

**WOODS CROSS SPECIAL CITY COUNCIL MEETING
AUGUST 25, 2015**

CONDUCTING:

Mayor Rick Earnshaw

COUNCIL MEMBERS PRESENT:

Rick Earnshaw, Mayor
Tamra Dayley
Jill Evans

David C. Hill
James Sheldon
Ryan Westergard

STAFF PRESENT:

Gary Uresk, City Administrator
Tim Stephens, Community Development Director
Jessica Sims, City Recorder

VISITORS:

Doug Olson
Dave Nielson
Scott Johnson
Mike Christensen
John Hepworth
Becky Ginos

Keith Olson
Steve Bowler
John Sawyer
John Thackery
Amber Hansen

Christian Olson
Rob Moore
Ryan Naylor
Reed Hellewell
Todd Smith

The Mayor welcomed those in attendance and stated this is a work meeting, that notice of time, place and agenda of the meeting was sent to local newspapers and provided to each of the City Council members prior to the meeting.

INVOCATION:

James Sheldon

PLEDGE OF ALLEGIANCE:

Gary Uresk

CONSIDERATION TO APPROVE MINUTES

The Mayor noted there were no minutes to be approved at this time.

DISCUSSION ON 2600 WOODS CROSSING DEVELOPMENT PROJECT

The Mayor gave the floor to the City Administrator who said tonight's meeting was being held to discuss the project on 2600 South that will be going in on the old K-mart site where a new Smith's grocery store is proposed along with other proposed projects for the area. John Thackery wanted to discuss the issues and give an update to where he is at with the project.

The City Administrator turned the time over to Mr. John Thackery to update the Council.

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Mr. Thackery said he appreciated the Mayor and City Council meeting with them to bring this benefit to the city. He said he knew it took a lot of time and effort to bring these types of developments together and he appreciated their time.

Mr. Thackery noted he is a partner with Thackery-Garn Company and he introduced Mr. Mike Christensen and Ms. Amber Hansen as well and also noted Mr. Reed Hellewell was also present with him regarding this development. He noted there were three groups coming together to discuss the project, Mr. Thackery and his representatives, the Olson's and the Hepworth's who are also involved in putting together this development. He noted they are all people of high integrity and they all appreciated the city working with them. He said their intentions were to build a high quality project and they would retain ownership of the project for many years to come.

Mr. Thackery noted Mr. Dave Nielson was present at the meeting representing Smith's and the Kroger Company. He said Smith's/Kroger were making a long term commitment to the project with the intention of building a new Smith's store within the project area. He also noted Smith's would like to be a dominate grocery store within the area and would really like to build a larger store to accomplish that goal.

Mr. Thackery went on to say this was going to be a great project and they were very excited to be discussing it with the City Council at the meeting tonight. He said it has been a little complicated so if there were any questions regarding the project the Council was encouraged to ask them at any time during the discussion. He also said if things go forward like they would like them to, they could start construction in September. He said they were here tonight to get final input and ideas from the Council so they can move ahead with the project.

Mr. Thackery showed the Council a concept plan and explained where things may be located on the properties. He said there are few issues with the Fire Marshal but they are working on them. He explained to the Council some of the buildings that were being envisioned within the building area and the different uses they are proposing. He also went over the elevations for the project with the Council. He also noted they would like to see a nice clock tower on the corner to show off the project.

Mr. Thackery talked about the billboard located on the Slim Olson's gas station property and said it would need to be looked at and how they can work on modifying it or completely changing it. The City Administrator did say there were ordinance regulations regarding signs that would have to be looked at. Mr. Thackery did say they would like to see the sign modified to tie in better with the proposed project.

Mr. Thackery said they were looking at one piece of property to be a senior apartment complex and felt that it would be the best use for the property. He said they looked at several other uses and they came back to the senior apartments as the best use as they studied it.

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Council Member Hill said there have many complaints over the years from city residents about noises and lighting that disturb them. He said they had some concern over the noise and lighting that would come from the two different car dealerships disturbing the residents of a senior apartment complex at the proposed location. He also said there was also some concern over access to the apartments and the proximity to the high school.

Ms. Hansen said there could be steps taken in the building process to help mitigate the noise with double pane windows and thicker stucco. She said they had built other senior projects near commercial spaces and it was working out well.

The Mayor said he was concerned with the noise from the car dealership intercoms, the high school football field and other businesses that could be noisy. The Mayor said he was very concerned that in a few years people would not want to stay in the apartments because of these problems.

Ms. Hansen then noted seniors are looking for things such as access to grocery stores close by, close freeway access, close proximity to temples, and size of apartments. This project would have these amenities and is in a prime location. She said they had done a similar development in Draper on 12300 South on the east side near a commercial development and it is working out very well. She said the seniors seem to stay close to home mostly, but use amenities that are close by.

Mr. Thackery then said they have studied these projects and said the Council's concerns are legitimate but felt confident that all the issues could be addressed as they did further studies and reviews of the area.

There was some discussion that this area would need to be rezoned for apartments if the project moved ahead in that direction because the property is currently zoned commercial.

The Council mentioned they would like to drive and see some of the projects they had already built so they could see what they looked like and what amenities were offered and what the layouts were like. It was noted the information for these projects would be sent to the staff so the Council could go and look at the projects if they wished to do so.

The Council noted they did have concerns over traffic in the area because of the configuration of the roadways and the access points.

Mike Christensen showed the Council a concept plan for the project on the Hepworth parcel. The plan showed apartments and townhomes, landscaping, parking, and the general layout of this proposed project.

Mr. Christensen noted they had done traffic studies and what impact the roads and what accesses to the project would be. He also showed a project that was done in Centerville and showed how the project had been built and how the property was utilized.

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The Council also discussed the fact there might be issues with traffic in the area. They said they had concerns about traffic coming from the high school as well as parking issues as the students often park along the streets adjacent to the school because of the lack of adequate parking at the high school. They also expressed some concern that cars would want to travel through the adjacent neighborhood to the north which also might pose a traffic problem.

Mr. Scott Johnson of Hales engineering addressed the Council and said they had done a traffic study and looked at traffic during peak hours in the morning and evening. He said the study showed there would only be 10 or 11 cars going north from the area and most cars would not be traveling through neighborhood.

Mr. Christensen then talked more about the proposal of the Townhouses and said they will be rentals so they could maintain the quality of the project. He said they plan to develop a very high quality product and plan to maintain it for many years to come.

Mr. Todd Smith, the deputy fire marshal, then addressed the Council and said he had met with most of the group that has interests in this project and they had talked about designs and layouts for the project in conjunction with what was required by the fire agency. He noted the entrances are the biggest thing to consider and they will need to work with what the fire agency for access in case of a fire. He said they are continuing to look at some creative ways to provide the fire department access points. He said they are also working on road adjustments to make fire lanes for the Smith's store.

The Council asked when the project would begin construction. It was noted they would like to start work on the Smith's shopping center at the end of September if at all possible.

The City Administrator also mentioned the need to get with the school board and discuss some things that were outlined in the discussion tonight, as they are also directly impacted by the new development area. The City Administrator said that in the meetings he had attended with the school board they expressed their support of the project but are just concerned about increasing traffic.

The Council noted they really like the overall project and improvements. They said they have been very excited to see this project move forward and like the direction it is going. They did say they continued to have a few concerns over traffic and parking issues, with how wide the streets are, concerns over the senior housing so close to commercial areas, possible elevation problems, concerns over more traffic into adjacent neighborhoods, the possibility of students cutting through the parking lot of the apartments/townhome complex, and fire access challenges.

Mr. Christensen and Mr. Thackery said they appreciated the information and the discussion at the meeting and all parties will reconsider the highlighted concerns from tonight's meeting. They said they would get information back to the City Council as they continue to review and consider those things that were brought up at the meeting.

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The Council expressed their appreciation for the discussion and also expressed their excitement for the possibilities for the redevelopment area. They said they were looking forward to seeing this project get underway and that it would be a wonderful addition to Woods Cross City.

ADJOURNMENT

There being no further business before the City Council, Council Member Westergard made a motion to adjourn the meeting at 8:08 P.M. with Council Member Evans seconding the motion and all voted for the motion through a roll call vote.

Rick Earnshaw, Mayor

Jessica Sims, City Recorder