

**WOODS CROSS CITY COUNCIL MEETING
AUGUST 7, 2018**

The minutes of the Woods Cross City Council meeting held August 7, 2018 in the Woods Cross City Hall located at 1555 South 800 West, Woods Cross, Utah.

CONDUCTING:

Rick Earnshaw, Mayor

COUNCIL MEMBERS PRESENT:

Rick Earnshaw, Mayor
Tamra Dayley
Julie Checketts

Wally Larrabee
Matt Terry
Ryan Westergard

STAFF PRESENT:

Gary Uresk, City Administrator
Tim Stephens, Community Development Director
Jessica Sims, Finance Director/City Recorder
Scott Anderson, Public Works Director

VISITORS:

LeGrande Blackley
Michele Wood
Katrina Adamson
Tim Bothell
Jarom Bodell
Stephen Lamb
John Castleberry

Lois Schrader
Mark Larson
Bob Goudy
Sharm Smoot
Rachael Bodell
Don Lamb

Don Schrader
Scott Cline
D.L. Weeks
Nate Pugsley
Robert Adamson
Kelli Castleberry

INVOCATION:

Tamra Dayley

PLEDGE OF ALLEGIANCE:

Matt Terry

APPROVAL OF MINUTES

The City Council reviewed the minutes of the meeting held July 17, 2018. Following their review, Council Member Terry made a motion to approve the minutes as written with Council Member Larrabee seconding the motion and all voted for the motion through a roll call vote.

APPROVAL OF CASH DISBURSEMENTS

The Mayor gave the floor to the City Administrator who went over the cash disbursements for the time periods of 7/21/18-8/3/18 and 7/7/18-7/20/18. Following the review of the cash disbursements Council Member Larrabee made motion to approve the cash disbursements for the time period of 7/21/18-8/3/18 and to ratify the cash disbursements for the time period of 7/7/18-7/20/18. Council Member Terry seconded 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 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.

Council Member Terry said at the Planning Commission meeting there were quite a few of the residents that were concerned about parking in their neighborhood and he also said he has concerns about the parking for the townhome project that were being proposed. He would like to hear from AutoSource about the parking issues that are happening in that part of the city. Council Member Terry said he wanted this business to have their employee's park onsite as per city ordinance. He asked the Community Development Director to put together a meeting with AutoSource and ask them again about their parking being conducted onsite at the business before school starts. The Community Development Director said he would get something set up.

Ms. Michele Wood living at 1994 South Sorrento Drive said she loved the pickle ball courts at Hogan Park but requested that a gate be put in at the pickle ball courts in the fence in the middle of the courts so you don't have to walk through other people's games or walk all the way around to get to the open courts. The staff said they would look into the matter.

YOUTH CITY COUNCIL REPORT

Ms. Michele Wood, an advisor for the Council noted that the Mayor and Council had received a copy of the new membership list for the next year and there is a total of 41 youth. She also said the end of year water party will be held August 13. She noted interviews will be on Tuesday to interview perspective candidates for leadership positions. It was noted the swearing in of the YCC members could be held on September 18.

The Mayor thanked Ms. Wood for her hard work and all of her help with the Youth City Council.

CONSIDERATION TO APPROVE AMENDED SITE PLAN FOR THE OLDE TOWNE CENTRE

The Mayor gave the floor to the Community Development Director who noted the following for the City Council:

“Originally, the Planning Commission reviewed and recommended to the City Council approval of the Olde Towne Center Site Plan Amendment. The proposed amendment added nine additional parking stalls to the residential component of the mixed use project. The nine proposed stalls are spread around the project usually at the end of garage parking isles. It was understood by the staff (development review committee) in our meetings with the developer and his people, that these nine proposed stalls were being requested to alleviate parking concerns and provide additional parking to the overall development. At the time, as with the original

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approvals of the site plan and the condominium subdivision plat, 11 parking stalls in the existing commercial lot were reserved for the use and convenience of the residential component.

“Days before the last Planning Commission meeting, Mr. Smoot visited with the City Administrator and myself regarding comments to the development agreement draft. Mr. Smoot stated that he would like to change the parking language and relocate some of the 11 previously approved residential stalls in the existing commercial lot to the nine proposed stalls. In fact, Mr. Smoot stated that this had previously been discussed with the development review committee. However, the DRC does not recall ever having a discussion with the developer regarding this situation. As such, Mr. Smoot returned with a revised proposal to leave the previously approved 11 residential parking stalls dedicated in the existing commercial parking lot. However, the new proposal would limit their use by residents to 6:00 P.M. to midnight. His logic on this matter revolves around the fact that parking demand for residential would be highest in the evenings due to more residents being home plus visitors frequenting the townhomes. His proposal would also free-up commercial stalls for daytime business hours for the existing commercial building.

“As you may recall, as part of the original site plan approval, it was understood the 11 dedicated full-time stalls to the residential could curtail, in the future, some proposed commercial tenants within the commercial building. After further discussion with staff, Mr. Smoot agreed to extend the parking hours from 5:00 P.M. to 7:00 A.M. for the 11 stalls. We wish Mr. Smoot and his team would have brought this idea up during the original approval or even during the more recent Planning Commission review of the nine amended stall site plan. As such, because the Commission had not seen this modification before its City Council recommendation had been made, Mr. Smoot was required to revisit this issue with the Planning Commission at their last meeting.

“The Planning Commission, specifically, Leo Beecher expressed some frustration to Mr. Smoot regarding this late proposal to modify the 11 stall language on the amended site plan and in the development agreement. However, the Planning Commission felt that the additional nine stalls were a desirable addition to the project. In addition, the Commission felt that the 11 parking stalls in the commercial area were needed for the residential and felt comfortable with those being dedicated between the hours of 5:00 P.M. to 7:00 A.M. The Planning Commission felt that this would add more parking to the residential in addition to freeing up commercial stalls during the day which could only help the future viability of the commercial building. As such, the Planning Commission has recommended to the City Council approval of the Olde Towne Centre site plan amendment to add nine parking stalls and to amend the language for the 11 cross-parking stalls to be marked as residential use from 5:00 P.M. to 7:00 A.M. and that that language be placed in the subdivision plat, the site plan, and the development agreement.”

The Mayor expressed his concern that he would like to see the 11 parking spots split up amongst the north and south end of the parking lot so there was not concentration of parking in one specific part of the commercial lot.

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The Council asked how parking would be enforced. It was noted it would be the HOA that would monitor but if the parking gets too out of hand the city would step in to enforce parking if major problems should come up.

There was also discussion on painting part of the curb red in front of the project so it would mitigate parking on the street in front of the project so it does not become a parking problem and to avoid congestion in the area prior to the stop sign.

The Council discussed the pros and cons of the parking and how it could be handled for the future development.

CONSIDERATION TO APPROVE AMENDED SITE PLAN FOR THE OLDE TOWNE CENTRE

Following the above discussion, Council Member Westergard made a motion to approve the amended site plan for the Olde Towne Centre with Council Member Larrabee seconding the motion and all voted for the motion through a roll call vote.

CONSIDERATION TO APPROVE THE DEVELOPMENT AGREEMENT FOR THE OLDE TOWNE CENTRE

The Community Development Director then noted the following for the City Council:

“The staff, city attorney, and developer have been working on various drafts of the development agreement for the Olde Towne Centre. A couple of items to note are: Paragraph 19 regarding residential parking in the commercial area has been modified to reflect the proposed amended site plan. Specifically, the 11 dedicated stalls on lot 46 will be accessible for residential owners, occupants, and invitees of the residential area from the hours of 5:00 P.M. to 7:00 A.M.; Furthermore, in paragraph 30, the agreement would permit the townhome developer to begin construction now on two buildings, one facing 1500 South and the other on 800 West, However, it would restrict certificates of occupancy until all the improvements are completed and approved by the city. The Planning Commission has reviewed this matter and has forwarded it to the City Council with a recommendation to approve the Olde Towne Centre Development Agreement”

The Council asked if there would be a fence put around the splash pad area in this project. The Community Development Director said he was unaware of any fencing that would go in. Council Member Checketts noted they did not want any problems with the public using a private splash pad and having city resources being used to mitigate problems if they were to come up because of the public using a private play area. It was noted it needed to be clearly stated and signs posted that this was a private area.

Following the information given by the Community Development Director, Council Member Terry made a motion to approve the development agreement for the Olde Towne Centre.

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

CONSIDERATION TO GRANT A SPECIAL PERMIT ALLOWING A FARMER'S MARKET AT HOGAN PARK

The Community Development Director continued with the floor and noted the following for the City Council:

“Katrina Adamson, working through the Community of Promise, is moving forward with her plans for the Woods Cross City’s Farmers Market scheduled for August 27. She is working with myself in getting all of the approvals necessary to hold the Farmers’ Market.

“Ms. Adamson has submitted her event permit and application and under section 8-06-180 of the Woods Cross Municipal code she needs to get approval from the City Council to sell concessions at the City Park.”

“Katrina Adamson has proposed a city sponsored farmer’s market. This event will be held at Hogan Park. Ms. Adamson has made application for a Woods Cross Event Permit and has also made headway in putting together the final details for the farmer’s market. She plans to hold the first farmer’s market on Monday, August 27th from approximately 4:00 P.M. to 8:00 P.M. She has been working with the Fire Department, Health Department, and State Department of Agriculture to meet all requirements for holding this event.

“Given to the Council is her application which includes a site layout of the portion of the park that would be used for the farmer’s market. As you can see from her drawing, it will consist of several rows of booth space in addition to providing space for up to five food trucks along the east and west edge of the park area. Those wishing to participate in the farmer’s market will be required to obtain a vendor permit from the city and pay the \$10 fee as outlined in the consolidated fee schedule. Obviously, this first event will be a learning experience for Ms. Adamson and others involved and will probably need adjustments and tweaks as future farmer’s markets are held. Ms. Adamson has recently met with Scott Anderson, Marcee Meeks, and myself to review plans and logistics for this event.”

Ms. Adamson appeared before the Council and presented her information to the Council saying she has put up information on Facebook that is not open to the public yet but that gives information regarding the Farmer’s Market. She showed the Council the web page she had created but said it had not launched yet. She said she would make the Facebook information public as soon as she gets the go ahead from the Council. She also showed the Council a map of how she is proposing to have things laid out for the farmer’s market.

The Council Council and Ms. Adamson then discussed the fees for the different vendors. The fees were decided that farmers would be charged \$5, crafters and artists would be \$10, \$15 for

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booths with electricity and \$30 for food trucks. The Mayor noted he would like Ms. Adamson to come to the Community of Promise meetings to report on how this activity is moving along.

Following the above discussion Council Member Terry made a motion to grant a special permit allowing a Farmer's Market at Hogan Park starting August 27th and going through the remainder of the calendar year. Council Member Checketts seconded the motion and all voted for the motion through a roll call vote.

CONSIDERATION TO ADOPT A RESOLUTION AUTHORIZING THE WAIVER OF BUILDING INSPECTION FEES FOR REPAIRS TO RESIDENTIAL DWELLINGS SUSTAINING DAMAGE FROM SOIL SETTLEMENT

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

“In December of 2016 the City Council adopted a resolution that waived the building inspection fees for any homes that needed repairs due to subsidence. That resolution sunsetted on December 31, 2017. Currently we have a building permit being reviewed for a home that is having this work done. I recommend we adopt an ordinance which would be effective until December 31, 2019 at which time the Council will review it to see if you want to continue with this waiver.”

The Council discussed it and said they would like to review this each year and make a new resolution each year as the homes are evaluated and needs are determined.

Council Member Dayley made a motion to adopt Resolution 2018-656, a resolution authorizing the waiver of building inspection fees for repairs to residential dwellings sustaining damage from soil settlement. Council Member Westergard seconded the motion and all voted for the motion through a roll call vote.

DISCUSSION ON WATER METER REPLACEMENT PROPOSAL

The Mayor gave the floor to the Public Works Director who noted the following for the City Council:

“With a need to purchase new water meters for future approved developments. I would propose the following which would allow us to move into a full meter replacement program when funds are available.

1. Purchase new development water meters with a cellular endpoint system. (New customers pay for this during the permit process-consolidated fee schedule will need to be updated.)
2. Purchase Beacon software \$4050 (This includes initial cloud services setup, includes utility billing, (Caselle) interface and file layout confirmation including training).

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3. Monthly cost per cellular endpoint .89 (includes cellular costs, cloud services maintenance, upgrades & tech support). City will pay this cost until 750 of these units are installed. The water rate per connection would then be increased by \$1.00 a month for meter reading.
4. Purchase 300 additional units at a cost of approximately \$75,000 for present replacement of non-reading meters. (currently we have 85 non reading meters, existing transponders are at their life expectancy of the radio read system).
5. Full replacement of meters would include the replacement upgrade of 3300 meters with an anticipated cost of \$841,500.

Benefits of this system

- New technology
- City can read metes for billing, customer changes directly from office in a 15 minutes update period
- Can be utilized in conjunction with present read system during transition period
- Customer through city approval track their water usage through a web based application
- Current model of meters in use since 2015 are capable of being upgraded to new cellular endpoint reading

There were a few questions from the Council and there was discussion on cost of the new meters, how long the old meters might last and how the new technology works. There was also discussion on the life of the battery and what the cost might be to the public. It was noted this program is going to be put into place over the long term, and the meters would be replaced as needed and would not be a financial burden to the citizens of the city. The Public Works Director said there are no plans to raise the water rates for the upgrading of the water meters. It was also noted that as the older meters break down, they would be replaced with the newer technology over the next four or five years.

The Mayor said he thought they had discussed doing this in the past and the City Administrator said it had been discussed but it had not been approved. He said this new technology is the direction they had been working towards from previous discussions.

It was also noted there is quite a bit of new development coming up and they would like to get the changes made for the new types meters so those costs can be set for future development and developers.

CONSIDERATION TO ADOPT A RESOLUTION AMENDING THE CONSOLIDATED FEE SCHEDULE INCREASING THE CHARGE FOR WATER METERS

Following the above discussion Council Member Larrabee made a motion to adopt resolution 2018-657, a resolution amending the consolidated fee schedule increasing the charge for water meters. Council Member Dayley seconded the motion and all voted for the motion through a roll call vote.

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UPDATE ON PUBLIC WORKS FACILITY CONSTRUCTION

The Public Works Director then gave an update on the construction of the new Public Works Facility.

The Council thanked the Public Works Director for his presentation and said they think the new facility looks great and they are looking forward to it coming to completion.

Council Member Checketts then asked the Public Works Director what the status was for the solar signs for the school crossings. The Public Works Director said he is working on getting the signs and the Mayor said he would like to see this on the next agenda so they can get this item finished up.

The Public Works Director also gave an update on the construction project on 1500 South Street. He said the project has been delayed because there were some gas lines that had been found under the street that were abandoned and they needed to take care of them before they could continue on with the project.

The Mayor asked if there is a projected finish date for the public works building. The Public Works Director said he was told November 1, 2018 but he was not optimistic for that date because some of the workers for various trades will not be available after this next week.

REPORT ON GENERAL PLAN UPDATE

The Mayor then gave the floor to the Community Development Director who gave a short presentation regarding the general plan update.

The Council asked if all of the surveys were being taken into consideration regarding the update of the general plan. The Community Development Director said they had discussed those surveys and they were being taken into consideration as well as other things that need to be considered in housing for the community. Council Member Checketts said she would like to make sure other housing options are being considered like larger homes and lots in Woods Cross. She said since we live so close to Salt Lake City we could attract people with a larger median income so we should have other housing options in our area.

OPEN SESSION

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

Mr. Mark Larson living at 1421 South 950 West addressed the City Council and said thank you for the thoughtful city planning. He said he agreed that there needed to be good infrastructure in our city to support new development. He also said thanks for allowing the summer recreation

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program as his son has been able to assist as an aide for this program and it has been very beneficial for him.

Mr. Larson went on to say that if the roadways are narrowed near the new elementary school it may cause issues for emergency response vehicles.

Mr. Larson also asked what effect does the water we use have on the water table. He also wanted to know what the percentage of what we use is affecting the water table. The City Administrator said he did not know. Mr. Larson said he was specifically asking about the watering of lawns and irrigation. The Mayor said the city does not have that information as it is Weber Basin water that is used for those purposes. It was noted it would be hard to figure that number because there are many water users and many different areas the water is coming from. Mr. Larson said he was concerned about his personal water use affecting the subsidence issues. The Mayor said it is unclear about exactly what water use may be affecting this subsidence.

PLANNING COMMISSION REPORT

Council Member Terry reported on the Planning Commission meeting held July 25, 2018. Please see the minutes of that meeting for the details of his report.

SOUTH DAVIS SEWER DISTRICT REPORT

Council Member Westergard reported on the activities of the South Davis Sewer District. He said the increase in rates are now in effect. He said there had been quite a few comments on the rate increase. He said the new water rates still puts us up at half the rates of the next sewer district in the state. He noted the rate increase was a mandate from the state to get some of the other projects the sewer district is involved in to move forward. The idea is in the future because of these innovative projects, rates in the future will not have to be increased because of the income that is being generated by these projects.

He said the waste to energy project should be up and running by fall. He said this is a great project that will take food waste and make it into energy so it will increase the life of the landfills.

He also said the nutrient project is moving a slower. He said some of the issues they are facing are being worked through and there are also some engineering issues. He said they are trying to work through these so the project can move forward as well.

He also noted there is some property that may be developed in the future that may want to be part of the South Davis Sewer District but would be located in the unincorporated section of Salt Lake City located in Salt Lake County. He said it was possible this piece of property may be annexed into North Salt Lake. He said they will be continuing to watch this as it develops.

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MAYOR'S REPORT

The Mayor thanked those who participated in the Night Out Against Crime. He said there were about 1200 people who were served pizza. He also said the movie in the park was well attended. He said he is looking forward to next year's events.

CITY ADMINISTRATOR'S REPORT

The City Administrator reported the following to the City Council:

1. Recycling Contract

“I will be meeting with Beth Holbrook Wednesday to discuss alternatives to her request for \$1.15 per household to cover recycling. We will go over the various options and then will schedule a work session with the Council to discuss those options.”

Council Member Checketts also asked about the air quality flags that Holley Refinery was going to provide to the city. The City Administrator said he would look into that matter.

She also noted she had noticed some of the tables at the city building had some latches that were broken and she ordered some latches to replace the broken ones.

ADJOURNMENT

There being no further business before the City Council, Council Member Westergard made a motion to adjourn the meeting at 9:07 P.M. with Council Member Terry seconding the motion and all voted for the motion through a roll call vote.

Rick Earnshaw, Mayor

Jessica Sims, City Recorder