Final Plat.

“Given to the Council is a final plat of Mountain View Estates Phase 5 consisting of 16 lots. Phase 5 also includes Parcel “A” which is a south extension of the Parcel “A” park property designated in phase 4 final plat which lies north and adjacent to phase 5. Both phases 4 and 5 are also adjacent to the Legacy Parkway. It should be noted that the south end of Parcel “A” connects to an existing homeowner association park previously approved and developed in Phase 3 of Mountain View Estates.

“The Planning Commission has held a public hearing on this matter and has forwarded to the City Council a recommendation to approve Mountain View Subdivision Phase 5 Final Plat with the condition that the applicant submit review approvals from Rocky Mountain Power and Questar Gas.”

Following the review by the Community Development Director, the floor was given to Council Member Evans who motioned the City Council approve Mountain View Phase 5

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Final Plat as presented this evening with the conditions as noted by the Planning Commission the applicant submit review approvals from Rocky Mountain Power and Questar Gas. Council Member Hill seconded the motion and all voted for the motion through a roll call vote.

OPEN SESSION

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

“The floor was given to Ms. Linda Engle, who advised the City Council those going to the church house located in Valentine Estates, just off of Redwood Road, are making an illegal left turn off of Redwood Road into the church parking lot instead of going down approximately 2180 South and then making the left had turn. The City Council said they would have the staff look into this matter and that perhaps signage or painted lines could be placed on the roadway or signage along the roadway to alert the citizens not to make the illegal left turn.

She continued with the floor and advised the City Council she lives next to the Legacy Parkway Trail and she enjoy using the trails each morning but the weeds growing along the trail are growing quite high which makes her nervous that perhaps someone could be lurking in the weeds and cause harm to someone jogging or walking on the trail. She asked who could be contacted to see the weeds are controlled or cut down. The Mayor advised her there is a group being put together of the cities to help maintain the Legacy Parkway Trail system, but in the meantime the staff would be asked to contact UDOT to see if they could cut down the weeds that are causing the problem.

Ms. Engle continued with the floor and asked if the City’s building inspector, as they check the homes being built in Woods Cross City, are checking for insulation that should be placed in the attic of each home. She noted in her home there was no attic insulation placed and the homebuilder of her home has gone out of business and she is having to pay for the insulation herself. The City staff said they would look into the matter with the City’s building inspector to make sure they are properly checking for insulation.

Next the floor was given to Ms. Dixie Weeks, a City resident living in the Westwood Mobile Home Park. She discussed with the City Council the realigning and expansion of 500 South street and how this inhibits those coming and going from the mobile home park in the case of an emergency. She noted left hand turns will not be able to made by the residents of the mobile home park, which in the case of an emergency could be disastrous. She noted for the Council there are 80 families living in the mobile home park. She asked the City Council if they could discuss this matter with UDOT to

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see if something could not be done. The Mayor pointed out to Ms. Weeks, UDOT has analyzed and studied the roadway and has found the way they have designed it to be re-constructed would be the best for the majority of motorist coming and going on 500 South. He felt the City could prepare an emergency evacuation plan for the mobile home park where the emergency personnel could allow the residents to gain quick exit from the mobile home park should the need arise.

Next the floor was given to Karma Adamson, who said she lives in Valentine Estates and behind her home is a field with weeds in it and in the weeds are snakes which she is very nervous about and she asked if someone could be contacted to cut the weeds down. It was noted by the Staff the weeds are the responsibility of the Utah Department of Transportation and the Staff would contact the department to see what could be done. There were no other items for the open session.

MAYOR'S REPORT

The Mayor reported to the City Council he had received an e-mail from Ms. Cindy Gubler, a public relations representative for Silver Eagle Refinery, saying they are preparing to hold an open house for the residents of Woods Cross to come and visit the refinery. She asked the Mayor to give her suggestions on what the refinery could do to make the open house a success. The Council discussed the matter and gave some ideas to the Mayor to pass on.

PLANNING COMMISSION REPORT

The floor was given to Council Member Hill, who reported on the Planning Commission Meeting held July 28, 2009. Please see the minutes of the meeting for the details of his report.

THE CITY'S ADMINISTRATOR'S REPORT

The City Administrator advised the Council in writing of the following information.

“We have received the registration material for the September League Conference and I need to get our registration submitted as soon as possible. I have attached a copy of the registration form. Please mark on the form what you want to attend and if you want a full registration or a partial. Please fill the form out and get it to me by Friday of next week so that I can get it submitted.”

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ADJOURNMENT

At 8:00 P.M. Council Member Hill motioned the City Council adjourn the City Council Meeting. Council Member Evans seconded the motion and all voted for the motion through a roll call vote.

Kent Parry, Mayor

Alan T. Low, City Recorder