

Minutes for Meeting of the West Bountiful/Woods Cross  
Joint Redevelopment Agency and Public Hearing  
August 3, 2010  
8:00 pm.

Those present: Mayor Kenneth Romney, Dave Tovey, John Baza, James Bruhn, Valerie Shaw, Mark Preece, Craig Howe, Heidi Voordeckers, Mayor Kent Parry, Rick Earnshaw, Tamra Dayley, David Hill, Jill Evans, Ryan Westergard, Alan Low, Gary Uresk.

Meeting called to order by Mayor Romney at 8:15 pm.

Mayor Romney opened the meeting and asked Jason Burningham of Lewis Young Robertson & Burningham to give a synopsis of the West Bountiful/Woods Cross Joint CDA, which is 157 acres of property adjacent to 500 South and the Legacy interchange. The property is located in unincorporated Davis County. Davis County gave consideration to the cities to develop because the County is not in a position to provide services to the area. After the property is developed, it will be annexed into one or both cities. The CDA is mostly considering offices and business research companies to occupy this area. A public hearing is being held to receive public comments regarding two documents: a Project Area Plan and a Project Area Budget. The Plan is for offices, business research companies, and limited retail to occupy this area. The budget calls for 75% participation of taxing entities for 15 years.

1. **Public Hearing on the West Bountiful/Woods Cross Legacy Joint Draft Project Area Plan and West Bountiful/Woods Cross Legacy Joint Draft Project Area Budget, 8:00 pm (or as soon thereafter as agenda will allow).** The Public Hearing began at 8:45.

George Diument – owns 50 acres at the bottom of 400 North. He understands the necessity and benefit of a joint CDA due to present economics, but he thought the areas were going to be low density residential. He does not expect any other type of development and does not think a redevelopment agency is necessary. Mayor Romney explained that his property is not part of this public hearing because it abuts the West Bountiful portion.

James Behunin – highly optimistic that this can succeed. He knows Gary and Craig will scrutinize the numbers. Former RDAs were overly optimistic, and they have learned how to look at long projections. He believes retail businesses do not result in true economic growth. The type of development planned here would bring high-paying jobs to the area, which will boost retail sales and real estate.

Kent Sulser – is with Economic Development for Davis County and stated that Davis County does support the joint CDA for purposes of manufacturing. These parcels of property are less than ten minutes from the airport and he believes major players will look for opportunities to move in here. The County has already approved a resolution to move forward, and they support the resolutions being presented tonight.

Public Hearing Closed at 8:50 pm.

2. **Consider Resolution 102-10 approving the West Bountiful/Woods Cross Legacy Joint Draft Project Area Plan as the West Bountiful/Woods Cross Legacy Joint Project Area Plan**

MOTION: Valerie Shaw moved to approve Resolution 102-10, approving the West Bountiful/Woods Cross Legacy Joint Draft Project Area Plan as the West Bountiful/Woods Cross Legacy Joint Project Area Plan.

SECOND: Mark Preece seconded the Motion.

PASSED: Voting by roll call was as follows:

Mark Preece – Aye  
Valerie Shaw – Aye  
James Bruhn – Aye  
John Baza – Aye  
Dave Tovey – Aye

Mayor Parry asked Woods Cross RDA Board Members to vote on Resolution 2010-061, approving the West Bountiful/Woods Cross Legacy Joint Draft Project Area Plan as the West Bountiful/Woods Cross Legacy Joint Project Area Plan.

MOTION: Rick Earnshaw moved to approve Resolution 2010-060, approving the West Bountiful/Woods Cross Legacy Joint Draft Project Area Plan as the West Bountiful/Woods Cross Legacy Joint Project Area Plan

SECOND: Jill Evans seconded the Motion.

PASSED: Voting by roll call was as follows:

Rick Earnshaw – Aye  
Tamra Dayley – Aye  
David Hill – Aye  
Jill Evans – Aye  
Ryan Westergard – Aye

3. Consider Resolution R103-10 approving the West Bountiful/Woods Cross Legacy Joint Draft Project Area Budget as the West Bountiful/Woods Cross Legacy Joint Project Area Budget.

MOTION: Mark Preece moved to approve Resolution R103-10, approving the West Bountiful/Woods Cross Legacy Joint Draft Project Area Budget as the West Bountiful/Woods Cross Legacy Joint Project Area Budget.

SECOND: Dave Tovey seconded the Motion.

PASSED: Voting by roll call was as follows:

Mark Preece – Aye  
Valerie Shaw – Aye  
James Bruhn – Aye  
John Baza – Aye  
Dave Tovey – Aye

Mayor Parry asked Woods Cross RDA Board Members to vote on Resolution 2010-061, approving the West Bountiful/Woods Cross Legacy Joint Draft Project Area Plan as the West Bountiful/Woods Cross Legacy Joint Project Area Plan.

MOTION: Tamra Dayley moved to approve Resolution 2010-061, approving the West Bountiful/Woods Cross Legacy Joint Draft Project Area Budget as the West Bountiful/Woods Cross Legacy Joint Project Area Budget.

SECOND: Ryan Westergard seconded the Motion.

PASSED: Voting by roll call was as follows:

Rick Earnshaw – Aye  
Tamra Dayley – Aye  
David Hill – Aye  
Jill Evans – Aye  
Ryan Westergard – Aye

4. Adjourn Joint RDA Meeting and Reconvene as West Bountiful Redevelopment Agency (8:55 pm).

Jason Burningham reviewed the background of the approximately 270 acres of property that is in the West Bountiful RDA. The RDA does not include roadways and easements. The plan is for a blended-use development. There have been numerous public hearings on this area, and the RDA does not intend to make any changes to the current zoning. In looking at the Legacy Overlay, the A1 and A2 Canals provide a demarcation between the area intended for more business-research companies, and the area intended for one acre lots, equestrian park, minimal retail, and buffering between the two zones. The budget calls for 50% participation of taxing entities for 15 years.

5. **Public Hearing on the West Bountiful Legacy Draft Project Area Plan and West Bountiful Legacy Draft Project Area Budget, 8:15 pm** (or as soon thereafter as agenda will allow). The Public Hearing began at 9:20 pm.

Matt Nelson – asked for clarification on the Legacy Overlay map, wanting to know how the two areas would be blended. He is concerned people working in the businesses will drive through the residential areas to get to and from work. The Planning Commission and City Engineer have studied this. The A1 will create a natural barrier and they are not planning any major thoroughfare. Matt asked if the development would happen in phases, or all at once, which would be cheaper. Jason stated the Plan is a tool to allow them to seek developers while they are planning. They would not need all the money up front. CDA dollars could help a master developer who may not be able to borrow enough money for development plus infrastructure.

Kent Sulser – the infrastructure dollars will develop the property and then the development will bring in larger dollars, making the CDA land more valuable. To answer Matt's question, he said the business park will be built out in increments.

Kelly Enquist – regarding unincorporated land, when property owners desire to sell their land to developers, with that comes providing services. Jason said the properties would have to be annexed into a city at that time.

Steve Schmidt – asked if there was a tendency for a CDA to get into condemnation authority. Craig said there is a state statute that prevents that.

Public Hearing Closed at 9:37 pm.

6. **Consider Resolution R104-10 Approving the West Bountiful Legacy Draft Project Area Plan as the West Bountiful Legacy Project Area Plan.**

MOTION: Dave Tovey moved to approve Resolution R104-10 approving the West Bountiful Legacy Draft Project Area Plan as the West Bountiful Legacy Project Area Plan.

SECOND: John Baza seconded the Motion

PASSED: Voting by roll call was as follows:

Mark Preece – Aye  
Valerie Shaw – Aye  
James Bruhn – Aye  
John Baza – Aye  
Dave Tovey – Aye

7. **Consider Resolution R105-10 approving the West Bountiful Legacy Draft Project Area Budget as the West Bountiful Legacy Project Area Budget.**

MOTION: John Baza moved to approve Resolution R105-10 approving the West Bountiful Legacy Draft Project Area Budget as the West Bountiful Legacy Project Area Budget.

SECOND: James Bruhn seconded the Motion

PASSED: Voting by roll call was as follows:

Mark Preece – Aye  
Valerie Shaw – Aye  
James Bruhn – Aye  
John Baza – Aye  
Dave Tovey – Aye

8. **Adjourn to City Council Meeting (9:40 pm)**



ATTEST:

Heidi Voordeckers, Secretary

Redevelopment Agency of West Bountiful City

Kenneth Romney, Chairman

Redevelopment Agency of West Bountiful  
City