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2
3 Minutes of the Meeting of the City Council of West Bountiful City held on Tuesday, October 4,
4 2011 at West Bountiful City Hall, Davis County, Utah
5
6

7 Those in Attendance

8 MEMBERS PRESENT: Mayor Kenneth Romney, Mark Preece, Valerie
9 Shaw, James Bruhn, John Baza, Dave Tovey.
10

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

15 VISITORS: Alan Malan, Terry Olsen, Sandi Smith, Doug Coons, Mike
16 Peterson, Lynn Keddington, Tonya Howard Boswell, West Bountiful
17 Youth Council, Steve Fairborne, James Ahlstrom, Julia Ahlstrom, Anita
18 Ahlstrom, Mark Wilcox, Lisa Wilcox, Amy Till, Gary Jacketta, Zane Till,
19 Debbie McKean, Laura Charchenko, Roger Henrikson.
20

21
22 Called to Order:

23
24 Mayor Kenneth Romney called this session to order at 7:35 pm.
25

26 Invocation/Thought - Council Member John Baza gave an invocation.
27

28 Pledge of Allegiance was let by Council Member Valerie Shaw.
29

30 1.
31 Accept Agenda

32 MOTION: Mark Preece moved that Council approve the Agenda.
33

34 SECOND: James Bruhn seconded the Motion.
35

36 PASSED: Voting was as follows:
37

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 3.
51 Employee of the Month

52
53
54 Craig Howe – Steve Fairborne is a long time maintenance employee at the
55 golf course. He is an expert with the backhoe, and has smoothed and
56 graded much of the golf course property as well as bailed water off the
57 golf course. Even though he had a personal tragedy this year, he has
58 remained focused on his work on the golf course.
59
60

61 4.
62 Swearing in of Youth City Council

1
2 Mayor Romney – thanked Ashlie McConkie for serving as Youth Mayor.
3 He then swore in the new youth mayor, Brayden Wilcox. Mayor Romney
4 then swore in the rest of the Youth City Council :

5 Ashlie McConkie – secretary
6 Brady Evans
7 Courtney Evans – historian
8 Darcy Lytle – treasurer
9 Ethan Till
10 Hollie Peterson
11 Jace Allen – fund raising
12 Kazley Gordon – recorder
13 Lyndsy McConkie
14 Megan Nadauld
15 Sydnee Ripplinger
16 Teresa Romney – mayor pro tem
17 Tyrel Morse – website administrator
18 Austin Ahlstrom
19
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25 5.
26 Consider 285-11, A Resolution
27 Adopting the West Bountiful
28 Youth City Council Bylaws
29

30 Mayor Romney – presented the Bylaws written by the Youth Council
31 officers. Dave Tovey proposed a change under “Election/Appointment of
32 Officers.” There was no contingency in case the mayor pro tem was
33 unable to serve. They will add one line that will read approximately as
34 follows: “In the event the mayor pro tem is unable to assume position of
35 mayor, position will be filled in same manner as set forth in Article 3
36 Section 3.”
37

38 MOTION: Dave Tovey moved to approve the Youth Council Bylaws
39 with proposed change.
40

41 SECOND: James Bruhn seconded the Motion.
42

43 PASSED: Voting was as follows:

44 Mark Preece – Aye
45 Valerie Shaw – Aye
46 James Bruhn – Aye
47 John Baza – Aye
48 Dave Tovey – Aye
49

50 6.
51 Consider Approval of a
52 Below-Grade Home Addition
53 for the Property Located at
54 734 West 2250 North
55

56 Ben White – gave a background of the request by Doug Coons regarding a
57 home addition. The new addition would be below-grade, which the city
58 ordinance does not allow for new construction. The home is a 25-30 year
59 old split entry, and does not fall under the code. The home has had water
60 issues in the past, but only if the pump could not work due to electrical
61 outages. The home has a French drain around it, but there is no gravel
62 under the home.

1
2 Doug Coons –The footing of the addition will be as low as the footing of
3 the existing home. There is currently a five-foot crawl space. The
4 addition will be better because crawl spaces develop mold. James Bruhn
5 asked what preparations were being planned for water. Mr. Coons
6 responded that in the spring there is water under the home. If they put
7 gravel under the floor of the new addition with an expanded foundation
8 drain, they can manage the groundwater with a sump pump. He stated the
9 water would be pumped to the back yard. Mayor Romney asked if there
10 would be a problem with increased water from the pump, as the new
11 addition will be almost as big as the existing house, and Mr. White stated
12 he did not know what the impact would be for the neighbors to the west.
13 Mr. White also stated that when exceptions have been granted in the past,
14 the homeowners have signed a waiver that will be registered with the title
15 so that future buyers will be aware of the exception and will not have any
16 recourse with the city.
17

18 MOTION: Mark Preece moved to approve a below-grade home addition
19 for the property located at 734 West 2250 North.
20

21 SECOND: John Baza seconded the Motion.
22

23 DISCUSSION: Dave Tovey asked if they should stipulate a French drain
24 around the home and the addition. Steve Doxey said that Ben can add
25 stipulations as the building goes forward, and the city will be immune
26 from a suit.
27

28 PASSED: Voting was as follows:

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

35 7.
36 Consider Approval of Public
37 Recreation Easement Agreement
38 Between Rocky Mountain Power
39 and West Bountiful City for the
40 Purpose of Construction of the DSB Trail
41

42 Ben White – West Bountiful received a \$100,000 grant to extend the trail.
43 It runs along the right of way owned by Davis County, and at the west end
44 of the proposed trail there is a tower which would be in the middle of the
45 trail. An agreement was drafted by Rocky Mountain Power, approved by
46 our legal counsel, and approved by Rocky Mountain Power. The
47 easement will cost the city \$1740, or \$2 per square foot. The grant is a
48 50% match, and the remainder of the cost to the city will come from
49 impact fees.
50

51 MOTION: John Baza moved to approve the Public Recreation Easement
52 Agreement between Rocky Mountain Power and West Bountiful City for
53 the construction of the DSB Trail.
54

55 SECOND: James Bruhn seconded the Motion.
56

57 PASSED: Voting was as follows:

58 Mark Preece – Aye
59 Valerie Shaw – Aye
60 James Bruhn – Aye
61 John Baza – Aye
62 Dave Tovey – Aye

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8.
Consider Approval of Ordinance
332-11, An Ordinance Amending
Chapter 17.48, Signs, of the
West Bountiful Municipal Code

Ben White – the Planning Commission has spent all the past year going through the sign ordinance and has improved it significantly. In the last meeting, James Ahlstrom had brought up the question of placement of political signs, and a conclusion has not yet been reached as to what would be appropriate and constitutionally sound. There was discussion as to a political sign restriction being challenged and what the cost could be to the city, and perhaps they should err on the side of free speech. However, one purpose of revising the sign ordinance was to keep all signs out of park strips to prevent a safety hazard. Steve Doxey recommended they give the issue further study, and also go through the revised ordinance to see if there are other changes that could be made.

MOTION: Valerie Shaw moved to table the approval of Ordinance 332-11 and send it back to the Planning Commission for further research.

SECOND: James Bruhn seconded the Motion.

PASSED: Voting was as follows:

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

9.
Consider Approval of Ordinance
333-11, An Ordinance Adding
Chapter 17.34, Highway Commercial
District (C-H), to the West Bountiful
Municipal Code

Ben White – the proposed addition, which changes the zoning along the 500 South corridor, was discussed in the last meeting. The language is still the same except the Prohibited Uses section specifies the area is not for storage of chemicals which are not for resale.

MOTION: Mark Preece moved to approve Ordinance 333-11 adding Chapter 17.34 C-H District to the West Bountiful Municipal Code.

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

10.
Consider Approval of Ordinance
334-11, An Ordinance Amending

1 the West Bountiful Zoning Map and
2 Rezoning Sections of 500 South from
3 C-G and R-1-22 to C-H
4

5 Ben White – when considering a C-H zone, the staff needed to decide
6 where the zone should be applied. They considered changing the C-G
7 zone on 500 South west of the railroad tracks to a C-H zone. Holly Oil
8 requested a zoning change farther down in the R-1-22 zone, which would
9 allow them to put in the buildings they are planning. In the last meeting
10 Holly Oil had requested 17.5 acres for the new buildings, but they now
11 plan to turn the buildings and use only 11.41 acres, according to a
12 schematic that was displayed. This would leave a bigger buffer zone
13 between the Holly buildings and the residences.
14

15 MOTION: Dave Tovey moved to approve Ordinance 334-11 amending
16 the West Bountiful Zoning Map and rezoning sections of 500 South from
17 C-G and R-1-22 to C-H, including the 11.41 acres of R-1-22 as outlined
18 by the schematic displayed.
19

20 SECOND: James Bruhn seconded the Motion.
21

22 PASSED: Voting by roll call was as follows:

23 Mark Preece – Aye
24 Valerie Shaw – Aye
25 James Bruhn – Aye
26 John Baza – Aye
27 Dave Tovey – Aye
28

29 11.
30 Planning Commission Report
31

32 James Ahlstrom – the Planning Commission will be doing further research
33 on the sign ordinance, and they are working on an animal ordinance.
34 There is a small sub-division application for which they will need to
35 consider the issue of whether a curb and gutter will be required.
36

37 12.
38 Administrative Report
39

40 Craig Howe –

- 41 • The city managers met a couple of times to discuss animal control.
42 The County is thinking of changing its ordinance about dogs and
43 cats and wanted some feedback.
- 44 • The managers also met with the South Davis Fire District to
45 discuss their budget. There is a demand for service that can't be
46 met with the current bond and their capital equipment has fallen
47 behind. They want \$450,000 per year based on their 20 year plan,
48 up from \$220,000 which they get now. This year's debt service
49 expense is \$40,000 but it is predicted to go up to \$240,000 over the
50 next 20 years. The fire department is mostly funded with impact
51 fees, but the fees have not been high enough. The department will
52 do a market survey of the firefighters' wages.
- 53 • Tomorrow is Walk Your Child to School Day. Everyone can get a
54 free pencil.
- 55 • A flu shot clinic will be set up in the council room on October 26
56 from 3:30 pm to 6:30 pm.
- 57 • Paul Bergantz is retiring on October 16, and a reception will be
58 held on the 14th at the golf course from 3:00 pm to 5:00 pm.
- 59 • The cities and the county are looking at an interlocal agreement for
60 maintenance of the Legacy Trail, excluding UDOT. The county
61 has done some maintenance by mowing it twice a year. If West
62 Bountiful chooses not to participate, the section of trail in West

1 Bountiful will not be mowed. If they only mow in the spring, the
2 cost to each city will be \$2,000, and more maintenance would cost
3 \$10,000, which is still less than the amount proposed by UDOT.
4 The water system has been turned off because it leaked.

- 5 • A work session is planned in two weeks at 6:30 pm to discuss a
6 canine proposal for the police department.
7

8
9 13.
10 Engineers Report.

11
12 Ben White – Staker Parson has scheduled overlays at the north end of the
13 city this week. There will be a public hearing at the Planning Commission
14 about the Skiddy Subdivision (Lynette Larson), after which it will be
15 brought to council.
16

17 14.
18 Mayor/Council Reports

19
20 Dave Tovey – attended the Golf Committee meeting. He asked Craig
21 Howe if there is a weight limit on city streets, as he is concerned about
22 trucks coming from Trinity Steel. Craig said he would send an email to
23 Trinity asking them to use their same route. The trucks are avoiding the
24 new roundabout. Centerville claims the roundabout was built to
25 accommodate trucks.
26

27 John Baza – also attended the golf committee meeting and they had an
28 extensive agenda. They heard the auditor recommendations, and a
29 resolution will be coming before the council regarding repaying subsidies
30 from the city.
31

32 James Bruhn – he will not be able to attend the Art Council meeting this
33 Thursday because he was going out of town and asked if someone could
34 attend in his place. A resident asked him about a refund if they get their
35 landscaping in early. Ben said there was no such refund, but if there was a
36 bond regarding the curb and gutter, it would not be released until the
37 landscaping was done, and then it would be released to whoever put it up.
38

39 Valerie Shaw – missed the Planning Commission meeting.
40

41 Mark Preece – at the Historical Committee meeting, the builder of a new
42 home in Heritage Place gave a very well-prepared presentation. The
43 newsletter will be mailed out Thursday.
44

45 Mayor Romney – Thanked Mark for filling in for him at the last meeting.
46 He asked for a police update.
47

48 Interim Chief John Rasmussen – over the weekend they had someone on
49 the roof of Shopko who stole the condenser from the air conditioner. They
50 thought the perpetrator would turn it in to recycle, but 300 to 400 people
51 turn in condensers so it will be hard to catch him.
52

53 15.
54 Approval of Minutes for
55 September 20, 2011
56 City Council Meeting
57

58 MOTION: Valerie Shaw moved to approve the minutes for the September
59 20, 2011 City Council Meeting.
60

61 SECOND: James Bruhn seconded the Motion.
62

1 PASSED: Voting was as follows:
2 Mark Preece – Aye
3 Valerie Shaw – Aye
4 James Bruhn – Aye
5 John Baza – Aye
6 Dave Tovey – Aye
7

8 16.
9 Closed Meeting
10

11 Not necessary.
12

13 17.
14 Possible Action following
15 Closed Meeting
16

17 Not necessary
18

18 18.
19 Adjourn to RDA Meeting
20

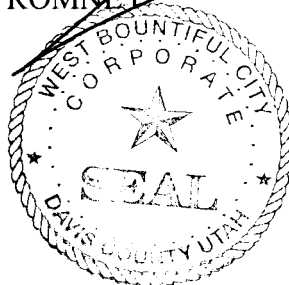
21 MOTION: Valerie Shaw moved to adjourn to the RDA meeting.
22

23 SECOND: Mark Preece 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

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33
34 
MAYOR KENNETH ROMNEY

32
33 
HEIDI VOORDECKERS (CITY RECORDER)



NATHALIE ELLINGSON (SECRETARY)