

1
2 Minutes of the meeting of the City Council of West Bountiful City held on Tuesday,
3 March 15, 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: Bryce Allen, Jacob Tullis, Kelly Enquist, Sparky
16 Taylor, Brady Tracy, Ron J. Bangerter, Bryce Bangerter, KC
17 Arbuckle, Ammon Williams, Jim Rampton, Wendy Hughes, Laura
18 Charchenko, James Ahlstrom, R.J. Foster
19

20
21 Mayor Kenneth Romney called this meeting to order at 7:36 pm.

22
23 Invocation/Thought: Troop 1925 Tyler Allen presented the Scout Law.
24 Pledge of Allegiance was led by James Bruhn.
25

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28 1.
29 Accept Agenda
30

31 Mayor Romney stated Chief Rampton is expected around 9:00, so
32 Item 9 should be moved as time allows.
33

34 MOTION: Valerie moved to accept the Agenda as written with
35 the potential change of Item 9.
36

37 SECOND: Mark Preece seconded the Motion.
38

39 PASSED: Voting was as follows:

40 Mark Preece – Aye
41 Valerie Shaw – Aye
42 James Bruhn – Aye
43 John Baza – Aye
44 Dave Tovey – Aye
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50 2.
51 Public Comment
52

53 No comments
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56 3.
57 Consider Approval of
58 Resolution 274-11, a
59 Resolution authorizing
60 Exchange of Title for
61 Heritage Pointe Subdivision
62 Lot 33

1
2 Ron Bangerter has requested to move the rear fifteen feet of
3 Heritage Pointe Lot 33, which he owns, to the rear of their adjacent
4 property to the east. Ben White stated they were following State
5 Code Section 10-9a-608 in handling this request. Upon approval
6 of the resolution, the owners and mayor will sign a Notice of
7 Approval to be recorded in the Davis County Recorder's Office, as
8 well as a Quit Claim Deed to transfer ownership of the property.
9

10 Mayor Romney thanked Mr. Bangerter for coming to the city for
11 the request rather than making the changes without the city's
12 knowledge. This way they can be sure the proper documentation is
13 completed.
14

15 MOTION: Mark Preece moved to approve Resolution 274-11.

16
17 SECOND: Dave Tovey seconded the Motion.

18
19 PASSED: Voting was as follows:
20 Mark Preece – Aye
21 Valerie Shaw – Aye
22 James Bruhn – Aye
23 John Baza – Aye
24 Dave Tovey – Aye
25

26 4.
27 Consider Approval of
28 Resolution 275-11, a
29 Resolution approving a
30 New Fee Structure for
31 Golf Course Customer
32 Loyalty Program Gold and
33 Silver Punch Passes.
34

35 Heidi Voordeckers – In the City Council Meeting on March 1st, the
36 golf pro, Mike Bicker, proposed a customer loyalty punch pass
37 program which gives a discounted rate when rounds are purchased
38 in advance.
39

40 The proposed fee structure is as follows:
41 Gold Cards – 20 round punch pass at \$2 off the regular or senior
42 price of a nine hole round.
43 Silver Cards – 10 round punch pass at \$1 off the regular, senior, or
44 junior price.
45 Resident discounts would not apply to the Gold and Silver prices.
46

47 The discount would be offset by additional revenue from increased
48 punch pass sales. It was also discussed in that meeting to give
49 punch passes an expiration date of three years from purchase,
50 which would make it easier to determine write offs of unused
51 punches.
52

53 James Bruhn asked if an expiration date could apply to passes
54 already issued. It was proposed to post a "suggested use by..."
55 statement in the club house. Heidi said she would speak with Mike
56 regarding this.
57

58 MOTION: John Baza moved to approve Resolution 275-11,
59 including an expiration date on all future punch passes sold.
60

61 SECOND: Dave Tovey seconded the Motion.
62

1 PASSED: Voting by roll call was as follows:

2 Mark Preece – Aye
3 Valerie Shaw – Aye
4 James Bruhn – Aye
5 John Baza – Aye
6 Dave Tovey – Aye
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12 5.
13 Consider Approval of
14 Ordinance 324-11, approving
15 the addition of Chapter 17.82
16 Accessory Dwelling Units (ADU)
17 to the West Bountiful Municipal Code.
18

19 Ben White – Since the last City Council Meeting, the wording in
20 the ordinance was reformatted to make it more readable. In
21 summary, the wording states that an ADU makes it possible to add
22 another dwelling unit to a dwelling. It must be secondary in
23 nature, adequate parking must be provided, the owner must live on
24 the property, and requests must come before the Planning
25 Commission. Steve Doxey recommended the Ordinance be passed
26 in its present form.
27

28 MOTION: Dave Tovey moved to approve Ordinance 324-11 with
29 the addition of Chapter 17.82.
30

31 SECOND: Mark Preece seconded the Motion.
32

33 PASSED: Voting by roll call was as follows:

34 Mark Preece – Aye
35 Valerie Shaw – Aye
36 James Bruhn – Aye
37 John Baza – Aye
38 Dave Tovey – Aye
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41 6.
42 Discussion on incorporating a
43 Business License for Rental Dwellings
44 into the West Bountiful
45 Municipal Code, Title 5.
46

47 Heidi Voordeckers – In a previous discussion regarding home
48 occupation business licenses, it was proposed the city have a
49 business license for rentals. She compiled ordinances from other
50 cities in regards to their licensing procedures for rentals.
51

52 West Bountiful does not permit multiple family dwellings in the
53 city, so a license requirement would currently only apply to
54 homeowners who are collecting rent on ADUs or those that are
55 renting secondary homes. Future zones may include multiple
56 family dwellings, so it would be useful to have an ordinance in
57 place. All council members were in favor of the requirement, but
58 there was some discussion as to whether the requirement should
59 extend to renting of a room in a dwelling. Also, there was
60 discussion as to whether inspections should be required and an
61 inspection fee charged. Steve Doxey stated the city would be
62 immune from liability, and a regular inspection procedure would

1 probably cost the city more than they would make in fees. They
2 could allow for inspections in case of complaints, where the
3 homeowner could pay the inspection cost if the complaint is
4 legitimate.

5
6 Mayor Romney asked staff to continue with their research and
7 there can be more discussion in future meetings.
8

9
10 7.
11 Consider Approval of
12 Ordinance 325-11, updating the
13 Home Occupation Code
14 and moving it from Title 17,
15 Zoning, to Title 5, Business
16 Licenses and Regulations.
17

18 Ben White – the staff updated the Home Occupation section by
19 moving it from Chapter 17, Land Use, to Chapter 5, Licensing.
20 They are attempting to streamline home occupation application
21 procedures. The changes are shown in Chapter 5.28, Home
22 Occupations. The language also clarified situations where a
23 conditional use permit is required.
24

25 MOTION: Dave Tovey moved to approve changes in Ordinance
26 325-11, updating Home Occupation Code.
27

28 SECOND: James Bruhn seconded the Motion.
29

30 PASSED: Voting by roll call was as follows:

31 Mark Preece – Aye
32 Valerie Shaw – Aye
33 James Bruhn – Aye
34 John Baza – Aye
35 Dave Tovey – Aye
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40 9.
41 Presentation from South Davis
42 Metro Fire – 2010 Report,
43 Chief Jim Rampton.
44

45 Chief Jim Rampton – South Davis Metro Fire District covers the
46 six communities and unincorporated areas of South Davis County.
47 He talked about some 2010 incidents, including the Colonial
48 Lumber fire in Centerville, which brought in engines from Salt
49 Lake City, Farmington, Kaysville and Layton; a fire in North Salt
50 Lake; a West Bountiful car fire; and an arson house fire in January
51 2010. The arson fire was difficult because the water on the road
52 turned to ice. It was determined to be arson because they saw
53 where someone had poured ignitable liquid, and an arrest was
54 made two days later.
55

56 Stations – In August 2004, the station headquarters was completed
57 in downtown Bountiful, and stations on Eaglewood Drive,
58 Bountiful Blvd., and in Foxboro were completed in 2008 and 2009.
59 The Centerville station dates from 1988 and is too small and needs
60 to be remodeled or replaced.
61

1 75% to 80% of everything the fire department responds to are
2 medically related. They have a hazmat team, which, on the day of
3 this meeting, responded to reports of illness at a North Salt Lake
4 law firm. The department demonstrates their accountability to the
5 community by being part of parades, doing CERT classes, CPR
6 and first aid classes, and visiting schools.
7

8 They currently have a staff of 95 personnel. They improved their
9 compensation plan to improve retention of their employees. They
10 have a health and wellness program and perform fitness tests that
11 are job-specific. Their fleet plan is dynamic and adjusted
12 depending on yearly financial situations.
13

14 There was an extensive financial discussion since the assessment
15 to West Bountiful was increased more than to other cities. The
16 chief stated that the formula determining assessments is based on
17 assessed property valuations. West Bountiful had increased
18 revenue due to improvements made at Holly Oil. Heidi
19 Voordeckers asked if the assessment could be revisited because of
20 the difficulty the city has in meeting its budget requirements.
21 Chief Rampton had provided a copy of the Fire District budget.
22 He stated the District had made significant cuts and asked council
23 to review the budget he provided.
24

25 Valerie Shaw, who is on the West Bountiful Finance Committee,
26 stated that after they have looked over the Fire District budget,
27 they may have more questions. Chief Rampton stated he would be
28 willing to come back for further discussions.
29

30 Finally, Chief Rampton presented each council member with a
31 Challenge Coin commemorating that the Bountiful Fire
32 Department started in 1911 and covered all of South Davis County,
33 and now the Fire District does the same.
34
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38 8.
39 Update on Parks Renovations –
40 Kelly Enquist
41

42 The last concrete slab was poured the day of this meeting. A little
43 bit of finish work will be done, and then after the concrete cures,
44 they will put in the backstops. They have been taking bids for new
45 bleachers. The bowery is 95% complete. Kelly will get a financial
46 update to council before the budget meeting scheduled March 29th.
47
48

49 10.
50 Engineers Report
51

52 Ben White – Last week the city saw some major progress Capital
53 Improvements plan due to approval of some grant funding.
54 Funding for the 400 North project is being moved from 2015 to
55 2012. They will get an environmental clearance as soon as
56 possible, then begin working on the design. It will be necessary to
57 complete the lower half of the water line (1100 West to 800 West)
58 before beginning the project. The project will include tearing out
59 curbs, gutters and sidewalks, replacing storm drains, and then
60 replacing curbs, gutters and sidewalks. The road will be wider, and
61 completely resurfaced. Mayor Romney asked to see options for
62 cross sections of the road. Valerie Shaw suggested they work on

1 an ordinance regarding sidewalks, curbs and gutters, since this has
2 been a wet year, and there is a lot of mud at the sides of the road
3 where kids have to walk.
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10 11.
11 Police Report

12 Chief Randy Lloyd –

- 13 • The report shows five DUIs and seven drug cases.
- 14 • A notable case involved a person reported missing from the
- 15 Country Inns and Suites, who was found in Murray.
- 16 • The officers are starting to work heavily on the COP idea in
- 17 looking at drug and alcohol cases.
- 18 • A home invasion burglary occurred one evening at 8:00 pm
- 19 while the resident was in his room asleep. They
- 20 interviewed seven suspects, and ended up arresting six on
- 21 various unrelated charges.
- 22 • Five juveniles were caught “sexting” and the Chief stated it
- 23 was difficult to make them understand the seriousness of
- 24 their offense.
- 25
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28 12.
29 Finance Report

30 Heidi Voordeckers referred to the Finance Report for the period
31 ending February 28, 2011. With 67% of the fiscal year, 68% of
32 revenues have been collected and 66% of expenses have been
33 disbursed. The YTD general fund net revenue is \$61,000.
34 Included in the report was the cash allocation report for the month.
35 All funds except the golf course are better than last year. A golf
36 course summary was included.
37

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40 13.
41 Presentation of FY 2012
42 Budget Draft 1 in preparation
43 for March 29th Work Session.
44

45 Heidi Voordeckers – The staff received the assessment from the
46 Fire District in the middle of October, and at the same time learned
47 the city is losing sales tax because of the loss of revenue on
48 indirect sales, and therefore are looking at some challenges. The
49 Finance Committee has had three separate meetings where they
50 have looked for areas where cuts could be made.
51

52 In the last finance meeting, they reviewed a 20-year plan showing
53 where the city would be if no improvements were made. The final
54 recommendation was for a 75% property tax increase. This would
55 increase the cost to the average home from \$173 per year to \$303
56 per year. The City would realize \$290,000 revenue from that
57 increase the first year, with \$240,000 going towards streets
58 projects. A small portion would go to fund general operations with
59 the balance going to the general fund reserve. The cost of basic
60 services to each property today is \$868 per year (police, fire, snow
61 removal, street lights, etc.) and the last property tax increase was
62 forty years ago. The property tax increase needs a truth in taxation

1 hearing, which cannot take place until August. The budget can be
2 adopted after that. In the meantime, there will be several more
3 work sessions.
4

5 Mayor Romney stated that they have looked at 20-year projections
6 based on several different scenarios. In the past, the city has
7 handled unsustainable situations by bonding, and they are
8 determined that this will not be done now or in the future. He told
9 residents that over the long run, a property tax increase will cost
10 them much less than if they had to assess a special tax on a
11 neighborhood in order to replace streets. The public was asked to
12 review the projections so they will be informed on the importance
13 of raising property taxes, and they will understand they aren't
14 paying for frills.
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18 10:00 pm

19 MOTION: James Bruhn moved to extend the meeting to 10:30
20 pm.
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22 SECOND: Mark Preece seconded the Motion.
23

24 PASSED: Voting was as follows:

25 Mark Preece – Aye
26 Valerie Shaw – Aye
27 James Bruhn – Aye
28 John Baza – Aye
29 Dave Tovey – Aye
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32 14.
33 Administrative Report
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36 Craig Howe –

- 37 • The Utah State Spice Ordinance will go into effect July 1st.
- 38 • The School Board has accepted the CDAs with the caveat
39 that if the interlocal agreement includes high density
40 housing, they will withdraw from the CDAs. Their counsel
41 will draft the interlocal agreement.
- 42 • A town hall meeting will be held Thursday, March 17th at
43 7:00 pm.
- 44 • The first equestrian meeting was held. It was well
45 attended, and there was a lot of enthusiasm. They want to
46 tie equestrian activities into Founders Day. They will meet
47 every second Wednesday.
- 48 • The city is going on a new server, so currently there is no
49 email. It will hopefully be fixed by the end of the week.
50 The new email system will have an address for each city
51 council member.
52

53 15.
54 Mayor/Council Reports
55
56

57 Mark Preece – they have started holding Parade Committee
58 meetings. He attended a DUED meeting with John Baza. They
59 talked about rental rates and occupancy rates throughout the
60 county, and trends are going up.
61

62 Valerie Shaw – no Planning Commission meeting held.

1 James Bruhn – An Arts Council meeting was held where they
2 talked about this year's and next year's budgets. They had a good
3 concert last Friday night.
4

5 John Baza – attended the finance meetings that have been already
6 discussed. At the DUED meeting, they were told we are in a slow
7 recovery and we need to be optimistic, but John is concerned
8 because unemployment is still high and cost of energy is rising. A
9 citizen told him that when they speak at council meetings, they
10 need to be sure to talk into the microphones, because they are
11 sometimes hard to hear.
12

13 Dave Tovey – He went with the Youth Council to Utah State where
14 they received a lot of good information on leadership. He is
15 planning a Neighborhood Watch meeting on April 14th and is
16 working on getting a good turnout.
17

18 Mayor Romney – the Family Connection Center in Clearfield is
19 having a family day at Boondocks in Kaysville. They will hold a
20 silent auction and council members are invited.
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27 16.
28 Approval of Minutes for the
29 March 1, 2011 City Council Meeting.
30

31 The minutes had the incorrect date.
32

33 MOTION: Dave Tovey moved to approve the minutes for the
34 March 1, 2011 council meeting with correction.
35

36 SECOND: John Baza seconded the Motion.
37

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

47 17.
48 Closed Meeting, if necessary,
49 for reasons allowed by State Law
50

51 Not necessary.
52

53 18.
54 Possible Action Following
55 Closed Meeting
56
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58 Not necessary.
59

60 19.
61 Adjournment
62 10:30 pm.

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MOTION: James Bruhn moved to adjourn the meeting.

SECOND: Mark Preece 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)