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2 Minutes of the meeting of the City Council of West Bountiful City held on Tuesday,  
3 July 5, 2011 at West Bountiful City Hall, Davis County, Utah  
4  
5

6 Those in Attendance

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

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

15 VISITORS: Kelly Enquist, Pam Nichols, Alan Malan, Steve Schmidt,  
16 Terry Olsen, Sam Whitword, William Whitword.  
17  
18

19 Mayor Kenneth Romney called this meeting to order at 7:32 pm.  
20

21 Invocation/Thought: Boy Scout William Whitword gave the Scout Oath.  
22 Pledge of Allegiance led by Sam Whitword.  
23

24 1.  
25 Accept Agenda  
26

27 MOTION: Mark Preece moved to approve the agenda as written.  
28

29 SECOND: James Bruhn seconded the Motion.  
30

31 PASSED: Voting was as follows:

32 Mark Preece – Aye

33 James Bruhn – Aye

34 John Baza – Aye

35 Dave Tovey – Aye  
36  
37

38 2.  
39 Public Comment  
40

41 Kelly Enquist – asked what the bid process is in the city. Mayor  
42 Romney referred the question to Ben White. Ben answered that for  
43 projects of more than \$2500 a purchase order is required. Projects from  
44 \$500 and up to \$5,000 require soliciting bids, but multiple bids are not  
45 necessary. \$5,000 and over require multiple bids. Projects of \$10,000 or  
46 more require council approval.  
47  
48

49 3.  
50 Employee of the Month.  
51

52 Craig Howe read a commendation which had been written by Sgt.  
53 Hamilton on Officer Joshua Ellery. Officer Ellery accompanied a  
54 Bountiful officer on a burglary call, and he recognized some of the items  
55 as having been stolen from the golf course – almost \$10,000 worth of  
56 property. He was commended for his attention to detail and quick  
57 thinking. Craig stated, “one of the advantages of having officers know  
58 us, when they see things like this they are more inclined to act.”  
59  
60  
61

1  
2 4.  
3 Public Hearing to Receive  
4 Input on Request to Vacate  
5 Easement at the Property  
6 Located at 568 West 1300 North.  
7

8 Ben White –The Lee family’s property has an irregular property line in  
9 their back yard due to an easement. A map of the area was provided.  
10 They want to build a garage on the property and in order to fulfill other  
11 requirements they need to build on the easement. Ben recommends  
12 vacating the easement and making the property line straight across all the  
13 properties that abut the easement. The Lees have cleared the project with  
14 the utility companies. Utah Code requires a public hearing be held as  
15 part of the process of vacating an easement.  
16

17 MOTION: James Bruhn moved to open the public hearing.  
18

19 SECOND: Dave Tovey seconded the Motion.  
20

21 PASSED: Voting was as follows:  
22 Mark Preece – Aye  
23 James Bruhn – Aye  
24 John Baza – Aye  
25 Dave Tovey – Aye  
26

27 Kelly Enquist asked if all neighbors had been notified, which they were.  
28

29 MOTION: James Bruhn moved to close the public hearing  
30

31 SECOND: Mark Preece seconded the Motion.  
32

33 PASSED: Voting was as follows:  
34 Mark Preece – Aye  
35 James Bruhn – Aye  
36 John Baza – Aye  
37 Dave Tovey – Aye  
38  
39

40 5.  
41 Consider Approval of Resolution  
42 278-11, a Resolution Authorizing the  
43 Vacation of Ten Feet of a Twenty-Foot  
44 Easement of the Property Located  
45 at 568 West 1300 North.  
46  
47

48 Ben said the only way the city would miss the 10 foot portion of the  
49 easement would be if it became necessary to put in a storm drain,  
50 However, all the homes along the easement have been there a long time  
51 so he does not anticipate any need for that property in the future.  
52

53 MOTION: James Bruhn moved to approve Resolution 278-11,  
54 authorizing the vacation of ten feet of a twenty-foot easement of the  
55 property located at 568 West 1300 North.  
56

57 SECOND: John Baza seconded the Motion.  
58

59 PASSED: Voting by roll call was as follows:  
60 Mark Preece – Aye  
61 James Bruhn – Aye

John Baza – Aye  
Dave Tovey – Aye

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5 6.  
6 Consider Approval of Resolution 279-11,  
7 a Resolution Authorizing the Approval of  
8 Exchange Title for the Property Located  
9 at 841 West 400 North (correction from  
10 the Agenda).

11  
12 Ben White – Pam (Nichols) Epperson is requesting to assign the rear  
13 0.716 acres of her parcel on 400 North to her parents' parcel next door.  
14 After the proposed change, both properties would still meet zoning  
15 requirements. Ben referred to Utah Code Section 10-9a-608 in  
16 determining the procedure for handling this type of request. Since the  
17 property is not part of a subdivision, a public hearing was not required.

18  
19 Ms. Epperson stated her reason for wanting the change was to make it  
20 more convenient for her to care for her horses.

21  
22 Once the resolution has passed council, the mayor will sign a "Notice of  
23 Approval" which will be recorded with the county, along with a quit  
24 claim deed.

25  
26 Mayor thanked Ms. Epperson for coming to the city with her request  
27 because it has happened in the past that people have simply had similar  
28 changes recorded at the county and have not notified or consulted with  
29 the city.

30  
31 MOTION: James moved to approve Resolution 279-11 authorizing the  
32 approval of exchange title for the property located at 841 West 400  
33 North.

34  
35 SECOND: Mark Preece seconded the Motion.

36  
37 PASSED: Voting by roll call was as follows:

38 Mark Preece – Aye  
39 James Bruhn – Aye  
40 John Baza – Aye  
41 Dave Tovey – Aye

42  
43 7.  
44 Consider Approval of  
45 Resolution 280-11, a  
46 Resolution Adopting  
47 West Bountiful City  
48 Design Standards.

49  
50 Ben White had presented design standards at the June 21st council  
51 meeting. He made one change since then in Plan 12650 – Pollution  
52 Protection and Protection from Erosion during construction. He will not  
53 implement the standards until he has notified all contractors first, which  
54 should be by the first of October. If someone thinks the standards are  
55 inappropriate for a particular application, they can bring their case to Ben  
56 and he will make the decision, with the city council acting as the appeal  
57 authority.

58  
59 MOTION: John Baza moved to approve Resolution 280-11 adopting  
60 West Bountiful City Design Standards.  
61

1 SECOND: Mark Preece seconded the Motion.  
2

3 PASSED: Voting by roll call was as follows:  
4 Mark Preece – Aye  
5 James Bruhn – Aye  
6 John Baza – Aye  
7 Dave Tovey – Aye  
8

9 8.  
10 Consider Approval of  
11 Utility Easement Agreement  
12 Between West Bountiful and  
13 Utah Telecommunications Open  
14 Infrastructure Agency (UTOPIA).  
15

16 Ben White – UTOPIA is an internet/phone telecommunications company  
17 which is quasi-public. The company has a contract with Centerville City.  
18 The corner at 640 West and Porter Lane in West Bountiful goes into a  
19 straight line to Centerville. The company asked for easement to run  
20 wires underground and overhead. Centerville already has water lines  
21 running along there in front of the curb, so UTOPIA will more than  
22 likely want to run their lines next to it.  
23

24 Mayor Romney stated he is concerned the road will not be fixed properly  
25 after the work is done. Ben has increased excavation fees to cover the  
26 costs of the city monitoring the work and making sure the road is  
27 patched properly.  
28

29 Steve Doxey stated he prepared the agreement, making sure it included  
30 indemnification (the company cannot put a lien on West Bountiful  
31 property).  
32

33 MOTION: Dave Tovey moved to approve a Utility Easement  
34 Agreement between West Bountiful and UTOPIA.  
35

36 SECOND: Mark Preece seconded the Motion.  
37

38 PASSED: Voting by roll call was as follows:  
39 Mark Preece – Aye  
40 James Bruhn – Aye  
41 John Baza – Aye  
42 Dave Tovey – Aye  
43

44 9.  
45 Consider Award of Asphalt Repair  
46 Contract to Blue Diamond Asphalt  
47 and Authorize \$35,000 to Repair (Patch)  
48 Various Asphalt Streets Throughout the City.  
49

50 Ben White – Ben sent out for bids to asphalt companies for patching that  
51 needs to be done on some road projects. Parts of Porter Lane, Pages  
52 Lane and 1100 West need to be patched in preparation for chip sealing  
53 scheduled in August. Streets in Jessi's Meadows need to be fixed before  
54 they fail. Three streets connecting 2250 North and 2350 North are  
55 proposed to be overlaid in September, and must be patched before then.  
56 The best proposal came from Blue Diamond Asphalt. Ben is asking for  
57 \$35,000, which provides a little leeway since he cannot determine exact  
58 costs before the work is done. He also stated that \$5,000 for Jessi's  
59 Meadows is coming out of the bond, the purpose of which was to protect  
60 infrastructure.  
61

1 MOTION: Mark moved to award asphalt repair contract to Blue  
2 Diamond Asphalt and to authorize \$35,000 to patch various asphalt  
3 streets throughout the city.  
4

5 SECOND: James Bruhn seconded the Motion.  
6

7 PASSED: Voting was as follows:

8 Mark Preece – Aye

9 James Bruhn – Aye

10 John Baza – Aye

11 Dave Tovey – Aye  
12  
13

14 10.  
15 Discussion on Park Stage  
16 Pavilion Extension and  
17 Review of Bids.  
18

19 Ben White – The Arts Council has requested a permanent stage be put in  
20 the park. Ben compared costs between a new portable stage and a  
21 permanent stage. He received two bids for both option; the lowest bid  
22 came in at \$26,800 for adding onto the current stage and \$32,800 to  
23 build a permanent stage. It was agreed the bid was too high, and Mayor  
24 Romney suggested a limit of \$10,000. Dave Tovey suggested they see a  
25 master plan for the park before any decision is made about the stage.  
26 Ben will solicit information from council over the next few months.  
27  
28

29 11.  
30 Planning Commission Report  
31

32 Ben White – At the June 29th meeting, they discussed a conditional use  
33 permit for an auto sales and service that is transferring from Layton to  
34 the corner of 1100 West and 500 South. They discussed a potential  
35 rezone on 500 South from the railroad tracks to the west boundary of the  
36 city. The sign ordinance work has been set aside temporarily. They met  
37 with Holly Oil, and a joint work session with the planning commission  
38 has been proposed so that Holly can present their requests.  
39  
40

41 12.  
42 Administration Report  
43  
44

45 Craig Howe –

- 46 • The Fourth of July festivities were well done. He attended the  
47 firework show in Layton and thought they were not as well done  
48 as the West Bountiful fireworks. He recognized Terry Olsen for  
49 the job he did with the parade committee. Terry asked if the city  
50 could recognize other committee members and volunteers. He  
51 will make a list of those people and the staff will prepare some  
52 certificates for them.
- 53 • Craig has given permission to an Australian film crew with  
54 National Geographic to film along 1100 West.
- 55 • Craig is planning a July 14 planning budget summit meeting with  
56 the department heads.
- 57 • Kathy Brightwell is the new community development clerk.
- 58 • A number of the Serve West Bountiful volunteers were in the  
59 parade. The city will offer the volunteers some rounds of golf in  
60 appreciation for their service.

- Craig expressed sympathy to Sgt. Hamilton who lost a son-in-law in an automobile accident.

13.  
Mayor/Council Reports

Mayor Romney – Extended thanks to all who helped on the Fourth of July celebration. He was in charge of the 7:00 am flag ceremony. Several religious and civic groups have asked for projects they can do for the city, including a youth group who will pull weeds on the overpass, and another group who will work at the 1200 North and Pages trailhead. The mayor asked John Rasmussen about police coverage during the parade, and response was they were shorthanded but had help from two Bountiful officers.

Mark Preece – Recognized Debbie McKean for her contribution to the Fourth celebration. The next newsletter will come out before the end of the month.

James Bruhn – Suggested some service groups could clean up debris on 800 West. He asked if the Arts Council could be in charge of the flag ceremony next year. They would plan ahead and do more advertising for it. James still wants them to find a way to not have to compete with Centerville on their Fourth of July activities; they could ask for suggestions from the community. He attended a Police Committee meeting where Cory Boyle talked about a canine unit.

John Baza – Found the number of service people who came out was incredible. He said an employee's son participated in a baseball tournament on the new field, and she likes the improvements.

Dave Tovey – The Youth Council is currently taking applications for new members and a mayor. The Neighborhood Watch meeting has been postponed. He suggested they send a thank you letter to Holly Oil for the fireworks.

14.  
Approval of Minutes  
for the June 21, 2011  
City Council Meeting

MOTION: Mark Preece moved to approve the minutes for the July 21, 2011 city council meeting.

SECOND: Dave Tovey seconded the Motion.

PASSED: Voting was as follows:  
Mark Preece – Aye  
James Bruhn – Aye  
John Baza – Aye  
Dave Tovey – Aye

15.  
Closed Meeting,

1 if necessary, for reasons  
2 allowed by state law.

3  
4 Not applicable.

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7  
8 16.  
9 Possible action following  
10 closed meeting, including  
11 appointment to boards and  
12 commissions.

13  
14 Not applicable.

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16  
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18  
19 17.  
20 Adjourn  
21 9:15 pm

22  
23 MOTION: James Bruhn moved the adjourn.

24  
25 SECOND: Mark Preece seconded the Motion.

26  
27 PASSED: Voting was as follows:  
28 Mark Preece – Aye  
29 James Bruhn – Aye  
30 John Baza – Aye  
31 Dave Tovey – Aye

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MAYOR KENNETH ROMNEY

  
HEIDI VOORDECKERS (CITY RECORDER)



NATHALIE ELLINGSON (SECRETARY)