

**WOODS CROSS CITY COUNCIL MEETING
JULY 5, 2016**

The minutes of the Woods Cross City Council meeting held July 5, 2016 at 6:30 P.M. 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
Jessica Gertsch

Wally Larrabee
James Sheldon
Ryan Westergard

STAFF PRESENT:

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

VISITORS:

Heather Bogden
Marc Evans
Rhonda Perkes
John Sawyer

INVOCATION: Tamra Dayley

PLEDGE OF ALLEGIANCE: Jessica Gertsch

APPROVAL OF MINUTES

The City Council reviewed the minutes of the City Council meeting held June 21, 2016. After their review, Council Member Gertsch made a motion to approve the minutes as written with Council Member Sheldon seconding the motion and all voted for the motion through a roll call vote.

APPROVAL OF CASH DISBURSEMENTS

The Mayor called for the review and approval of the cash disbursements. Council Member Sheldon made a motion to ratify the cash disbursements for the period of June 10-June 24, 2016 and the approval of the cash disbursements for the period of June 25-June 30, 2016. Council Member Larrabee seconded 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. This would be items that would take less than two or three minutes.

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Ms. Rhonda Perkes came before the City Council saying she was at tonight's meeting representing Congressman Chris Stewart. She said she is the Davis County liaison from the Congressman's office. She said she was here to express appreciation to the City Council for all of their hard work. She also noted their office would be doing a town hall meeting for all youth city council's and wanted to invite the Woods Cross YCC to the meeting on August 23, 2016. She also noted that on August 9th there will be a mobile case work office and any one with IRS problems, immigration issues, or other federal issues, could come to the mobile office for help at this time. She also noted on July 29th at the University of Utah there will be a national security conference with no cost registration. Anyone wanting to attend can register on Congressman Stewart's website, <http://stewart.house.gov/> She noted she would be happy to help the Council with anything they might need in the future.

COMMUNITY OF PROMISE

There was no one at tonight's meeting representing this item so there was no report.

YCC REPORT

There was also no one present at the meeting to report on this item.

SILVER EAGLE REPORT

The Mayor said the representative from Silver Eagle asked to be excused from tonight's meeting.

CONSIDERATION TO APPROVE THE SIGNS FOR THE WOODS CROSSING SHOPPING CENTER

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

“As you are aware, the signage for the Woods Crossing Shopping Center was not included in the development agreement approved several months ago. This was due to the fact that the signage being requested by the developer did not conform to the present sign regulations. Specifically, Thackeray Company was asking for two additional monument signs above the two permitted by the sign ordinance. The development agreement was drafted and approved with the provision that the city would work with the developer to amend the sign ordinance to accommodate the additional ground monument signs. Since that time, the developer has reconsidered the signage and, instead of requesting additional ground monument signs, is planning to construct two ground monument signs allowed by the sign ordinance in addition to one free-standing pole structure which is also permitted by the sign ordinance.

“It was contemplated that the Planning Commission, City Council/RDA would see the final sign details during the sign ordinance amendment process as envisioned in the development agreement. Even though a sign ordinance amendment is for the additional ground signs is not

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necessary the staff is asking the developer to share, with the Planning Commission and Council, their proposal for free-standing signage on the site.

“The Planning Commission not only reviewed the free-standing signage for the site but also reviewed a conditional use request by the developer for an electronic reader board in the larger pole sign. The purpose of the pole sign is to provide advertising for the proposed medical use on the property. As per the attached elevations, the sign will not only house the medical use electronic reader board but will be an identification sign for Woods Crossing Shopping Center in addition to having a panel for several tenants. The Planning Commission approved the electronic sign with several conditions because the pole sign and the electronic sign being requested conformed to the requirements as outlined in the sign ordinance.

“During this review, the Thackeray Company and Salt Lake Regional Medical representatives discussed with the Planning Commission their desire to have an electronic sign larger than what is permitted by the ordinance. Specifically, the ordinance allows a maximum 56 square foot area electronic. Salt Lake Regional stated that they would like a sign upwards of 80-100 square feet. They believe a sign this size it is necessary to be seen from the interstate. The Planning Commission held a brief discussion with them and noted that if the Council was amenable, they would entertain amending the ordinance to accommodate this request. The discussion included information about previous problems and issues with the larger Murdock Chevrolet electronic sign which was installed before our present electronic sign regulations. Concerns regarding the Murdock experience had an influence over the final adopted sign ordinance we have now with the electronic sign area being reduced to 56 square feet. However, the Planning Commission believe that if the conditions that the Commission is now placing on electronic reader boards are followed, the negative impacts of such signage can be mitigated.

“The Planning Commission has recommended to the City Council has approval of the free-standing sign package as proposed by the Thackeray Company. Furthermore, the Commission has recommend that the City Council consider directing the Planning Commission and staff to prepare an amendment to the ordinance for the Council’s consideration in which the maximum sign area for the electronic signs be increased.”

The Mayor then asked the Council what their thoughts were on this matter.

Council Member Westergard said he had some concerns for the hotel that is located to the proposed site for the sign and that some of the hotel rooms would be facing the sign which could cause an issue. He also noted the sign would impact the neighbors dealing with the Murdock sign as well. He said he wondered if it would open it up for problems in other areas with other businesses asking to do the same thing if they allowed a larger sign.

The Community Development director said that freeway signs are allowed to be larger but if the tenant is willing to dim the lights at night and restrict changing images at night it should take care of any potential problems.

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Mr. John Sawyer, representing the Thackeray Company came before the Council and reviewed the details of the tenant, Salt Lake Regional Medical, desiring to have a larger electronic/LED sign. He said Salt Lake Regional would be happy with whatever could be done to help to make the electric/LED sign larger for better visibility and would appreciate any help that could be given. Salt Lake Regional said they would limit the number of times the sign changes and dim the sign at night.

The Mayor also asked if the buildings might block some of the light from the sign. Mr. Sawyer said he was not sure if the light would be blocked but the dimming of the sign would probably be the best solution to the potential problem.

Council Member Sheldon also said he was concerned for the sightlines around the sign and making sure that drivers can see around the sign to get in and out of the project. It was noted the sight triangles had been looked at but could be reviewed again.

The Mayor asked staff to look at the ordinance to see about amending it and look at codifying the ordinance. He also said to look at any buildings that are already constructed or that might be constructed to see what impacts the sign might have on them.

It was noted that Salt Lake Regional might need to choose between a bigger sign or more advertising area with the lights aspect of the sign.

Council Member Westergard made a motion to approve the signs as recommended and conditioned by the Planning Commission. Council Member Dayley seconded the motion and all voted for the motion through a roll call vote.

The Council said they would take Salt Lake Regional's request into consideration in regards to the sign ordinance being amended to be able to have a larger sign considered. The Staff said they would look into codifying the ordinance to be able to move forward with the request by Salt Lake Regional and have the City Council consider the 100 square foot sign in the future with additional requests by the City Council to dim the sign as discussed.

OPEN SESSION

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

Mr. Marc Evans came before the Council and said they are proposing the disc golf course be taken from 18 holes down to 12 holes to help mitigate the discs from going into neighborhood yards. He said he really felt like this would cut down on most of the problems the neighbors have been experiencing. The Mayor and Council said they were supportive of this action.

There were no further items and the Mayor closed the open session.

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PLANNING COMMISSION

Council Member Sheldon reported on the Planning Commission meeting held July 28th, 2016. Please see the minutes of that meeting for the details of his report.

SOUTH DAVIS SEWER DISTRICT REPORT

The Mayor gave the floor to Council Member Westergard who reported the following to the City Council regarding the activities of the sewer district:

He noted the sewer district adopted the certified tax rated. He said they approved the 2015 audit, and also CAFR won awards again. He said the audit went very well. He also said the resource recovery project is moving forward and the district is using some new technology that will be making a big difference in the way this project will work. One of the sewer district board members is having some health issues and is not doing well, so he resigned from the board and someone new will be appointed to replace him.

This concluded his report.

MAYOR'S REPORT

The Mayor noted that next Monday the concert in the park will be Wildfire. He said the following Monday is movie night and it will be the movie Shrek that will be shown. He said he would like the Council to help announce the events to their neighbors and friends.

He said he is contemplating cancelling the events in August unless there is more of a turnout because of the costs of running the events. The Council noted they felt like because of the rain and other church related events that were held during the previous events, the turnout was less than usual.

He noted that Tuesday July 12th and Thursday 28th will be budget open houses from 4:00-8:00 P.M.

He also told the Council that the Bountiful Handcart parade will be held on July 22nd at 6:00 P.M.

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ADJOURNMENT

There being no further business before the City Council, Council Member Gertsch made a motion to adjourn the meeting at 7:44 P.M. with Council Member Sheldon seconding the motion and all voted for the motion through a roll call vote.

Rick Earnshaw, Mayor

Jessica Sims, City Recorder