

**WOODS CROSS CITY COUNCIL MEETING
MARCH 20, 2007**

The minutes of the Woods Cross City Council meeting held March 20, 2007 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:

Mayor Kent Parry
Jennifer Decker

Jon Hadlow
Donald D. Moore, Jr.

MEMBERS EXCUSED:

Tamra Dayley
Rick Earnshaw

STAFF PRESENT:

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

VISITORS:

Vic Arnold
Don Schrader
James Stahle
Mark Davidson
Jed Millburn

Melinda Williams
Al Jewell
Elise Stahle
Jason Galloway
Pat Blackley

Lois Schrader
Cody Stahle
Thom Rich
Mark H. Maughan
LeGrande Blackley

INVOCATION:

Alan Low

PLEDGE OF ALLEGIANCE:

Gary Uresk

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 City Council reviewed the minutes of the City Council Meeting held February 20, 2007. After the review, Council Member Hadlow motioned the minutes be approved as written with Council Member Moore seconding the motion and all voted for the motion.

APPROVAL OF FINANCIAL REPORT

The floor was given to the City Recorder who reviewed with the City Council, the City's financial report for the period ending February 28, 2007. The Council reviewed the City's cash

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position, sales use and tax report, the transient room tax report, report of the impact fees collected for South Davis Metro Fire Agency and an executive summary of the City's funds comparing revenues and expenditures to the budget.

After the Council's review, Council Member Moore made a motion to approve the City's financial report as presented, with Council Member Decker seconding the motion and all voted for the motion.

APPROVAL OF CASH DISBURSEMENTS

The City Recorder continued with the floor and reviewed the cash disbursements listing for tonight's meeting with the City Council. After the Council's review, Council Member Decker 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 to items from those present that they would like to bring before the City Council 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 RECREATION DISTRICT

The floor was given to Mr. Jerry Larrabee, the City's representative on the South Davis Recreation Board of Directors. Mr. Larrabee reported to the Council on the recently opened recreation center located in Bountiful.

He presented charts and graphs to the City Council that showed the following:

1. The total season membership passes sold by month.
2. The total season membership passes sold by City.
3. The total membership passes by month, sold to Woods Cross City residents.

He said the recreation facility has been a success since its initial opening with many residents of the South Davis area using the recreation center. He said the grand opening would be April 7.

He concluded his report by saying that the facility is completed except for landscaping around the building which is presently being done and the outside splash pool which is presently being completed.

This concluded his report.

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CONSIDERATION TO ADOPT A RESOLUTION PROCLAIMING APRIL AS CHILD ABUSE PREVENTION MONTH

The floor was given to the City Administrator who introduced to the Council Resolution 2007-422, a resolution proclaiming April as Child Abuse Prevention Month in Woods Cross City. He said if the Council should adopt the resolution it will then be taken by the Mayor to a special luncheon where awareness of this problem in Davis County will be discussed.

The floor was given to Council Member Decker who motioned that the Council adopt Resolution 2007-422, a resolution proclaiming April as Child Abuse Prevention Month in Woods Cross City. Council Member Hadlow seconded the motion and all voted for the motion.

CONSIDERATION TO ADOPT A RESOLUTION PROCLAIMING MAY 1ST AS WOODS CROSS CITY ARBOR DAY

The floor was given to the Community Development Director who introduced to the City Council Resolution 2007-423, a resolution proclaiming May 1st 2007 as Woods Cross City Arbor Day.

Following the introduction by the Community Development Director, the floor was given to Council Member Hadlow who motioned that the Council adopt Resolution 2007-423, a resolution proclaiming May 1st 2007 as Woods Cross City Arbor Day. Council Member Moore seconded the motion and all voted for the motion.

CONSIDERATION TO AWARD BID FOR THE PURCHASE OF A TRUCK FOR TRUCK REPLACEMENT FOR THE WATER DEPARTMENT

The floor was given to the City Administrator who went over the following information from the Public Works Director:

“The Water Department has budgeted \$30,000 for a truck replacement this year. The following are the bids received for this proposed purchase.

Truck—New Model Year, Ext. Cab, 4x4 Pickup

Murdock Chevrolet	\$25,993.00
Young Chevrolet (state bid)	\$24,921.00
Ken Garff Ford (state bid)	\$30,476.00

Utility Bed

A & G Truck	\$6,600.00
Semi Service	8,627.29

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“I would recommend the truck purchased from Murdock Chevrolet for \$25,993.00.

“The utility bed from A & G Truck for \$6,600.00

“This is a total cost of \$32,593.00, which is \$2,593.00 over the budgeted amount.”

The City Administrator noted the recommendation to purchase the vehicle from Murdock Chevrolet, a dealership located within the City boundaries of Woods Cross City, was a little over the budgeted amount because the trucks are now into the next model year and the budget had been prepared in the earlier model year.

With that, the floor was given to Council Member Moore who motioned that the Council approve the purchase of the new truck for the water department from Murdock Chevrolet and that the truck bed be purchased from A & G Truck for a total price for the truck and truck bed of \$32,593.00. Council Member Hadlow seconded the motion and all voted for the motion.

**CONSIDERATION TO APPROVE MOUNTAIN VIEW ESTATES SUBDIVISION
PHASES 2, 3 AND 4 FINAL PLATS LOCATED AT APPROXIMATELY 1500 SOUTH
REDWOOD ROAD**

The Mayor gave the floor to the Community Development Director who, through the use of a Power Point presentation, presented the following information to the City Council:

“Given to the Council are three plats which represent phases 2, 3, & 4 of the Mountain View Estates Subdivision. Originally, the 3 proposed phases were included on the preliminary plat as one large phase 2. However, Ivory has requested that the large 2nd phase be broken into 3 smaller phases. The proposed phases, when developed, will fill in the area between phase 1 and the Legacy Parkway. Each phase includes several components of the required park/open space. Also given to the Council are the landscape development plans for the final open space within the development. Two of the park areas are directly under the large, wood, pole structures of the Rocky Mountain Power corridor. The landscape plans place a gazebo and play structure directly beneath the lines. Rocky Mountain Power is now in the process of reviewing this matter. If Rocky Mountain Power does not permit the placement of these structures as represented on the plans, they can be moved to other areas within the parks. The Planning Commission has forwarded to the City Council recommendations as follows:

- “Approval of the final plat for phase 2 of Mountain View Estates.
- “Final approval of the plat for phase 3 Mountain View Estates with the conditions that lots 319 and 320 be finalized with home plans that will fit on odd sized lots and that Rocky Mountain Power give final approval for the placement of the park features concerning the power line corridors within the subdivision.

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- “Approval of the final plat for phase 4 of Mountain View Estates with the condition that Rocky Mountain Power give final approval for placement of the park features concerning the power line corridor within the subdivision.”

Following the presentation by the Community Development Director, the floor was given to Mr. Vic Arnold, who represents the developer of the Mountain View Estates Subdivision. Mr. Arnold explained the desire of the subdivider to break Phase 1 into 3 phases to better manage the sale of the homes to be constructed.

He noted that discussions are currently under way with Rocky Mountain Power concerning the location of the park improvements under the power corridor. He said Rocky Mountain Power has indicated it would not be a problem, but he is waiting for final approval and after it is received it will be forwarded to the City Staff for their approval.

He said he would request the City Council approve the Phases 2, 3, and 4 as presented.

The floor was then given to Council Member Decker who motioned the Council approve Phase 2 of Mountain View Estates Subdivision as presented with Council Member Moore seconding the motion and all voted for the motion.

Council Member Decker continued with the floor and motioned the Council approve phase 3 of the Mountain View Estates Subdivision with the condition that lots 319 and 320 be finalized with home plans that will fit on an odd sized lot and that Rocky Mountain Power give final approval for the placement of the park features concerning the power line corridor within the subdivision. Council Member Moore seconded the motion and all voted for the motion.

Continuing with the floor, Council Member Decker then motioned the Council approve phase 4 of the Mountain View Estates Subdivision with the condition that Rocky Mountain Power give final approval for the placement of the park features concerning the power line corridor within the subdivision. Council Member Moore seconded the motion and all voted for the motion.

**CONSIDERATION TO VACATE ROBINVALE ESTATES SUBDIVISION PLAT
LOCATED AT 453 WEST 1500 SOUTH**

The Community Development Director continued with the floor and outlined the following for the Council concerning the Robinvale plat vacation:

“As you are aware, the Redevelopment Agency is working with the new owners of the Westminster Apartments located on 1500 South, just east of 500 West. The new owners have proposed to remodel the apartment complex to facilitate a condominium conversion of the property. Before a condominium plat can be approved by the Council and recorded, the existing Robinvale Subdivision must be vacated. As such, it will be necessary for the Planning Commission to take any public comment and forward to the City Council a recommendation regarding the vacation of the Robinvale Subdivision Plat. The staff would recommend that the

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Planning Commission forward to the City Council a recommendation to vacate the Robinvale Subdivision Plat to permit the recordation of a condominium conversion plat.”

After the outline by the Community Development Director, the floor was given to Council Member Decker who motioned the Council adopt Ordinance #505, an ordinance authorizing the Mayor to enter an order vacating all of the Robinvale Estates subdivision, lots 1-10 and directing the same be recorded with the Davis County Recorder’s Office. Council Member Hadlow seconded the motion and all voted for the motion.

**CONSIDERATION TO APPROVE THE WESTMINSTER PARK CONDOMINIUM
FINAL PLAT LOCATED AT 453 WEST 1500 SOUTH**

Continuing with the floor, the Community Development Director reviewed the following with the City Council:

“Given to the City Council is the condominium conversion plat for the Westminster Apartments. As previously noted, the applicants plan to work with the Redevelopment Agency to upgrade the present property and facilitate its conversion to condominium ownership. The plat outlines how the property will be converted to private ownership units and common areas. One concern the staff had regarding the project was with regard to the existing parking shelters. Presently, there are existing utilities and easements beneath many of the parking shelters. As such, the staff required the applicants to obtain letters from each utility or public entity potentially impacted by this issue and makes them aware the City was contemplating approval of a new plat. To date we have received all the clearance letters from South Davis Sewer, Rocky Mountain Power, Utah Department of Transportation and Bountiful Sub Conservancy District. In addition, the City has also received a recommendation from Battalion Chief Steve Cox, the Fire Marshall, involving further testing of the properties fire hydrants and water system to ensure compliance.

“The Planning Commission has forwarded to the City Council a recommendation to approve the Westminster Park Condominium Final Plat with the condition the applicants comply with the South Davis Metro Fire Agency regulations and approvals.”

After his review, the floor was given to Council Member Moore who asked if there were going to be any exterior changes to the buildings.

The floor was given to Mr. Jason Galloway who represents the partnership who is converting the apartments into condominiums. He explained that tonight’s action has nothing to do with exterior changes to the building and that there are some changes planned of a cosmetic nature to the roof lines.

There were no other questions and the floor was given to Council Member Decker who motioned the Council approves the final plat for the Westminster Park Condominiums. Council Member Moore seconded the motion and all voted for the motion.

**CONSIDERATION TO APPROVE A WAIVER TO THE DEVELOPMENT
STANDARDS TO ALLOW AN INCREASE IN DRIVEWAY WIDTH FOR OVERHEAD
CRANE LOCATED AT 1948 WEST 2425 SOUTH**

The Community Development Director continued with the floor and discussed this item as follows, with the Council:

“The Planning Commission approved a conditional use permit and site plan for Overhead Crane on 2425 South street. The site plan approval was conditioned on the applicant receiving a waiver from the City Council for a 60-foot driveway width from the City’s development standards. Overhead Crane manufactures indoor ceiling cranes. Approximately every week or week and a half a crane is completed and placed on a large, flatbed truck.

“The applicants have requested a 60-foot driveway to accommodate the large turning movements for the shipping truck and trailer. The City’s development standards permit a maximum 40-foot wide drive approach. As such, the applicants are requesting a 20-foot waiver to accommodate ingress and egress for the crane shipping trucks.”

Following the presentation by the Community Development Director, the floor was given to the City Administrator who asked those present from Overhead Crane Company if sales tax was involved in the sale of their products.

The floor was given to Mr. Tom Rich, the President of Overhead Crane Company. He said some of the sales are sales taxable and others are not. He went on to say they have had a good history and relationship with the City of North Salt Lake, but are desirous now to move to Woods Cross City so they might expand their business.

The floor was then given to Council Member Moore who motioned the Council approve a waiver to the development standards to allow an increase in driveway width for the Overhead Crane Company located at 1948 West 2425 South, from 40 feet to 60 feet wide. Council Member Decker seconded the motion and all voted for the motion.

**REPORT ON THE NATIONAL LEAGUE CONFERENCE HELD IN WASHINGTON
D.C.**

The floor was given to Council Member Hadlow who reported on the City Council’s recent trip to Washington D. C. to attend the National League of Cities and Towns conference. He noted he with Council Member Moore and Council Member Earnshaw had attended the conference. He said the breakout sessions of the conference were very helpful and informative to the members of the City Council that attended. He said they had met with the Utah delegation and received a review of upcoming Federal Legislation that would affect Utah and the communities within the state of Utah. He noted the Community Development Block Grant Funding will be the same for next year as it was for this past year. He noted the conference was excellent with very good information.

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This concluded his report.

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 no items for the open session.

REPORT FROM THE SOUTH DAVIS METRO FIRE AGENCY

The Mayor, who serves as the representative on the board of directors on the South Davis Metro Fire Agency, reported on the following items to the City Council:

- He said the board of directors have started the hiring process to fill the vacancy that is coming up for the fire chief who will be retiring in the month of May. He said eight applications have been received and the board of directors will be doing the interviewing over the next few weeks.
- He also reported the board discussed the purchase of land near the soon to be constructed station #82 in North Salt Lake to build a roadway to the east of the fire station.

This concluded his report.

MAYOR'S REPORT

The Mayor reported the following to the City Council:

1. Woods Cross Day at the recreation center will be on March 24, and a flier will be going out to the citizens of Woods Cross City in the next few days.
2. He passed out to the Council and Staff some training information concerning changes to the Open Meeting Law and said these items would be discussed at the next City Council Meeting.
3. He said he and the City Administrator had met with the UTA on the changes to bus scheduling through the City of Woods Cross and the routes they would take and that it should be better bus scheduling through the City in the future. All of this has come about because of the growth to the City and the surrounding cities in the area.

This concluded his report.

PLANNING COMMISSION REPORT

The Mayor continued with the floor and reported on the Planning Commission meeting held March 13, 2007. Please see the minutes of that meeting for the details of his report.

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CITY ADMINISTRATOR'S REPORT

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

1. "Strategic Plan"

"I will have the strategic plan ready for the discussion at the work session on April 3rd.

2. "Survey Questions"

"We had a number of survey questions in the February newsletter." He then gave out to the Council the responses received.

3. "Bowery At Towne Center"

The City Administrator reported he had met with the City Staff and the bowery that is being constructed should accommodate about twenty people. He said the Staff will get with the manufacturer of the bowery and make sure the City received the bowery that would be able to hold this number of individuals.

This concluded his report.

ADJOURNMENT

At 7:40 P.M. the Council concluded the City Council Meeting with a motion by Council Member Hadlow to adjourn the meeting. Council Member Moore seconded the motion and all voted for the motion.

Kent Parry, Mayor

Alan T. Low, Recorder