

**WOODS CROSS CITY COUNCIL MEETING
APRIL 17, 2007**

The minutes of the Woods Cross City Council meeting held April 17, 2007 at 6:30 P.M. in the Woods Cross City Hall located at 1555 South 800 West, Woods Cross, Utah.

CONDCUTING:

Mayor Kent Parry

COUNCIL MEMBERS PRESENT:

Mayor Kent Parry
Jennifer Decker
Tamra Dayley

Rick Earnshaw *
Jon Hadlow
Donald D. Moore, Jr.

*Participated by speaker phone

STAFF PRESENT:

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

VISITORS:

Pat Blackley
Zach Ellsworth
Joseph Johnson
Troy Taylor
Gar Phelps
Jed Millburn

LeGrande Blackley
Shiloh Williams
Cameron Perry
Ben Scheese
Al Jewell
Chad Williams

Cathy MeKitrick
Jordan Warner
Ed Goble
Chirs Preston
Melinda Williams

INVOCATION:

Don Moore

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 City Council reviewed the minutes of the City Council Meeting held April 3, 2007. After the review, Council Member Dayley 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 March 31, 2007. The Council reviewed the City's cash

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position, sales and 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 Hadlow 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.

The floor was given to Alan Low who reported that at the Senior Citizens' luncheon held on April 12 at noon at City Hall, they had over 80 seniors from Woods Cross City and the surrounding area, attend the activity. He expressed appreciation to the Mayor and City Council for sponsoring these activities on a monthly basis for the senior citizens of Woods Cross.

The floor was then given to Mr. Ed Goble, a city resident living at 945 South 800 West. Mr. Goble read the following statement to the City Council:

"On behalf of myself and the neighbors that live on 800 West between 770 South and 10th South, I appeal the April 19th decision of the Planning Commission to approve the UTA commuter rail parking lot layout. Although 2 of our 3 main concerns have been addressed, the 3rd and far most important has not been resolved to the best interest of our families and neighborhood."

There were no other items for the brief open session.

PUBLIC HEARING FOR CONSIDERATION TO APPROVE WESTSIDE INDUSTRIAL PARK #3 AMENDED FINAL PLAT LOCATED AT 2425 SOUTH REDWOOD ROAD

The floor was given to the Community Development Director who reviewed the following with the City Council and the public that was present:

"As you are well aware, more than a decade ago the City purchased 50 acres west of Redwood Road for the purpose of relocating the South Bountiful Auto Salvage Yard. As a result, the City

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has since owned the property on the north side of 2425 South from the salvage yard to Redwood Road. Presently, there are several individuals interested in purchasing portions of the subject property. As such, the City now desires to subdivide the property to accommodate sale of individual parcels or lots.

“It is my understanding that several different companies have approached the City and expressed interest in locating either commercial or light industrial uses on the subject property. Given to the Council is the final plat detailing the creation of 6 lots for commercial or light industrial development. The Planning Commission has reviewed the final plat and has recommended to the City Council, approval of the Westside Industrial Park No. 3 Final Plat.”

Following the outline by the Community Development Director the Mayor then opened the public hearing concerning this matter.

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

The Mayor gave the floor to Council Member Moore who motioned that the Council approve the final plat for the Westside Industrial Park #3 as amended, located at 2425 South Redwood Road. Council Member Decker seconded the motion and all voted for the motion.

A PUBLIC HEARING TO CONSIDER THE VACATING OF LOT #46 OF THE SKYPARK INDUSTRIAL PARK LOCATED AT 1607 WEST 2290 SOUTH

The Community Development Director continued with the floor and reviewed the following with the Council:

“Mr. Gar Phelps has developed a 2-unit aircraft hangar on lot 46 of the Skypark Industrial Park. He has proposed a condominium plat to convert the 2 units within the hangar for separate ownership. As such, he has requested lot 46 be vacated to permit the approval and recordation of a hangar condominium plat.

“The Planning Commission has held a public hearing regarding this matter and has forwarded to the City Council its recommendation to vacated lot 46 of the Skypark Industrial Park to permit the creation of an aircraft hangar condominium subdivision.”

Following the review by the Community Development Director, the Mayor then opened the public hearing on this matter.

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

The floor was then given to Council Member Decker who motioned that the Council adopt Ordinance #506, an ordinance authorizing the Mayor to enter an order vacating lot #46 of Skypark Industrial Park Subdivision and directing that the same be recorded with the Davis

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County Recorder's office. Council Member Dayley seconded the motion and all voted for the motion.

A PUBLIC HEARING TO CONSIDER THE APPROVAL OF PHELPS CONDOMINIUM AT SKYPARK INDUSTRIAL PARK FINAL PLAT LOCATED AT 1607 WEST 2290 SOUTH

The Community Development Director continued with the floor and discussed the following with the Council concerning this item:

“As mentioned the previous item, Mr. Phelps has requested that his existing aircraft hangar building be subdivided into 2 aircraft hangar condominiums. Given to the Council is the plat outlining the subdivision of the hangar space and the creation of common area on the remaining property. The City has approved many similar projects within the industrial park.

“The Planning Commission has held a public hearing regarding this manner and has recommended to the City Council approval of the Phelps Condominium at Skypark Industrial Park Final Plat.”

The Mayor then opened the public hearing concerning this matter.

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

The floor was then given to Council Member Moore who motioned that the Council approve the Phelps condominium final plat located in Skypark Industrial Park at 1607 West 2290 South. Council Member Dayley seconded the motion and all voted for the motion.

CONSIDERATION TO ADOPT A RESOLUTION AMENDING THE GENERAL PLAN BY DESIGNATING 7.6 ACRES AT APPROXIMATELY 1000 WEST 2600 SOUTH PLANNED FOR AS HEAVY INDUSTRIAL USE

The Mayor gave the floor to the City Administrator who advised the Council of the following:

“Given to the Council is a copy of the proposed resolution that will designate the 7.6 acres owned by Sinclair for Heavy Industrial Use. I am still in contact with Kerry Rueblemann at Kleinfelder and will still be pursuing things that can be done to mitigate any adverse effects this development will have upon the City and I will report any of my findings to the City Council as they become available. Since this will be coming to the City Council again for a re-zone application, we will have ample opportunity to implement any considerations that come forward.”

Following the outline by the City Administrator, the Mayor then entered into the record the following:

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The reasons for the City Council amending the General Plan in this particular location were:

1. Because of the limited development uses of the property.
2. Because of the location and proximity to North Salt Lake on three sides of the property.

The floor was then given to Council Member Hadlow who motioned that the City Council adopt Resolution 2007-424, a resolution of the Woods Cross City Council amending map 2-C of the Woods Cross City General Plan pertaining to existing land uses. Council Member Moore seconded the motion.

The Mayor then called for any discussion.

The floor was given to Council Member Dayley who made a motion to amend the motion made by Council Member Hadlow, the following would be stricken and to promote public's health, safety, and welfare"; Council Member Moore seconded the amendment by Council Member Dayley.

The Mayor then asked for discussion on the amendment and there was none. He then called for the vote on the amendment.

All voted for the amendment except Council Member Decker who voted opposed.

The Mayor then called for the vote on Council Member Hadlow's motion as amended by Council Member Dayley. Council Members Hadlow, Moore and Earnshaw voted for the motion, Council Members Dayley and Decker voted opposed. The resolution carried by a vote of 3 to 2 as amended.

CONSIDERATION TO ADOPT RESOLUTION 2007-425 A RESOLUTION PROCLAIMING THE WEEK OF MAY 6TH AS YOUTH WEEK

The Council reviewed Resolution 2007-425, a resolution proclaiming the week of May 6th, 2007 as Youth Week in Woods Cross City. Finding all in order, the floor was given to Council Member Decker who motioned that the Council adopt Resolution 2007-425 with Council Member Dayley seconding the motion and all voted for the motion.

CONSIDERATION TO DECLARE A 2000 CHEVROLET IMPALA SURPLUS PROPERTY AND SET A MINIMUM PRICE TO SELL

The City Administrator continued with the floor and reviewed the following with the Council:

"The City Staff is recommending we declare a 2000 Chevrolet Impala as surplus property and sell it to C & S Auto for not less than \$2,500. The transmission needs repairs and we feel this

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would be the best value we could get out of this vehicle. This vehicle will be replaced by a new vehicle that have been ordered. We will first bid the vehicle out with a minimum bid of \$2,500, if there are no higher bids, we will sell it to C & S Auto for \$2,500.”

Following the outline by the City Administrator, the floor was given to Council Member Hadlow who motioned that the City Council declare the 2000 Chevrolet Impala as surplus property and set the minimum bid of \$2,500 for sale. Council Member Moore seconded the motion and all voted for the motion.

DISCUSSION ON THE 2006 COUNCIL RETREAT PRIORITY LIST

The City Administrator continuing with the floor handing out to the Council a chart entitled “Strategic Plan Objective Ranking”. The chart showed the City Council objectives as discussed in the City Council retreat in 2006, and to the left of the objectives, the Mayor and the five City Council Members ranked these objectives in order of importance. Then a total was given to each ranking so that the one with the highest number of points became the number one ranked item.

The City Council reviewed the chart and said that they would like to meet in a work session to discuss it in further detail. The date of May 1, at 5:30 P.M. was set for this work session.

MEMORIAL DAY CELEBRATION UPDATE

The floor was given to Council Member Earnshaw who was participating in the meeting via speaker phone. He advised the Council concerning the plans that are being made for the Memorial Day celebration to be held May 28, 2007. He noted that the Rob Ellis male choir will again sing at the celebration this year. He noted that the committee is looking for a keynote speaker to address the public that will attend. It was noted that Governor Huntsman had been invited but was unable to attend because of scheduling conflicts. He asked the City Council to provide any suggestions that might have in this regard.

He noted that the other plans had been put into place and are moving forward.

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 from the public present and the floor was given to Council Member Moore. He said that he had completed the nomination form for Mr. Hatch Howard, a city resident, to be nominated as Davis County outstanding cowboy for the Weber County Days of '47 Celebration.

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The floor was then given to Council Member Hadlow who reported on the recently attended Utah League of Cities and Towns Conference held in St. George. He said this year's conference was one of the best that he had attended in recent memory. He noted that one of the areas of focus was how to promote physical fitness within the community. He also said that the legal update from the last State Legislature session was also very helpful.

The floor was then given to Council Member Dayley who said there is graffiti at Mills Park and she asked if the City Staff could it clean up. She noted that many teens and visitors come to the park and the graffiti does not present a proper image for the City.

The City Administrator said that he would look into the clean up of the graffiti.

There were no other items for the open session.

REPORT FROM THE DAVIS MOSQUITO ABATEMENT DISTRICT

The floor was given to Council Member Moore who represents the City on the Davis Mosquito Abatement District he reported on the following item:

- He noted that the County of San Mateo in California had donated to the Davis Mosquito Abatement District two Argoes ATV's and that they had even shipped the ATV's to Davis County as a good will gesture.

This concluded his report.

REPORT ON THE SOUTH DAVIS METRO FIRE AGENCY

The Mayor reported on the activities of the South Davis Metro Fire Agency. He said Deputy Chief Jim Rampton had been selected from the eight candidates that had applied for the Fire Chief position. Deputy Chief Rampton has worked for the fire agency since its inception and will make an excellent chief to oversee the South Davis Metro Fire Agency.

This concluded his report.

MAYOR'S REPORT

The Mayor said he had nothing to report at tonight's meeting.

PLANNING COMMISSION REPORT

The floor was given to the Community Development Director who reported on the Planning Commission meeting held April 10, 2007. Please see the minutes of that meeting for the details of his report.

CITY ADMINISTRATOR'S REPORT

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

1. "Boundary Agreement with North Salt Lake

Given to the Council is a letter from Collin Wood, City Administrator for North Salt Lake, requesting we reconsider the requirement in our boundary adjustment agreement with them for a 10-foot wall on the north boundary between the park and the adjacent businesses. In his letter Collin states North Salt Lake was not aware the existing business; South Bountiful Auto, and Phoenix Trucking already had existing 10' to 12' walls. We met with Frank Branch and he requested North Salt Lake pay him for half the cost of his wall. North Salt Lake met with J C Wheelwright and he requested they pay him for the entire part of his wall.

"I feel we would be setting a dangerous precedent by asking North Salt Lake to pay a portion of their wall since Frank has indicated that if we do that with North Salt Lake, then we would pay him for half of the wall on the north side of his property where Development Associates is putting their park as well.

"I have not had an opportunity to review the minutes of the meetings where these items were discussed and any commitment made from the City concerning the adjacent uses to these areas. I will take some time between now and Tuesday's meeting to see if I can further research and bring forth any further information. I would like to get any of your comments on this request by North Salt Lake before I place it on the agenda for the next meeting."

2. "Ed Goble Concerns

"Mr. Ed Goble lives across from the proposed Commuter Rail Station. He was very concerned about the traffic patterns and the access to the commuter rail station. When the Planning Commission reviewed the site plan submitted by UTA, Ed requested they look at reconfiguring the access points to the Commuter Rail Station further to the north away from his residence. UTA's engineers reviewed his request and determined it was impractical due to the configuration of the station and their operational needs. We had our City Engineer review their findings as well, and has concurred with their finding. The Planning Commission approved the site plan as submitted by UTA which was very upsetting to Mr. Goble.

"I have not had an opportunity to discuss this personally with Ed since I was out of town last week, however, if Ed is upset with the Planning Commission decision he has the legal right to formally appeal their decision to the City Council. If you are unable to adequately take care of his concerns, he needs to be informed that he can officially appeal

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the decision of the Planning Commission and his appeal will be formally heard by the City Council.”

ADJOURNMENT

There being no further business before the City Council, Council Member Dayley motioned that the Council adjourn the meeting at 7:40 P.M. with Council Member Decker seconding the motion.

Kent Parry, Mayor

Alan T. Low, City Recorder