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NOTICE

Notice is hereby given that the Mayor and City Council will hold a Work Session on November 3, 2010 in the Council Chambers, 45 West 100 South, beginning at 6:00 pm.

DISCUSSION ITEMS

1. City Council Agenda Items
2. General Discussion

If you are planning to attend this Public Meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City Office ten or more hours in advance and we will, within reason, provide what assistance may be required.

By: Susan B. Farnsworth, City Recorder

Posted:

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**MINUTES OF A COUNCIL WORK SESSION
HELD IN THE COUNCIL CHAMBERS
NOVEMBER 3, 2010**

Mayor James E. DeGraffenried called the meeting to order at 6:06 p.m. Council Members attending: Filip Askerlund, Martin Green, James Linford, Rick Steele and Brent Vincent.

Others attending: City Manager Ben Reeves, Community Development Director Dennis Marker, Legal Counsel Brett Rich, Deputy Recorder Linda Midgley, and Taylor Smith.

DISCUSSION ITEMS

City Council Agenda Items

Council Member Askerlund asked about the invoice for Discount Guns and Ammo.

The Apex Storage agreement has been drafted by legal counsel. Basically the agreement says that Taylor Smith and Mark Wells will be able to construct building F first. Buildings G and I, next to the freeway, must be constructed next. The City agrees to rezone the area to I-1 to enable the expansion. The proposal for the entire site is illustrated in the site plan. The Council discussed the construction timetable for the buildings, which has been left blank on page 3. There is a ten year sunset for when all buildings must be completed. If the project is not completed in the time frame allowed, the City may initiate proceedings to return the zone to C-1, and the developer cannot protest.

The rezone on the Oberg property from I-1 to C-1, which rectifies the split zone on the property, was clarified.

Taylor Smith said the timetable was the biggest issue. He said Apex Storage likes to build the units on demand, and if there is no demand, they don't build. They are fine with the order of the building, and landscaping will be done with each building. The Council has some concerns with the timetable being open-ended, as the freeway site gives a first impression of the City. Council Member Linford said he would not hold a builder to a timetable in this economic climate. Mr. Smith asked that Building N not be included in the agreement, as he is negotiating for additional property which may be joined with the Building N property for a different commercial project. After further discussion, Council consensus held that the developer be given a three year timetable to complete Buildings G and I, with the council option to return the zone to C-1 if the buildings are not completed within the three year period.

Any additional discussion will be held during the regular Council Meeting.