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2  
3 Minutes of the Meeting of the City Council of West Bountiful City held on Tuesday, February 7,  
4 2012 at West Bountiful City Hall, Davis County, Utah

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6  
7 Those in Attendance

8 MEMBERS PRESENT: Mayor Kenneth Romney, James Ahlstrom, Mark  
9 Preece, James Bruhn, Dave Tovey, Debbie McKean.

10  
11 STAFF PRESENT: Craig Howe (City Administrator), Heidi Voordeckers  
12 (City Recorder), Ben White (City Engineer), Steve Doxey (City Attorney),  
13 Chief Todd Hixson, Nathalie Ellingson (secretary).

14  
15 VISITORS: John Baza, Bud Ingles, Kelly Enquist, Sandi Smith, Alan  
16 Malan, James, Behunin, Terry Olsen, Kelly Class, Tonya Howard  
17 Boswell, Doug Lane.

18  
19  
20 Called to Order: Mayor Romney called this meeting to order at 7:34 pm.

21  
22 Invocation/Thought – Debbie McKean gave an invocation.  
23 Pledge of Allegiance was led by Dave Tovey.

24  
25 1.  
26 Accept Agenda

27  
28 MOTION: Dave Tovey moved to accept the Agenda.

29  
30 SECOND: Debbie McKean seconded the Motion.

31  
32 PASSED: Voting was as follows:  
33 James Ahlstrom – Aye  
34 Mark Preece – Aye  
35 James Bruhn – Aye  
36 Dave Tovey – Aye  
37 Debbie McKean – Aye

38  
39 2.  
40 Public Comment

41  
42 Bud Ingles – Holly Oil promised not to expand and that a buffer would  
43 exist. When Mr. Ingles looked at the information the mayor had, there  
44 seemed to be a very small amount of buffer. He distributed a news report  
45 from November 2009 regarding buffer zones and the Silver Eagle event in  
46 Woods Cross. In the process of approving a subdivision near the refinery,  
47 the Woods Cross Planning and Zoning Commission based their approval  
48 on a Psomas report the developer had done, recommending a buffer area  
49 of 175 feet. The Psomas report had used erroneous information stating that  
50 Silver Eagle was a storage facility. A report by REDD Engineering done  
51 in 2001 had recommended a safety distance of 760 to 825 feet, the lower  
52 end only being safe if there was a wall built. Perhaps based on this, Holly  
53 figures they have enough buffer. Mr. Ingles also distributed a report by  
54 GCM Monitor, a company out of California (gcmonitor.org), recom-  
55 mending larger buffer zones. Mr. Ingles is invested in West Bountiful  
56 because his ancestors settled here in 1848.

57  
58 James Behunin – a RAP tax was passed about four years ago which would  
59 expire after eight years. As the city goes into the budget process, Mr.  
60 Behunin stated it would be a good idea that they identify, as they should  
61 each year, the funds that were raised from RAP taxes and what  
62 specifically they should be used for. The same should be done with the

1 funds from the water rate increase. The citizens would see that the city is  
2 keeping their word regarding these funds. Mayor Romney responded they  
3 have earmarked the water fund and the RAP tax, as well as the property  
4 tax increase. Heidi Voordeckers stated the last budget report showed the  
5 sources of funding and how it fits in capital improvements. She will email  
6 one to Mayor Behunin. Debbie McKean suggested this information could  
7 be included in the newsletter and on the web.  
8

9 3.  
10 Employee of the Month

11  
12 Craig Howe introduced the Employee of the Month by first showing a  
13 video presentation of before and after of the turf center. It has been  
14 cleaned out and organized for more efficient storage. A work roster was  
15 put up, and there are employee lockers and a closet, a nice break room and  
16 office. Marcus Fenton was responsible for all of these changes. The  
17 shops had been storing 20 years worth of material. Marcus did most of the  
18 work alone using his own tools.  
19

20 4.  
21 Youth City Council Report.

22  
23 Youth Council Mayor Pro Tem Teresa Romney –

- 24 • In January they planned a service project but had to reschedule it  
25 due to rain.
- 26 • In February they will hold a fundraiser selling t-shirts that say “I  
27 (heart) WB” for \$8.00 each. They will put out flyers at the school  
28 and the shirts will be sold at City Hall. Mayor Pro Tem Romney  
29 suggested the city council members wear them when they help at  
30 the Easter Egg Hunt and in the parade. The shirts will be ready  
31 next week, and Debbie McKean asked for a picture to put in the  
32 newsletter.
- 33 • Last weekend the Youth Council attended a retreat at Tonya  
34 Boswell’s cabin to discuss the USU Youth Summit. The West  
35 Bountiful youth will present a class on peer pressure.  
36

37 5.  
38 Discussion on Proposed Changes  
39 to Lakeside Golf Course

40  
41 Kelly Class –

- 42 • They are hoping to draw outside players because they are still  
43 charging less than the Salt Lake golf courses.
- 44 • Many golf courses have stopped giving senior discounts on  
45 weekends, but Lakeside will keep offering discounts seven days a  
46 week, and the age to qualify as a senior is being lowered to 55.
- 47 • The off-season is approximately November through February.  
48 They have fall and winter specials with start and end dates.
- 49 • There is a problem with residents getting gift certificates and  
50 giving them to non-residents.
- 51 • They want to get tournament groups filled because, although they  
52 give a reduced rate to large groups, there is more business for the  
53 café and for renting carts.
- 54 • The pro shop is cutting back on merchandise and vendors. For  
55 advertising they have sent out blast emails, one of which made  
56 \$1,000 for the pro shop in one day.
- 57 • They are raising the rates for the practice range, which is the best  
58 range in the county. They are offering a 30 punch golf cart pass  
59 for \$180. One-time rent is \$5.00 and they hope the punch pass will  
60 increase golf cart use.

- Marcus Fenton has presented good ideas for the greens and there should be a complete turnaround in two years.

Mayor Romney asked for comments from council members.

James Ahlstrom and Mark Preece liked all the ideas.

James Bruhn asked about implementing expiration dates on the punch passes, and Mr. Class stated he wants that but it would depend on the software they plan to use.

Dave Tovey liked changing the senior citizen discount and the off-season rates. He had a question regarding the resident punch passes. They had formerly given the residents a discount and then the punch passes had given them an additional discount. When they took away one of the discounts, the punch passes became more expensive per round than the resident discount for single rounds. Mayor Romney suggested the golf committee work on a solution for the resident punch passes.

Debbie McKean suggested, if the new software could do it, that they put pictures on the punch passes such as are done at Costco and the Rec Center.

6.

#### Community Enhancement Proposal.

Debbie McKean – She has observed the amount of work it takes to maintain the parks and trails and there has been an ongoing conflict regarding the Legacy Trail. The city does not have enough staff to keep these areas in top shape. She saw how the community worked together to solve issues that arose from crimes that occurred on the trail and the damage from the windstorm. She proposed that civic groups and church groups in the city adopt portions of the trails and parks and be responsible for maintaining their areas. They would only need to work two or three times a year, and they would have a marker placed indicating the area they have adopted. The city staff would have to issue invitations and contracts. In a second phase they could offer the groups free merit badge or CERT training, but this phase will be presented at a later date.

James Ahlstrom said it was a good idea.

Mark Preece was concerned with overburdening the staff rather than relieving them. Debbie has planned that in the beginning a group be shown its area and what maintenance is expected, and that would be all the involvement required from the staff.

Dave Tovey liked the idea in regard to trails but not so much regarding parks.

James Bruhn would like to see more research.

Mayor Romney stated the city has been approached by the county with a maintenance proposal for Legacy Trail, which they have not yet decided to accept, and he asked Debbie to do some research on it.

7.

#### Consider Notice of Award for 2012 Waterline Replacement Project to Craythorne, Inc. in the Amount of \$583,996.72.

1 Ben White – as previously discussed, it is necessary to replace the water  
2 line on 400 North before the road work can be done and they need to do  
3 1100 West because of frequent water leaks. They have told the contractor  
4 to do 1100 West first, starting at the golf course and going toward 500  
5 South. After 1100 West has been repaved they can start on 400 North.  
6 The largest impact will be at the intersection of 400 North and 1100 West.  
7 He has a completion date of June 15. He received 15 bids and is  
8 recommending the low bidder. Their bid was \$100,000 less than Ben  
9 expected. The money to be used is left over from the water bond. Repairs  
10 to the road on 400 North are not part of the waterline work, so that is  
11 \$80,000 less that needs to come from the water fund.

12  
13 James Ahlstrom stated the two highest bids were \$877,000 and \$872,000  
14 compared to the low bid of \$583,000, and he wondered why there was  
15 such a big difference. The low bid may be leaving something out. Ben  
16 stated Craythorne has been in business many years, and the two top  
17 bidders do not normally do this kind of work. However, in any case, a  
18 performance bond would offer protection to the city. Debbie McKean and  
19 Dave Tovey thanked James for the question.

20  
21 MOTION: Mark Preece moved to approve the Notice of Award for the  
22 2012 Waterline Replacement Project to Craythorne, Inc. in the amount of  
23 \$583,996.72.

24  
25 SECOND: James Bruhn seconded the Motion.

26  
27 PASSED: Voting was as follows:  
28 James Ahlstrom – Aye  
29 Mark Preece – Aye  
30 James Bruhn – Aye  
31 Dave Tovey – Aye  
32 Debbie McKean – Aye  
33

34 8.  
35 Consider Approval of Ordinance 338-12,  
36 an Ordinance Amending Sections 17.16.080,  
37 17.20.080, and 17.24.080 (Farm Animal  
38 Regulations) of the West Bountiful Municipal Code.

39  
40 Mayor Romney asked for thoughts and suggestions from each council  
41 member.

42  
43 James Ahlstrom understood the design and aim of the city is to maximize  
44 the ability for residents to have farm animals, but with some regulation,  
45 which this ordinance now provides. He suggested adding a statement that  
46 between the lessor and lessee they cannot exceed combined points for  
47 combined lots. Ben said adding that language would be confusing. It has  
48 already been stated as their default position in various statements  
49 throughout the ordinance.

50  
51 Mark Preece said the ordinance is good in that it clarifies some points, but  
52 he said there had been no complaints about the actual point system and  
53 they should not have changed it.

54  
55 James Bruhn was fine with the ordinance as written.

56  
57 Dave Tovey wants to keep the old point system and use a conditional use  
58 provision to increase points.

59  
60 Debbie McKean liked the ordinance as written and especially using a  
61 conditional use provision for additional points. She said even though there

1 were no complaints about the former point system, there were a lot of  
2 violations.

3  
4 Mayor Romney said it was a good discussion but he was concerned about  
5 someone having four horses on a ½ acre or 1 acre lot. Dave Tovey said  
6 opening lots up for more animals could be bad for everyone because not  
7 everyone takes the same kind of care of their property. Ben stated the  
8 planning Commission had accepted comments from the farm community  
9 and had taken all into consideration as long as health would not be  
10 compromised.

11  
12 MOTION: James Bruhn moved to approve Ordinance 338-12 amending  
13 sections 17.16.080, 17.20.080, and 17.24.080 (Farm Animal Regulations)  
14 as presented.

15  
16 SECOND: Debbie McKean seconded the Motion.

17  
18 DISCUSSION: James Ahlstrom wanted more discussion about  
19 conditional use. Conditional use would result in fewer nuisance  
20 complaints. He would vote for an ordinance with the old point system and  
21 conditional use.

22  
23 PASSED: Voting by roll call was as follows:

24 James Ahlstrom – Nay  
25 Mark Preece – Nay  
26 James Bruhn – Aye  
27 Dave Tovey – Nay  
28 Debbie McKean – Nay

29  
30 Motion failed.

31  
32 MOTION: Dave Tovey moved to table approval of Ordinance 338-12  
33 until the next council meeting, to give time to add an additional section  
34 using the former point system, with conditional use permits increasing  
35 points to the new point system.

36  
37 SECOND: Debbie McKean seconded the Motion.

38  
39 DISCUSSION: Ben and Kathy Brightwell will do some initial work  
40 talking to residents and presenting the results to Steve Doxey. Ben will  
41 include specifics that will be considered in awarding conditional use  
42 permits.

43  
44 PASSED: Voting was as follows:

45 James Ahlstrom – Aye  
46 Mark Preece – Aye  
47 James Bruhn – Nay  
48 Dave Tovey – Aye  
49 Debbie McKean – Aye

50  
51 9.  
52 Planning Commission Report

53  
54 There was discussion of temporary signs on rights of way. A public  
55 hearing will be held next Tuesday. Mark asked for a change to the  
56 minutes of the planning commission meeting.

57  
58 10.  
59 Engineer Report

60  
61 Ben White –

- Work on the water lines will start in March and be finished in June. The road contractor will start work June 15 and end before school starts.
- Holly Oil is planning upgrades to their fire system. They will be tapping the water lines which will take most of a week, during which time 800 West will be closed from 400 North to 500 South.
- 400 North storm drain – Ben is waiting for the road design to be complete and council will get recommendations at the next council meeting. It is a small project but is very important for properties at the western end of 400 North.
- Ben gave the contractor working on the DC canal project permission to store some Rebar in a parking lot. The Rebar has not been used so Ben has asked them to remove it and their other supplies off the premises.
- The well at the 400 North tank site will start in four weeks.
- Work on the parks projects will start soon; stakes have been put out marking the backstop.
- Some trail projects will be built this year. There will be limited impact to streets, but there will be major impact to pedestrians and bikers.
- He is meeting with the developer next week regarding the equestrian center. James Ahlstrom mentioned the developer needs to talk with the Mayor and council members, as well.
- Debbie asked about a flyer being taped to mailboxes for painting curb numbers and logos on curbs. Ben said the logos would count as graffiti and therefore be against code, and the flyers should not be taped to mailboxes. The distributor of the flyers will be asked to contact the city and explain their project.

11.  
Administrative Report

Craig Howe –

- Showed a map regarding Legacy Trail. He will bring information to the next council meeting from the county regarding an agreement with the county on maintenance. This agreement has nothing to do with UDOT. He said the county will pick up \$6,000 of the cost. Mark Preece said it was the best cost they have seen so far. Dave Tovey asked about fixing the asphalt. Craig said the county would do that repair and share the cost with the cities.
- Craig attended a meeting with South Davis Transit held for UTA and the communities. They are working on a project to bring rapid transit rail through North Salt Lake, Bountiful and Centerville as far as Parrish Lane. It would cost \$300 million and they determined the estimated ridership would not compensate for the cost. Another option was to put in a special lane for “rapid transit” buses. The buses would control the traffic signals. This would have a high cost, but not as much as the train. If either implementation required raising sales taxes, it was pointed out by Mayor Johnson of Bountiful that most of the revenue would go to UTA and not the cities, in spite of additional wear to the streets. A study regarding light rail has already been done in Bountiful. It was pointed out the Frontrunner only benefits the northern part of the county. The consensus was a rail would not be a benefit to South Davis communities and they would only agree on a rapid transit bus system if sales taxes were not raised. A meeting will be held next week to discuss financing. Congress earmarked \$300,000 for additional study to be matched \$90,000 by the cities. Craig indicated that West Bountiful will not be interested in contributing.

Legislative updates

The League of Cities and Towns has met at the Capital and are following several bills:

- Senate Bill 136 put forth by the billboard lobby would enable electronic conversion of all billboards so there can be more signs per billboard. The bill would allow sign companies to put signs anywhere without limits and they would be allowed to cut trees, etc., so their signs are visible. There will be no regard for neighborhoods. If someone wants to oppose a billboard, they must file within 90 days of being alerted of a billboard placement, and since each billboard would have up to eight signs, the legal costs would be enormous. Negotiations by the League of Cities and Towns have been unsuccessful.
- The legislature is forming an economy task force and an air task force.
- The state engineer can no longer deny water rights on an application, so there is a question as to who does.
- House Bill 49 allows carrying open firearms in public places. This means a gun can be taken into any building, and the League opposes it, as well as the Utah chiefs of police.
- House Bill 96 is for an exemption of sales taxes collected from golf courses, but it probably will not be enacted. The state would lose too much revenue.

12.  
Approval of Minutes of  
Previous Meeting

Changes were proposed on Page 5 line 126, page 4 at the bottom of the page, and page 4 lines 34 and 35.

MOTION: Mark Preece moved to approve the minutes from the City Council Meeting held January 17, 2011 with noted changes.

SECOND: James Ahlstrom seconded the Motion.

PASSED: Voting was as follows:

- James Ahlstrom – Aye
- Mark Preece – Aye
- James Bruhn – Aye
- Dave Tovey – Aye
- Debbie McKean – Aye

13.  
Mayor/Council Reports

Debbie McKean – requested an email be sent regarding the details of the upcoming training for newly-elected council members. Newsletter articles are due on the 15<sup>th</sup>. She asked if the day of the parade has been determined and Mark stated it will be July 4<sup>th</sup>. Debbie then stated the park celebration will be on the 3<sup>rd</sup>, with the concert and fireworks.

Dave Tovey – Teresa Romney did a good job reporting on the Youth City Council. The Golf Advisory Committee had a meeting the past week and he is encouraged by the ideas to improve the course for golfers and the community.

James Bruhn attended a Wasatch Integrated Board Meeting. They processed 11,000 tons of green waste in two weeks after the windstorm; equivalent to an entire average year. That is just the waste that went to Layton.

1 Mark Preece – work has started on the next newsletter. There will be a  
2 DUED meeting next week where they will be going over properties that  
3 have been leased throughout the county in the past year. An Emergency  
4 Preparedness Committee has been formed, chaired by Terry Olsen. The  
5 first meeting will be February 16 at 7:00 pm. The chair for the parade this  
6 year is the Youth City Council.

7  
8 James Ahlstrom – attended a Wasatch Front Regional Council meeting.  
9 He asked the mayor to give him specific information that he should gather  
10 from these meetings in the future.

11  
12 Note – there were some changes to assignments. James Ahlstrom was put  
13 on the Golf committee and Debbie McKean was taken off. James Bruhn  
14 was taken off the Parks and Trails committee, and Debbie McKean was  
15 put on.

16  
17 Mayor Romney – asked Terry Olsen to provide guidance to the Youth  
18 City Council in planning the parade if they ask.

19  
20 18.  
21 Closed Meeting

22  
23 MOTION: Debbie McKean moved to extend the council meeting until  
24 past 10:00 pm and adjourn to a closed meeting to discuss the character,  
25 professional competence, or physical or mental health of an individual.

26  
27 SECOND: James Ahlstrom seconded the Motion.

28  
29 PASSED: Voting was as follows:  
30 James Ahlstrom – Aye  
31 Mark Preece – Aye  
32 James Bruhn – Aye  
33 Dave Tovey – Aye  
34 Debbie McKean – Aye

35  
36 11:04 pm

37  
38 MOTION: Dave Tovey moved to adjourn closed session and go to the  
39 council meeting.

40  
41 SECOND: James Ahlstrom seconded the Motion.

42  
43 PASSED: Voting was as follows:  
44 James Ahlstrom – Aye  
45 Mark Preece – Aye  
46 James Bruhn – Aye  
47 Dave Tovey – Aye  
48 Debbie McKean – Aye

49 19.  
50 Possible Action  
51 Following Closed Meeting

52  
53 None.

54  
55 20.  
56 Adjourn  
57 11:05 pm

58  
59 MOTION: James Bruhn moved to adjourn City Council meeting.

60  
61 SECOND: James Ahlstrom seconded the Motion.  
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PASSED: Voting was as follows:

James Ahlstrom – Aye

Mark Preece – Aye

James Bruhn – Aye

Dave Tovey – Aye

Debbie McKean – Aye

  
MAYOR KENNETH ROMNEY

  
HEIDI VORDECKERS (CITY RECORDER)

  
NATHALIE ELLINGSON (SECRETARY)

