

**WOODS CROSS CITY COUNCIL MEETING  
JUNE 2, 2009**

The minutes of the Woods Cross City Council Meeting held June 2, 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  
Rick Earnshaw\*

Jill Evans  
Jon Hadlow  
David C. Hill

\*Excused from the meeting as noted in the minutes.

**STAFF PRESENT:**

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

**VISITORS:**

LeGrande Blackley  
Kyla Sheperd  
Vicki Hinckley  
Joshua Holdstock  
Heather Francis  
Chris Gamvroulas

Pat Blackley  
Tiffany Oswald  
Melinda Williams  
Leo Beecher  
Leslie Gertsch

Jennifer Palmer  
Ryan Hinckley  
Greg Simonsen  
Charles Payne  
Donna McCormick

**INVOCATION:**

David C. Hill

**PLEDGE OF ALLEGIANCE:**

Jill Evans

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 May 19, 2009. After the review, Council Member Hadlow motioned the minutes be approved as written with Council Member Earnshaw seconding the motion and all voted for the motion through a roll call vote.

**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 Earnshaw

**OFFICIAL MINUTES  
WOODS CROSS CITY COUNCIL MEETING  
JUNE 2, 2009  
PAGE 2**

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.

The floor was given to City resident, Ms. Donna McCormick, who asked the City Council if something could be done to cut down the weeds that are growing on the south side of 500 South street west of the mobile home park. She noted this property belongs to the Utah Department of Transportation. The City Staff was asked to contact UDOT to see if they would take care of cutting down the weeds.

The floor was given to Council Member Earnshaw who advised the City Council the base which will hold the Boy Scout Monument to be located in Hogan Park is ready to be set in place and the relating cement work done within the next three or four weeks and the City Council needed to determine the location for placement of the statue.

The Council discussed several sites within the park, it was determined the site where the Davis County Buffalo is located would be taken from that site and that would be where the new Boy Scout Monument would be erected.

The City Staff was instructed to discuss the proposal with the Scouter Smith who is preparing the monument for placement to see if this would be a good location for the Boy Scout statue.

The Mayor presented to the City of Woods Cross a check for \$150 from the Woods Cross Men's Lacrosse Club as a donation to the City for the use of their parks for the past Lacrosse season.

There were no other items for the brief open session.

**REPORT FROM THE WOODS CROSS CITY COMMUNITY OF PROMISE COMMITTEE**

It was noted the Chairman of the Woods Cross Community of Promise Committee was out of town and that there would be no report this evening.

**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 reported the following:

**OFFICIAL MINUTES  
WOODS CROSS CITY COUNCIL MEETING  
JUNE 2, 2009  
PAGE 3**

- We have budgeted \$60,000 for landscaping to lessen the impact of the district facilities on the Legacy Parkway. JUB Engineers will supervise and design the project and we will be hiring some youth to do the work.
- There is a new revised 2009 meeting scheduled that has been adopted. The meeting will be held the third Thursday of each month at 4:00 P.M.
- There have been private sewer system acquisitions including Westwood Mobile Home Park, Meadow Crossing PUD, and 2200 South and Orchard Drive.
- Agreements were signed with Mountain View Towns PUD Phase 2, Mountain View Subdivision Phase 4, Mountain View Subdivision Phase 5, and Valentine Estates Cottage Homes Phase 2.
- There is a new device being developed for wastewater lagoons to pump air that circulates the water.
- Davis County has allowed the Environmental Agency to park a trailer at the entrance to Antelope Island.

After the report by Mr. Payne, the Council expressed appreciation to him for his service to the Community and to the Sewer District.

**REPORT FROM THE WOODS CROSS YOUTH CITY COUNCIL**

The Mayor gave the floor to the Youth City Council Mayor, Ms. Jennifer Palmer, who reported on the activities of the Youth City Council as follows:

1. At the Elks Youth Week Pizza and Pop dinner on May 5<sup>th</sup>, Tiffany Oswald was honored as the 2009 Woods Cross Youth Citizen of the Year and Ryan Hinckley received one of the Elks "Most Valuable Student" Scholarships.
2. We enjoyed helping with the Memorial Day Breakfast celebration and appreciated the opportunity to serve the community. We raised \$172 in donations from the fish pond.
3. Applications are now available for the 2009-2010 Woods Cross Youth City Council.
4. Mayor Parry awarded Leadership/Service Scholarships to four of the Youth Council members including: Jennifer Palmer, Julane Adamson, Tiffany Oswald, and Ryan Hinckley.
5. On June 11<sup>th</sup> we will host the Senior Lunch Bunch with food and entertainment. Later that evening we will be helping with the WX Elementary Community Carnival.
6. On Saturday June 20<sup>th</sup>, we will be decorating the float for the West Bountiful and Bountiful Handcart Days Parades. You are welcome to join us on those floats.

Following her report, the floor was given to Council Member Earnshaw who expressed appreciation to the Youth City Council for their excellent help at this year's Memorial Day celebration. He noted the Youth City Council has always been a great help in making the celebration an outstanding event and they go above and beyond in helping the citizens of Woods Cross to have a great Memorial Day.

(At this point Council Member Earnshaw was excused from the City Council meeting.)

**OFFICIAL MINUTES  
WOODS CROSS CITY COUNCIL MEETING  
JUNE 2, 2009  
PAGE 4**

**REQUEST TO HAVE WOODS CROSS CITY BECOME A SPONSOR OF DAVIS  
CABLE CHANNEL 17**

The Mayor gave the floor to the City Administrator who in turn introduced to the City Council Mr. John Pitt, CEO of the Davis Chamber of Commerce. Mr. Pitt then explained to the City Council the purpose of the Davis County channel 17 and the benefits that it would have to Woods Cross City as follows:

“As you are aware, the Davis Chamber operates Channel 17 as a public service for the citizens, businesses, and municipalities of Davis County. The Chamber Board of Directors has made the decision to contract with The Imagination Company of Utah to provide enhance production services for Davis Cable Channel 17. The Davis Chamber believes the benefit of that agreement is noteworthy. Lead programmer, editor, videographer and production manager Bill Francis rings nearly 30 years of experience to the station. His resume includes related work at KSL Channel 5, KTVX Channel 4, NBC National and MTV. He also has filmed documentaries from throughout the world. To see the dramatic impact this relationship has had on the quality, timeliness, and relevancy of our programming, we invite you to simply tune-in. The improvements are immediately visible.

“Forty percent of Davis County residents may now see increased coverage of local government, educational and business events through high-quality programming from classic movies, television and cartoons, documentaries and Utah features that can’t be seen anywhere else. This is Davis County’s only broadcast station. This coverage also is available to all Woods Cross residents via live streaming and video on-demand on our Web site.

“Through continued sponsorship, Davis County cities are entitled to promote their activities and services through full-service productions, video billboards and a video crawl appearing at the top of the screen to provide immediate reach to viewers in the case of an emergency, etc. New this fiscal year will be a Community Focus program available to cities that subscribe to the station.

“Each contributing city will be featured on the program at least once per quarter as dictated by need. When cities have a significant even or message they wish to share, representatives will be featured on the interview-type program where they will have the opportunity to discuss information in a professional setting. The Imagination Co. of Utah has partnered with Doug Jardine to produce these programs that will last anywhere from five to 20 minutes depending upon the subject. In addition, your city events and programs can be featured on Davis Cable 17’s electronic billboard feature with nothing more than a phone call or an e-mail.

“To see a program similar to the proposed Community Focus program, go to the [www.daviscable17.com](http://www.daviscable17.com) and click on on-demand and then select Chamber Chat. Please note that in order to produce just one program of this quality and to air it on another television station even one time, it would cost Woods Cross well in excess of a full yearly sponsorship of Davis Cable Channel 17.

**OFFICIAL MINUTES**  
**WOODS CROSS CITY COUNCIL MEETING**  
**JUNE 2, 2009**  
**PAGE 5**

“The Imagination Co. of Utah has managed Ogden City’s Channel 17 for the past five years. We invite you to contact Ogden City’s administration to ask how the channel has helped Ogden City in that time as residents have become accustomed to tuning in to Channel 17 on a regular basis. People in Ogden and other Weber County cities have noted the change in attendance at area events and functions as well as improved information distribution to residents. Some events that have enjoyed increased attendance since The Imagination Co. took over that station include Ogden Pioneer Days, Hot Rock ‘N Forth, the Weber County Fair and many others. Over five years, managers at The Imagination Co. have learned how to effectively use the channel to assist cities and government entities. Davis County cities will not have to wait for the same learning curve. The Imagination Co. now is able to share lessons learned in Ogden and Weber County to benefit Davis County in the same ways.

“We are well aware that budgets are tighter this year and that cities have an obligation to insure that their budgeted funds are well spent. The Davis Chamber believes Davis Cable Channel 17 is the most cost-effective and dynamic way to get the message out to your residents. We believe you get more coverage and more air time and exposure than through any other type of advertising. The programs run frequently and at an exceptionally low cost. We are confident that your renewed contribution represents an extremely valuable and worthwhile investment for Woods Cross City as well as an investment in the economic development and the promotion of all of Northern Utah.

“I therefore respectfully ask the Woods Cross City Council to enhance its community outreach and add another level of communication and customer service to its service to its citizens through a \$1500 sponsorship of Davis Cable 17 for the 2009-2010 Fiscal Year. It is an investment in community relations that cannot be matched in any other medium.

“Thank you for your consideration and I look forward to another great year of cooperation, community enrichment and mutual benefit between Woods Cross City, The Davis Chamber, and Davis Cable 17.”

Following the discussion by Mr. Pitt the Council then viewed a video showing the cable TV station and what it offers to the public on its channel.

Following this presentation, the City Administrator was given the floor and he explained to the City Council that right now the City does not have the money budgeted for this and it may be difficult to find additional funds to do so.

He said however, if the City Council feels strongly in participating in the cable channel that the City can do whatever it can to find additional funding.

The Mayor thanked Mr. Pitt for his presentation and said the Council will take the matter under advisement.

**OFFICIAL MINUTES  
WOODS CROSS CITY COUNCIL MEETING  
JUNE 2, 2009  
PAGE 6**

**A PUBLIC HEARING ON ORDINANCE #527 A PROPOSED ZONING AMENDMENT  
TO ALLOW CHICKENS WITHIN AN R-1-8 AND AN R-1-10 ZONES**

The Mayor gave the floor to the Community Development Director who explained the following:

“As you are aware, several months ago a citizen approached the City Council requesting that the City consider permitting the keeping of chickens within our residential single family zones. As such, the City Council forwarded the matter to the Planning Commission for consideration and recommendation. After several months of discussion and a public hearing, the Planning Commission has forwarded to the City Council the attached ordinance recommendation.

“The Planning Commission has recommended that the Zoning Ordinance be amended to permit the keeping of chickens within the R-1-8 and R-1-10 zones as a conditional use. This would require a homeowner desiring to keep chickens to apply to the Planning Commission for conditional use approval. In addition, the ordinance also outlines conditions and regulations for the keeping of chickens found in Section 1 of the adoption ordinance. The purpose of these conditions and regulations are to mitigate any potential problems associated with keeping chickens in a single family residential setting. In addition, as a conditional use, if problems arise with a specific permit, the Planning Commission can revoke a permit if a permit holder is violating the conditions or regulations or cannot mitigate negative impacts to their neighbors.

“The Planning Commission has held a public hearing and has recommended to the City Council the adoption of the attached ordinance.”

Following the explanation by the Community Development Director the Mayor then opened the public hearing on the zone change as proposed.

The floor was given to City resident, Mrs. Leslie Gertsch, living at 1300 West 500 South. She said she currently lives in an agricultural zone and wondered if this zoning change would pertain to her current property use. It was explained to her that it would have no effect on her that it is only for R-1-8 and R-1-10 zones.

The floor was then given to Mr. Joshua Holdstock, a City resident, who spoke in favor of allowing chickens in the residential zone as proposed by the zoning change. He went on to discuss the benefits of raising chickens and encouraged the City Council to adopt the zone change.

The floor was then given to the Planning Commission Chairman, Mr. Leo Beecher, who explained to the City Council the purpose of the ordinance was to standardize how chickens could be housed within the residential zones noting there are some citizens who live in these zones who have chickens on their property.

**OFFICIAL MINUTES**  
**WOODS CROSS CITY COUNCIL MEETING**  
**JUNE 2, 2009**  
**PAGE 7**

The floor was given to Mr. Charles L. Payne who said he had lived next to a non-conforming land use in his area where chickens are raised and that he did not find them to be any problem and in addition to eggs, chickens can provide meat to the family.

The floor was then given to Council Member Hill who then expressed his opinion that the change would help protect the neighbors in residential areas so the raising of chickens is controlled in a healthful manner and they would not cause any negative effects upon the neighbors in the neighborhood.

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

The floor was then given to Council Member Hill who motioned the City Council adopt Ordinance #527, an ordinance providing for the keeping of urban chickens within the designated portions of Woods Cross City. Council Member Evans seconded the motion and all voted for the motion through a roll call vote.

**A PUBLIC HEARING ON THE PROPOSED FISCAL YEAR 2010 BUDGET FOR ALL CITY FUNDS**

The Mayor gave the floor to the City's Budget Officer who is the City Administrator who made a presentation to the public present concerning the budget for the period of July 1, 2009 to June 30, 2010 which is named the Fiscal Year 2010 Budget.

He noted for those present, as well as the City Council, that there had been minimal changes from the tentative budget which the City Council had adopted two weeks ago.

He then reviewed the various revenues and expenditures of each fund through a Power Point presentation for those present. He noted this coming year there will be a new fund established within the City's accounting records which is the RAP Tax fund. He reviewed the amount of revenues and where the expenditures would be used for this new City fund.

After his presentation, the Mayor opened the public hearing on the Fiscal Year 2010 Budget.

The floor was given to Ms. Donna McCormick, a City resident who asked what is being done to increase the businesses in Woods Cross which would help bring revenues into the City. The Mayor responded by saying the City has been proactive in encouraging business development and relocation within the City by not only using Davis County but the Utah State Tourism and Business Bureau's to help locate businesses within the City. He noted that a prime location will be around the interchange of Legacy Parkway and 500 South.

There were no other comments on the proposed Fiscal Year 2010 Budget and the Mayor closed the public hearing. He noted for those present the Council will adopt the budget at its next City Council meeting on June 16<sup>th</sup>, 2009.

**OFFICIAL MINUTES  
WOODS CROSS CITY COUNCIL MEETING  
JUNE 2, 2009  
PAGE 8**

**DISCUSSION ON DEVELOPMENT PROPOSAL FOR THE PROPERTY AT THE INTERSECTION OF 1500 SOUTH AND REDWOOD ROAD**

The Mayor gave the floor to the City Administrator who outlined the following for the City Council:

“We have had a previous discussion with Ivory Development concerning the development of this property as a commercial area. Given to the Council is a plan Ivory presented to us showing commercial development on the northwest corner of the intersection. Mr. Chris Gamvroulas has indicated they have tried to interest commercial developers in the area but have not been successful. They would like to develop the property as townhomes. I believe it is true that commercial developers are not particularly interested in this area at this time. However, in the future I can see it developing as a commercial area. I believe it is in our best interest to not entertain multi-family at this intersection. It is too valuable for future commercial development.

“Also given to the Council is a section from our General Plan stating the City envisions locating a neighborhood commercial site at this location. I am of the opinion we need to stay with this vision. The fact we own part of the property strengthens our hand to this end. I recommend the Council direct Staff to work with Ivory in creating a workable transition between residential and future commercial uses on the balance of the Thalman property reserving the northwest corner of the 1500 South Redwood Road intersection for commercial development.”

Following the outline by the City Administrator the floor was given to Mr. Chris Gamvroulas who then discussed with the Council all that his company, Ivory Homes, has done to try to encourage a commercial development on this corner of Redwood Road and 1500 South. He noted several businesses that have been contacted and are not interested at the present time in locating there and his company felt that it would best be used for the development of townhomes. He felt that the development of commercial would be further to the north around 500 South and the Legacy Parkway.

The Council then expressed their opinions and the floor was given to Council Member Evans who said she felt this was prime commercial property and she wanted to see the City Council wait and see if it could not develop into commercial development.

The floor was given to Council Member Hadlow and he agreed the City should wait to see the property develop commercially.

The floor was given to Council Member Hill who also expressed he felt they needed to hold on developing the property and it was ideally suited for commercial development.

Council Member Dayley was asked to give her opinion and she said she would like to reserve her comments at this time.



**OFFICIAL MINUTES  
WOODS CROSS CITY COUNCIL MEETING  
JUNE 2, 2009  
PAGE 9**

The floor was given back to Mr. Gamvroulas who and said his company was not yet ready to develop immediately and they could continue to wait to see what happens but that again he said there were not enough “roof tops” in the area to develop the property commercially such as a grocery store.

He thanked the Council for their time and said they would continue to search out for commercial development in this area.

**CONSIDERATION TO ADOPT RESOLUTION 2009-474 A RESOLUTION AUTHORIZING A WAIVER FOR UTILITY BILLS FOR ACTIVE MILITARY PERSONNEL**

The floor was given to the City Administrator who told the City Council that for the last several years the City Council has waived the utility billing to active military personnel living within the boundaries of Woods Cross City and he recommended the Council continue with this procedure for another year.

The floor was given to Council Member Dayley who motioned the City Council adopt Resolution 2009-474, a resolution authorizing a waiver of utility bills for active military personnel. Council Member Evans seconded the motion and all voted for the motion through a roll call vote.

**REVIEW OF THE MEMORIAL DAY CELEBRATION**

The Mayor noted Council Member Earnshaw had to be excused during the meeting tonight and he would report on the successful Memorial Day Celebration at the next 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 no items from the public present and the floor was given to Council Member Hill. He noted the entrance park on 800 West near 2600 South had many of the pine trees dying. He asked what the problem was. The Staff advised him that beetles have gotten into the trees and killed them. He asked if the trees would be removed and others planted and the City Administrator replied the Staff would take care of the matter.

There were no other items for the open session.

**MAYOR'S REPORT**

The Mayor noted he had nothing further to report to the City Council

**OFFICIAL MINUTES  
WOODS CROSS CITY COUNCIL MEETING  
JUNE 2, 2009  
PAGE 10**

**PLANNING COMMISSION REPORT**

The floor was given to the Community Development Director who reported on the Planning Commission meeting held May 26<sup>th</sup>, 2009. Please see the minutes of that meeting for the details of his report.

**CITY ADMINISTRATOR'S REPORT**

The City Administrator reported the following to the Council:

**1. Benchmark Update**

“The State Health Department Licensing Division has finished their inspection of the facility and is putting together their findings. We will be meeting with them next week sometime to discuss our future course of action. I anticipate toward the end of next week we will start formulating what course of action we will be taking against Benchmark.”

**ADJOURNMENT**

At 8:25 P.M. Council Member Dayley 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