

**WOODS CROSS CITY COUNCIL MEETING  
AUGUST 5, 2008**

The minutes of the Woods Cross City Council Meeting held August 5, 2008 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	Jill Evan
Tamra Dayley	David C. Hill
Rick Earnshaw	Jon Hadlow

**STAFF PRESENT:**

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

**VISITORS:**

Richard Watson	Leendert Van Hulten	AL Jewell
Charles Payne	Vicki Hinckley	Pat Blackley
LeGrande Blackley	Chris Gamvroulas	Kristina Franklin

**INVOCATION:** Tamra Dayley

**PLEDGE OF ALLEGIANCE:** Kent 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 Meetings held July 15, 2008 and July 22, 2008. After the review, Council Member Earnshaw motioned the minutes be approved as corrected with Council Member Hill seconding the motion and all voted for the motion through a roll call vote except Council Member Hadlow who abstained.

**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 Hadlow made a motion to approve the Cash Disbursements listing as presented with Council Member Hill seconding the motion and all voted for the motion through a roll call vote.

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**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.

The Mayor gave the floor to City resident, Mr. Charles L. Payne. He asked the City Council how the bond hearing had gone on July 22, 2008. The Mayor advised Mr. Payne the hearing was to have the public review and receive input on the environmental review of possible sites for the new water well and was not a hearing to approve any bonding. The Mayor advised Mr. Payne the hearing went well and the City Council had no negative public input on the well site which is to be located in the northeast corner of Mills Park.

The floor was then given to Council Member Earnshaw who spoke on behalf of the property owners to the north of Mike Riddle Automotive on Wildcat Way stating they appreciated the City moving ahead and getting the property owner to trim the weeds that were in the field immediately to the north of Mike Riddle Automotive.

There were no other items for brief open session.

**REPORT FROM THE COMMUNITY OF PROMISE**

The floor was given to Mr. Leendert Van Hulten who is the chairman of the Woods Cross Community of Promise committee. He reported on the committee activities as follows:

1. August 1-2 we had our garden walk.
2. August 14 will be the Seniors Lunch Bunch at noon. Our guest speakers will be the Davis County Commissioners. Everyone will bring a sack lunch and a white elephant gift.
3. August 21 the Book Club will meet at 7:00 P.M. The book will be "Merle's Door: Lessons from a free thinking dog", by Ted Kerasote.
4. Aug. 19 the Mayor's Awards for beautification will be awarded at City Council meeting.
5. September 3 the Garden Club will have a guest speaker as our lectures will resume. It will be Barbara Knight, a park assistant horticulturist for Bountiful City.
6. The next Community of Promise meeting will be August 28.

After Mr. Van Hulten's review, he then turned the floor over to the chairman of the Literacy Program which was held this summer in Woods Cross City to report on that program.

The floor was given to Ms. Kristina Franklin and she reported to the City Council on the excellent Literacy Program that was held in Woods Cross City. She said the average attendance to each bi-weekly program was 150-200 children of Woods Cross City. Among other things, they had a visit from some animals from Hogle Zoo, the Utah Association of the Blind had a discussion with the children on disabilities, people from the Union Pacific Railroad talked about railroad safety, a local artist presented art to the children and taught them how to draw, and she

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said she was most appreciative of the publicity the program received in the Salt Lake Tribune and the Ogden Standard Examiner.

She went on to commend the businesses of Woods Cross City who donated to the program and many citizens who donated books and treats for the children. She said she had had positive feedback from all those who had participated.

The City Council expressed thanks to Ms. Franklin for her work and for making the program such a success.

The floor was then given again to Mr. Van Hulten who presented to Ms. Franklin the Volunteer of the Month Award from the City thanking her for her service.

The Council extended their congratulations on her receiving the award.

**REPORT FROM THE SOUTH DAVIS SEWER DISTRICT**

The Mayor gave the floor to Mr. Charles L. Payne, the City's representative on the board of directors of the South Davis Sewer District. Mr. Payne said all was going well with the sewer district and he did not have any items to report to the Council at this evening's meeting.

**REPORT FROM WOODS CROSS YOUTH CITY COUNCIL**

The floor was given to Ms. Vicki Hinckley who is the advisor to the Youth City Council for Woods Cross City. She reported on the Council's activities as follows:

1. Applications for the 2008-2009 WX Youth City Council are still available at the City Offices. The applications are due Friday, August 15, 2008.
2. We enjoyed riding on the float in the Bountiful Handcart Days Parade. Thanks to City workers for their help.
3. The end of year party will be Monday, August 11<sup>th</sup> at 4:30 P.M. There will be a light dinner and awards will be given out.
4. The first meeting of 2008-2009 will be on Monday, September 8, at 4:00 P.M.

After Ms. Hinckley's report, the Council expressed appreciation to her for her ongoing service to the community and to the youth in the community in advising them in having a successful Youth City Council program.

**CONSIDERATION TO APPROVE A WATER IMPACT FEE REIMBURSEMENT AGREEMENT WITH VALENTINE ESTATES LLC FOR VALENTINE ESTATES PHASE 3 LOCATED AT 2300 SOUTH REDWOOD ROAD**

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

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“Given to the Council is a copy of a proposed water impact fee reimbursement agreement with Valentine Estates LLC for the amount of \$3,589.00. This covers the upgrade of about 400 feet of water line from an 8” to a 12” line. I recommend approval of the agreement.”

Following the explanation by the City Administrator, the floor was given to Council Member Hill who motioned the City Council approve the water impact fee reimbursement agreement with Valentine Estates LLC, for the Valentine Estates Phase 3 located at 2300 South Redwood Road as presented by the City Administrator this evening. Council Member Earnshaw seconded the motion and all voted for the motion through a roll call vote.

**CONSIDERATION TO APPROVE A DEVELOPMENT AGREEMENT WITH IVORY DEVELOPMENT TO BUILD 38 TOWNHOUSES AND 9 SINGLE FAMILY DWELLINGS ON 17.12 ACRES LOCATED AT APPROXIMATELY 1450 SOUTH 1900 WEST**

The City Administrator continued with the floor and advised the Council of the following concerning this agreement:

“This agreement was reviewed by Council at your last meeting. There were a number of issues that still need to be worked out with Ivory Development prior to the agreement being approved by the City. We have since discussed these issues and feel we have come to a resolution. Exhibit 1 is the agreement that has been redrafted to meet our concerns.

“On page five of the agreement, Section 6.4 at the end, we have substituted the language to read as follows: “Prior to obtaining final approval of Phase 1 of the project from the City, Developer and the City shall enter into a separate written agreement providing for improvements to, and maintenance of, the open space located within the power and sewer corridors on the west side of the Project which improvements shall include recreational fields, etc.” We as staff have spent some time discussing the development of this area and would like to explore the possibility of developing some soccer and playing fields in this area. I have scheduled a meeting with Steve Rush from Rocky Mountain Power to explore the feasibility of doing such. I know Clinton City has constructed soccer fields under the power corridor and they have worked out very well. We would like some time to explore this possibility and then enter into an agreement with Ivory concerning the development and maintenance of this area after we have had more time to work out the details.

“The second issue was Section 6.6 on the same page which addresses the town home and single family design. The Community Development Director and I are fine with using the Ivory Homes catalogue of town homes and the language addressing them remains the same. However, concerning the single family dwellings, since this is an extension of Mt. View Estates that was previously approved by the City, our recommendation is to incorporate the same language that was included in the Development Agreement for that project and Section 6.6 has been changed accordingly.

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“The other change is with Section 26 on page 12. We originally recommended 24 months to complete the project and they requested 48, we have compromised at 36 months. We feel three years is adequate time to have this project completed.

“With these changes I recommend the Council enter into the Development Agreement with Ivory Development.”

Following the review by the City Administrator of last minute changes to the agreement, the floor was given to Council Member Hill who motioned the City Council approve the Development Agreement with Ivory Development to build 30 townhouses and 9 single family dwellings on 17.12 acres of land located at approximately 1450 South 1900 West. Council Member Evans seconded the motion and all voted for the motion through a roll call vote.

**A PUBLIC HEARING TO CONSIDER THE ADOPTION OF ORDINANCE 518  
ANNEXING 23.8 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1400  
SOUTH 1900 WEST**

Prior to opening the public hearing, the City Council reviewed from the Community Development Director the following:

“Last Tuesday evening the Planning Commission reviewed, with Chris Gamvroulas of Ivory, the annexation and development of 20.9 acres north and adjacent to Mountain View Estates. Based on that information and the draft development agreement, the Planning Commission has recommended that the 2.9 acres on the west end of the proposed annexation area be zoned A-1 Agriculture. This will be treated as a holding zone. Furthermore, the Planning Commission recommended that the balance of the 17 acres be zoned R-1-8 Single Family Residential.”

Following the Community Development Director, the floor was given to the City Administrator who advised the Council as follows:

“Included was Exhibit 1 is a map showing the proposed 23.8 acres to be annexed which was previously accepted by the City Council we have advertised the proposed annexation as required by state statute and no protests have been received regarding the annexation of this property. The Planning Commission reviewed this annexation at their July 22<sup>nd</sup> meeting and recommended 2.9 acres in the west end of the annexation area be zoned to R-1-8.

“I recommend the Council approves the ordinance annexing this property in Woods Cross City.”

The Mayor then opened the public hearing to receive public input on the annexation of the property into the boundaries of Woods Cross City.

There were no public comments and the Mayor closed the public hearing.

The Mayor then gave the floor to Council Member Earnshaw who motioned the City Council adopt ordinance 518, an ordinance extending the corporate limits of Woods Cross City to include

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the annexation of a parcel of real property located west of Redwood Road at approximately 1500 South and amending the Woods Cross City zoning map to zone and designate portions of the area R-1-8 single family and A-1 agricultural upon its annexation to the City. Council Member Hill seconded the motion and all voted for the motion through a roll call vote.

**VIEWING A VIDEO PROVIDING INFORMATION ON WEST NILE VIRUS  
PRODUCED BY THE DAVIS COUNTY MOSQUITO ABATEMENT DISTRICT**

The Mayor gave the floor to Council Member Evans who serves on the Board of Directors and represents the City on the Davis Mosquito Abatement District. She had brought to the meeting, a video to be viewed by the Council but the video had some errors in it and was not able to be played and will be shown at a future City Council meeting.

**OPEN SESSION**

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

There were items from the public present, and the floor was given to Council Member Dayley.

She suggested the City Council plan a field trip to the new Legacy Parkway before it opens in September. The City Staff said they would try to arrange a trip for the Council early Friday afternoon on August the 8<sup>th</sup>.

There were no other items for the open session.

**REPORT FROM THE SOUTH DAVIS METRO FIRE AGENCY**

The Mayor reported to the City Council on activities of the South Davis Metro Fire Agency where he serves on the board of directors representing the City.

1. He said the estimated completion date for the new fire station 82 would be in October. The fire station is located in North Salt Lake.
2. He said the agency has experienced a decrease in the planned impact fees coming to the agency which will help fund debt service on the two new fire stations that have been built. He said the plan would be to fund these debt payments, if needed, from excess funds which the agency has.
3. He advised the City Council the agency had received grants that will allow them to buy a mobile command center vehicle which can be used by all public safety agencies in Davis County as a mobile command vehicle at scenes where coordination is needed and also a grant had been received for a new HAZMAT vehicle.

This concluded his report.

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The Mayor continued with the floor and reported on the activities of the South Davis Recreation District where he serves on the board of directors representing the City.

1. He said the recreation district continues strong sales in annual memberships exceeding the number sold last year.
2. He said the district plans on a salary survey to compare the salaries of the recreation district to salaries of other recreation districts.

This concluded his report.

**MAYOR'S REPORT**

The Mayor said the only item he had to report to the Council this evening was the South Davis Jr. High School is undergoing a major renovation of the school while school is in session and that parking around the school is very limited and the school district was wondering if it could use some of the property Woods Cross City owns for its water well, immediately across the street, for temporary parking for construction workers.

The City Staff said they would look at the property and see if it is possible to park some automobiles there.

**PLANNING COMMISSION REPORT**

The City Council reviewed the Planning Commission minutes of the meeting held July 22, 2008. Please see the minutes of that meeting for those details.

**CITY ADMINISTRATOR'S REPORT**

The City Administrator reported the following to the City Council:

**1. Water Bond**

“We have advertised for bid the water tank, water lines and the drilling of the well, with the bid opening being held on August 12<sup>th</sup>. We will have the awarding of the bids on the agenda for the August 19<sup>th</sup> Council Meeting if everything goes according to schedule we anticipate closing on the bond on August 26<sup>th</sup>.

**2. Focus Groups**

“I have met with the Police Chief and will meet with the Public Works Director the first of next week in the process of putting together an action plan to address the issues raised in the focus group meetings. I will be out of town this week from Wednesday through Friday and will not have a lot of time to formulate the plan. I will present a more substantive report at the August 19<sup>th</sup> meeting.

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**3. Police Officer Called to Reserve**

The City Administrator advised the City Council that Police Officer Jason Matthews, who serves in the Army Reserves, has been called up to serve in the Persian Gulf and will be leaving employment with the City on a temporary basis for the next year to two and the City Administrator requests permission from the City Council to hire a permanent full time officer to replace Officer Matthews, and this permanent position would continue after Officer Matthews returns in one to two years.

The City Council agreed the position should be filled and continue as a permanent position within the City employment.

**ADJOURNMENT**

At 7:30 P.M. the Council concluded the City Council Meeting with a motion by Council Member Dayley to adjourn. Council Member Evans seconded the motion and all voted for the motion through a roll call vote.

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Kent Parry, Mayor

Alan T. Low, City Recorder