

1  
2 Minutes of the meeting of the City Council of West Bountiful City held on Tuesday,  
3 March 1, 2011 at West Bountiful City Hall, Davis County, Utah  
4

5  
6 Those in Attendance

7 MEMBERS PRESENT: Mayor Kenneth Romney, Dave Tovey,  
8 John Baza, James Bruhn, Valerie Shaw, Mark Preece.  
9

10 STAFF PRESENT: Craig Howe (City Manager), Heidi  
11 Voordeckers (City Recorder), Ben White (City Engineer), Steve  
12 Doxey (City Attorney), Chief Randy Lloyd, Nathalie Ellingson  
13 (secretary).  
14

15 VISITORS: Terry Olsen, Alan Malan, Kelly Enquist, Bonnie  
16 Sorenson, Mark Wilcox, Landon Marsh, Josh Ripplinger, Bryan  
17 Nielsen, Carson S., Westen D., Steve Nordfors, Nathan  
18 Wainwright, Mike Bicker, Dallin Wilcox, Jason Nielsen, Laura  
19 Charchenko, James Ahlstrom, Wendy Hughes  
20

21  
22 Mayor Kenneth Romney called this meeting to order at 7:36 pm.  
23

24 Invocation/Thought: Troop 290 Scout Nathan Wainwright presented the Scout Law and Josh  
25 Ripplinger presented the Scout Oath.

26 Pledge of Allegiance led by Bryan Nielsen.  
27

28  
29  
30 1.

31 Accept Agenda

32  
33 MOTION: Mark Preece moved to accept the Agenda as written.  
34

35 SECOND: James Bruhn seconded the Motion.  
36

37 PASSED: Voting was as follows:

38 Mark Preece – Aye  
39 Valerie Shaw – Aye  
40 James Bruhn – Aye  
41 John Baza – Aye  
42 Dave Tovey – Aye  
43

44  
45 2.

46 Public Comment

47  
48 No comments  
49

50  
51  
52  
53 3.

54 Employee of the Month

55  
56 Craig Howe presented Wayne Bradfield as the Employee of the  
57 Month. Wayne is the city's water master and handles many  
58 difficult tasks in dealing with water problems. His cell phone  
59 number is listed in the newsletters, so he gets calls at all hours of  
60 the day or night. He always responds quickly to residents' needs,  
61 handling situations that may or may not be city responsibility.

1 Residents may see him driving slowly through neighborhoods, but  
2 this is because he is picking up the monthly meter reads.  
3

4  
5 4.  
6 Introduce new Police Officer  
7 Corey Boyle  
8

9 Chief Randy Lloyd introduced Officer Boyle, stating that he has  
10 been working as a West Bountiful reserve officer for a little over a  
11 year on a volunteer basis. His past experience has been working in  
12 Salt Lake City dispatch since he was 16 years old. He donated his  
13 time there until he was 18, then hired on full time for four years.  
14 Mayor Romney mentioned that Officer Boyle is the second reserve  
15 officer to be hired onto the staff, and so far the transitions have  
16 been smooth.  
17

18  
19  
20  
21 5.  
22 Promotion of  
23 Officer John Rasmussen  
24

25 Chief Randy Lloyd introduced Officer Rasmussen, stating that he  
26 has been with the department for a little over five years and that he  
27 usually works the night shift. He came to West Bountiful from  
28 West Valley City, where he worked in almost every division. He is  
29 being promoted to a supervisor position. Mayor Romney stated he  
30 received a comment from a citizen who commended Officer  
31 Rasmussen for the way he professionally and helpfully handled a  
32 family dispute.  
33

34  
35  
36  
37 6.  
38 Discussion on Golf Course  
39 Customer Loyalty Program  
40 (Punch Passes)  
41

42 Mike Bicker – In an effort to reward people for playing often at the  
43 golf course, they are introducing a customer loyalty punch pass  
44 program which gives a discounted rate when rounds are purchased  
45 in advance. The earnings that will result from having people come  
46 back often will more than compensate for the discount offered.  
47

48 The rates proposed are as follows:

49 Gold Cards – 20 round punch pass at \$2 off the regular price of a  
50 nine hole round.

51 Silver Cards – 10 round punch pass at \$1 off the regular rate.  
52

53 Residents can either buy the full price passes using the resident  
54 discount, or they can buy the customer loyalty passes, which will  
55 not be discounted. There was discussion about an expiration date  
56 for the passes. An expiration date of two or three years will allow  
57 enough time for people to use all the punches and will benefit the  
58 city in regards to accounting. An expiration date will be decided  
59 on after the staff speaks with the auditors. Mayor Romney asked  
60 staff to also discuss with the auditors whether they can write off  
61 the punch passes based on past usage history.  
62

1  
2 7.  
3 Consider Awarding 400 N.  
4 Waterline Project to  
5 Green Construction, Inc.  
6 for \$234,068 plus 20% Contingency  
7 (\$280,868 Total)

8  
9 Ben White – The project is in two parts: 800 West to I-15, and from  
10 the Eldredge House to 500 West. Green Construction has provided  
11 insurance certificates and bonds and are ready to work as soon as  
12 the contract is signed. They are not released to work in front of the  
13 elementary school until after school is out this summer, and they  
14 cannot work in front of the Eldredge House during their busy time  
15 over spring break, since their business depends on appearance. Ben  
16 stated he is not sure about the line depth in front of the Eldredge  
17 House, so he is asking for reserve funds in case he needs to make  
18 changes. The intersections at 1100 West and 400 North and at 800  
19 West and 400 North will not be closed at the same time.

20 MOTION: Mark Preece moved to award the 400 N. Waterline  
21 Project to Green Construction, Inc. for the proposed totals.

22  
23 SECOND: Dave Tovey seconded the Motion.

24  
25 PASSED: Voting was as follows:

26 Mark Preece – Aye  
27 Valerie Shaw – Aye  
28 James Bruhn – Aye  
29 John Baza – Aye  
30 Dave Tovey – Aye

31  
32  
33 8.  
34 Planning Commission Report

35  
36 Valerie Shaw had a meeting that conflicted with the Planning  
37 Commission meeting, so she turned comments over to James  
38 Ahlstrom. They talked about the two ordinances included on  
39 tonight's agenda. Completing the ADU ordinance was  
40 challenging. They had to work out issues about parking and why  
41 the property should be owner-occupied. The change in the home  
42 occupation ordinance requires a full planning commission review  
43 rather than a review by the planning commission chair. John Baza  
44 pointed out there had been no public comment at the public  
45 hearings, and James said that no one attended them.

46  
47  
48 9.  
49 Consider Approval of Ordinance 324-11,  
50 approving the addition of Chapter 17.82  
51 Accessory Dwelling Units (ADU)  
52 to the West Bountiful Municipal Code

53  
54 Ben White – The ordinance presented to council states the  
55 following: 1) residential homes in an A0-1, R-1-22 and R-1-10  
56 zone can create an ADU if they meet certain architectural and  
57 operational criteria; 2) the ADU tenant is not restricted to family  
58 only; 3) the owner of the property must reside on the property; 4)  
59 the ADU is independent from the balance of the home; and 5) the  
60 ADU requires a Conditional Use Permit from the Planning  
61 Commission and therefore is subject to be revoked if conditions

1 are not met. Further, staff was recommending revisions to the  
2 definitions of “dwelling,” “dwelling unit,” and “family.”  
3

4 Steve Doxey made some revisions which simplified the definition  
5 of ADU.  
6

7 Bonnie Sorenson thanked the council for being proactive in  
8 providing a way for older people to stay with their families. She  
9 would like to see conditional use permits renewed yearly. She also  
10 mentioned that in Roy City, someone renting part of their home for  
11 pecuniary gain has to get a business license.  
12

13 Alan Malan stated that he is in favor of a simple definition of an  
14 ADU, but he said it is important to watch for the possibility of  
15 unintended consequences.  
16

17 It was decided by council to table approving the ordinance until  
18 they can review the language for simplicity, as well as include a  
19 system of either reviewing annually the conditional use permits or  
20 requiring a business license.  
21

22 MOTION: Valerie Shaw moved to table approval of Ordinance  
23 324-11, approving the addition of Chapter 17.82 Accessory  
24 Dwelling Units (ADU) to the West Bountiful Municipal Code  
25 to allow time to refine the definition and consider requiring a  
26 business license.  
27

28 SECOND: James Bruhn seconded the Motion.  
29

30 PASSED: Voting was as follows:

31 Mark Preece – Aye  
32 Valerie Shaw – Aye  
33 James Bruhn – Aye  
34 John Baza – Aye  
35 Dave Tovey – Aye  
36

37 10.  
38 Consider Approval of Ordinance 325-11,  
39 updating the Home Occupation Code  
40 and moving it from Title 17, Zoning,  
41 to Title 5, Business Licenses and Regulations  
42

43 Ben White – In the past, a person wishing to have a home occupied  
44 business needed to get a business license, a home occupation  
45 permit, and a permit from the Planning Commission; three  
46 applications and three fees. The proposal is to streamline the  
47 ordinance by having a home occupation business license. Steve  
48 Doxey recommended tabling this item and approving both  
49 ordinances at the same time, since business license language needs  
50 to be added regarding ADUs.  
51

52 MOTION: Dave Tovey moved to table approval of Ordinance  
53 325-11, updating the Home Occupation Code and moving it from  
54 Title 17, Zoning, to Title 5, Business Licenses and Regulations,  
55 and approve it at the same time as Ordinance 324-11  
56

57 SECOND: James Bruhn seconded the Motion.  
58

59 PASSED: Voting was as follows:

60 Mark Preece – Aye  
61 Valerie Shaw – Aye  
62 James Bruhn – Aye

John Baza – Aye  
Dave Tovey – Aye

11.  
Update on the FY 2012 Budget

Heidi Voordeckers – the Finance Committee met for a second time. They agreed to replace no equipment unless absolutely necessary. They are putting together a timeline for equipment, as well as a timeline for street projects. The budget will be presented to council at the March 15 council meeting. There will probably be no changes by that time because they are still waiting for property tax figures. The first budget work session is scheduled March 29, 2011 at 7:00. She proposes to bring the golf course people in on that meeting.

12.  
Administrative Report

Craig Howe –

- Craig displayed a map showing the CDAs, the current value in tax receipts of each CDA, and the projected future values. The tax increment is the difference between the present value and the future value. The joint CDA will use 75% of the tax increment, and West Bountiful and Woods Cross will use 35% to 40% for 15 years for their respective CDAs. Craig and Jason Burningham went to a school board meeting and introduced the CDAs. Jason will draw up interlocal agreements, and as soon as the school district approves them, they will go to the other taxing entities.
- Craig is meeting this Thursday with some people who want to revitalize the equestrian center. This could be the first project in the CDA project area.
- Lynn Keddington from Holly Oil wants to visit with the council. There was a TV documentary regarding oil refining, and he thought residents might be concerned.
- The next town hall meeting March 17 at 7:00.
- The Communications Committee meets this Friday at 8:30 am.
- Legislative updates –
  - The immigration bill is currently between the House and Senate, and it has some good modifications.
  - An alcohol bill is moving through that transfers the number of alcohol permits allowed, and moving them from taverns to restaurants.
  - Salt Lake County wants to use the energy tax to fund their unified police force, but it was taken off the table this week.
  - Bill board bills are on hold for a year.
  - A land use bill is being proposed by someone who is trying to get film studios into Park City. The plans would be drawn up and then given the city for approval, without the city having any input in the planning.
- Craig's computer is currently out of commission so his emails may be a little late. The server is being upgraded.

13.  
Mayor/Council Reports

Dave Tovey – has a trip coming up with the Youth City Council

1  
2 John Baza – attended the Finance Committee meeting. He will  
3 email Heidi with recommendations on the RAP tax fund. John  
4 attended Utah League of Cities and Towns with Craig. They saw a  
5 video regarding deficit spending in government.  
6

7 James Bruhn – The Arts Council is meeting this Thursday at 6:30  
8 pm. James suggested to Chief Lloyd that, since spice and certain  
9 bath salts have been made illegal by the state legislature, they  
10 should check with stores and make sure they are complying.  
11

12 Valerie Shaw – attended the Finance Committee meeting. She has  
13 found it insightful to see the work that Heidi has done with  
14 projections. They have a lot of challenges ahead.  
15

16 Mark Preece – the Historical Committee is meeting this Thursday  
17 night. They have one set of plans to look at for the Heritage Park  
18 area. The newsletter will be through printing tomorrow. He will  
19 be attending the Communications meeting Friday morning.  
20

21 Mayor Romney – he has been involved in discussions regarding  
22 the West Davis corridor and continuation of the Legacy Highway.  
23 For the past year and a half the state has been purchasing land  
24 through the corridor to minimize impact on businesses. None of  
25 the proposed corridor is going through the purchased land. He has  
26 told other mayors about West Bountiful's experience with UDOT.  
27

28 14.  
29 Approval of Minutes for the  
30 February 15, 2011 City  
31 Council Meeting  
32

33 James Bruhn pointed out a correction needed on page 2, line 16.  
34

35 MOTION: Dave Tovey moved to approve the February 15, 2011  
36 City Council Meeting minutes with changes.  
37

38 SECOND: Mark Preece seconded the Motion.  
39

40 PASSED: Voting was as follows:  
41 Mark Preece – Aye  
42 Valerie Shaw – Aye  
43 James Bruhn – Aye  
44 John Baza – Aye  
45 Dave Tovey – Aye  
46

47 15.  
48 Closed Meeting, if necessary,  
49 for reasons allowed by State Law  
50

51 Not necessary.  
52

53 16.  
54 Possible Action Following  
55 Closed Meeting  
56

57 Not necessary.  
58

59 17.  
60 Adjournment  
61 9:30 pm.  
62

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23

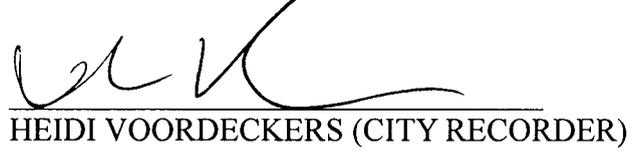
MOTION: James Bruhn moved to adjourn the meeting.

SECOND: Dave Tovey seconded the Motion.

PASSED: Voting was as follows:

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

  
MAYOR KENNETH ROMNEY

  
HEIDI VOORDECKERS (CITY RECORDER)



\_\_\_\_\_  
NATHALIE ELLINGSON (SECRETARY)