

1  
2  
3 Minutes of the Meeting of the City Council of West Bountiful City held on Tuesday, March 6,  
4 2012 at West Bountiful City Hall, Davis County, Utah  
5  
6

7 Those in Attendance

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

11 STAFF PRESENT: Craig Howe (City Administrator), Heidi Voordeckers  
12 (City Recorder), Ben White (City Engineer), Chief Todd Hixson, Nathalie  
13 Ellingson (secretary).  
14

15 VISITORS: Terry Olsen, Lynnette Larson, Kelly Enquist, Trent Larson.

16  
17 Called to Order: Mayor Romney called this meeting to order at 7:32 pm.  
18

19 Invocation/Thought – Invocation by James Ahlstrom.  
20 Pledge of Allegiance led by James Bruhn.  
21

22  
23 1.  
24 Accept Agenda

MOTION: Debbie McKean moved to accept the Agenda.

26 SECOND: Dave Tovey seconded the Motion.

28 PASSED: Voting was as follows:

29  
30 James Ahlstrom – Aye  
31 Mark Preece – Aye  
32 James Bruhn – Aye  
33 Dave Tovey – Aye  
34 Debbie McKean – Aye  
35  
36

37 2.  
38 Public Comment

39 Alan Malan – Bountiful City is putting together a museum about South  
40 Davis County, which will be located between the old cabin and the art  
41 center in Bountiful. The museum will be interactive. They have raised \$1  
42 million so far.  
43

44 Introduction of Vader – Vader is a German Shepherd who was donated to  
45 the West Bountiful Police Department from another agency. Additional  
46 donations have been received to accommodate Vader's veterinary care,  
47 food, and outfitting our police vehicle. He is about three years old and had  
48 been certified; however, a thyroid condition took him out of service for  
49 about eight months. Officer Boyle is getting him trained again, and the  
50 goal is to certify him in everything across the board.  
51

52  
53 3.  
54 Employee of the Month

55 Chief Hixson – Officer Liz Bogdan was dispatched to the Country Inns  
56 and Suites on a call regarding a suspicious marijuana smell in one of the  
57 rooms. She made contact with the occupants of the room and they were  
58 eventually all arrested. Seven pounds of marijuana and several ounces of  
59 methamphetamine were recovered, along with a large amount of cash.  
60 The case grew to involve several states. For her good work and  
61 investigation, she received a certificate and a gift card to Texas  
62 Roadhouse.

1  
2  
3 4.  
4 Consider Approval of Ordinance  
5 341-12, an Ordinance Amending  
6 Section 17.40.030, Definitions,  
7 of the West Bountiful Municipal Code

8  
9  
10  
11 When the Farm Animal Ordinance was revised, some definitions were left  
12 out. A new list was developed and a copy was presented to council with  
13 the new definitions highlighted.

14 MOTION: James Ahlstrom moved to approve Ordinance 341-12, Section  
15 17.40.030, Definitions, of the West Bountiful Municipal Code, which had  
16 been left out of the Farm Animal Ordinance.

17 SECOND: Debbie McKean seconded the Motion.

18 PASSED: Voting by roll call was as follows:

19 James Ahlstrom – Aye  
20 Mark Preece – Aye  
21 James Bruhn – Aye  
22 Dave Tovey – Aye  
23 Debbie McKean – Aye  
24  
25  
26

27 5.  
28 Consider Final Approval of  
29 Skiddy Subdivision – Lynette and  
30 Trent Larson

31  
32 Ben White – The Larsons reviewed the February 17, 2012 memo that had  
33 been discussed in the February 21, 2012 meeting, which listed the  
34 recommendations for improvements prior to approval. These included:  
35 piping the drainage ditch on 400 North with 36" pipe so it matches up with  
36 UDOT's pipes; installing curb and gutter or giving the city the option to  
37 execute a delayed improvement later; providing a title report within thirty  
38 days of the recording of the subdivision documents; provide improvement  
39 drawings for staff to review and approve; and, deeding water rights to the  
40 city.  
41

42  
43 The memo was revised February 29, 2012 with staff recommending that at  
44 least 4 acre-feet of water right remain with the property so the owners can  
45 continue to use the well there, with council to decide if the Larsons should  
46 deed the remaining rights to the city. Because the process is time  
47 consuming, council may decide to leave the water rights as they currently  
48 exist. After some discussion, Mayor Romney recommended, since water  
49 rights laws change frequently, they not pursue deeding the water rights as  
50 it would not be worth the time spent. Ben also recommended that should  
51 the storm drain along 1100 West need to be replaced, it should be a city  
52 obligation since it is an existing storm drain pipe. Because it is worn out,  
53 curb or sidewalk improvements should not be built on top of the pipe  
54 without first replacing the pipe. He also recommended waiving the storm  
55 drain impact fees, which will offset the applicant's cost of putting in the  
56 storm drain on 400 North.  
57

58 There was some discussion regarding curb and gutter. James Ahlstrom  
59 stated it is his opinion that there is actually no requirement for curb and  
60 gutter under the small subdivision ordinance. He recommended they  
61 eventually change the ordinance to require curb and gutter by default, then

1 give property owners the option to ask the Planning Commission to waive  
2 the requirement on an individual basis.

3  
4 MOTION: James Ahlstrom moved to approve the Skiddy Subdivision to  
5 include the following provisions from the February 29, 2012 memo:  
6 Requirement of 36" pipe installed on 400 North and waive the impact  
7 fees; no requirement of curb and gutter now or a deferral agreement;  
8 provide title report and improvement drawings as required by Council; a  
9 construction bond posted for 120% of construction costs; and, no  
10 requirement to deed water rights.

11  
12 SECOND: Debbie McKean seconded the Motion.

13  
14 DISCUSSION: Mayor Romney stated the ordinance does allow the city  
15 to require the party who pulls the building permit to put in curb and gutter,  
16 Ben asked if the motion passes as it is, if the Council wanted to require a  
17 home builder to put in curb and gutter. Mayor Romney was concerned  
18 that a builder would not understand why a curb and gutter is required on a  
19 building permit but was not required for approving the subdivision. Dave  
20 Tovey asked to amend the motion to state that Ben requires a deferral  
21 agreement for a building permit, and attach it to the deed. James Ahlstrom  
22 stated it should be understood from reading the ordinance. He declined to  
23 amend the Motion.

24  
25 PASSED: Voting by roll call was as follows:

26 James Ahlstrom – Aye  
27 Mark Preece – Aye  
28 James Bruhn – Nay  
29 Dave Tovey – Aye  
30 Debbie McKean – Aye

31  
32  
33 6.  
34 Planning Commission Report

35  
36 Debbie McKean –

- 37 • They approved the first ADU request, by Mr. Robert Jackson,  
38 since the ADU ordinance was changed last year;
- 39 • The next Planning Commission meeting will include a public  
40 hearing for Carbone subdivision (the Widdison home);
- 41 • Chairman Denis Hopkinson led a discussion regarding the farm  
42 animal conditional use process. The staff was directed to compile  
43 their suggestions to be discussed at the next Planning Commission  
44 meeting. James Ahlstrom recommended they discuss impact of  
45 conditional use on neighboring properties. Debbie stated they have  
46 four applications already. Changes to the conditional use permit  
47 ordinance will be drafted for March 27<sup>th</sup>, and a public hearing will  
48 be required for those changes.

49  
50  
51 7.  
52 Engineers Report

53  
54 Ben White –

- 55 • The construction being done by Holly Oil on 800 West is nearly  
56 completed.
- 57 • The 1100 West waterline is underway; the work and the road  
58 closures are moving a little south each day.
- 59 • The 400 North storm drain in front of the Mitchells' at 1200 West  
60 was approved at the last Planning Commission meeting, and that  
61 work will start next week.

- At the last City Council meeting, a resident had complained about the flooding on his street, which was caused by a water valve that could not be shut off. They plan to replace all the valves in one day so only half of the city will be without water for one day.
- He has had ongoing discussions with Mayor Romney regarding the storm drain on 1000 West. The mayor recommended that if money is available, they should use it to fix the leaks there. A contractor told Ben the cost would be about \$15,000. Mayor Romney asked him to send out for bids.

8.  
Administrative Report

Craig Howe –

- With changing fees at the golf course, they are working on a system of validating residents before they pay the resident discount fee by asking for ID showing they live in West Bountiful, or the desk could be provided with a list of the utility customers;
- The city is asking for disaster compensation so they can plant up to 60 trees to replace those lost in the windstorm;
- There has been difficulty with the city email, and the council members have not been able to get emails from residents. The administration is looking at alternative providers and changing their domain name, but that may not work. Craig recommended the council members publish their private email addresses and all members agreed.

9.  
Approval of Minutes for the  
February 18, 2012 Budget Retreat  
and the February 21, 2012  
City Council Meeting

James Bruhn asked for a change on page 6 of 11, changing it to show James Ahlstrom seconded the motion.

MOTION: James Ahlstrom moved to approve the minutes for the February 18, 2012 budget retreat and the February 21, 2012 council meeting.

SECOND: Mark Preece seconded the Motion.

PASSED: Voting was as follows:

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

10.  
Mayor/Council Reports

Debbie McKean – the newsletter will be mailed tomorrow. The Fourth of July in the Park is shaping up; activities are being scheduled and confirmed. There will be a slide for the children. All children's activities will be free up to 10 tickets, except food. The Parks and Trails meeting was cancelled, and will resume in April.

1 Dave Tovey – he attended a Public Safety Committee meeting. The  
2 Easter Egg Hunt will be put on by the Youth City Council and they are  
3 currently planning their trip to the Youth Council Retreat in Logan, which  
4 is in March. They have started work on the parade.  
5

6 James Bruhn – Wasatch Integrated is going to summer hours, 7:00 am to  
7 7:00 pm, on March 12<sup>th</sup>. They are looking at buying additional buffer  
8 property to prevent development too close to the waste facility. The burn  
9 plant will shut down in May for some upgrades.  
10

11 Mark Preece – the parade committee is meeting with the Youth Council  
12 tomorrow. He has already met with the youth to help them get organized.  
13

14 James Ahlstrom – the Golf Committee finalized the lease with Stephanie  
15 for the upcoming year. He praised the farm animal ordinance story that  
16 Kathy did for the newsletter. He spoke to the Wasatch Front Regional  
17 Council.  
18

19 Mayor Romney – work is ongoing to clear damages done by the  
20 windstorm. Budget updates look good; the Finance Committee met and  
21 discussed the golf course and parks. Debbie asked the Mayor to find out  
22 when West Bountiful Night at the rec center will take place so she can put  
23 it in the newsletter. There will be a concert at City Hall this Friday night.  
24

25  
26 11.

27 Closed Meeting, if Necessary,  
28 for Reasons Allowed by State Law  
29 9:00 pm.  
30

31 MOTION: Debbie McKean moved to go to a closed session in order to  
32 discuss the character, professional competence, or physical or mental  
33 health of an individual.  
34

35 SECOND: James Bruhn seconded the Motion.  
36

37 PASSED: Voting was as follows:

38 James Ahlstrom – Aye

39 Mark Preece – Aye

40 James Bruhn – Aye

41 Dave Tovey – Aye

42 Debbie McKean – Aye  
43

44 10:29 pm

45 MOTION: James Bruhn moved to adjourn the closed session.  
46

47 SECOND: Debbie McKean seconded the Motion.  
48

49 PASSED: Voting was as follows:

50 James Ahlstrom – Aye

51 Mark Preece – Aye

52 James Bruhn – Aye

53 Dave Tovey – Aye

54 Debbie McKean – Aye  
55

56  
57 12.

58 Possible Action Following  
59 Closed Meeting, Including  
60 Appointments to Boards and  
61 Commissions.  
62

Not necessary.

1  
2  
3 13.  
4 Adjourn  
5 10:29 pm  
6

MOTION: James Bruhn moved to adjourn City Council meeting.

SECOND: Mark Preece seconded the Motion.

PASSED: Voting was as follows:

James Ahlstrom – Aye

Mark Preece – Aye

James Bruhn – Aye

Dave Tovey – Aye

Debbie McKean – Aye

7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26

  
MAYOR KENNETH ROMNEY

  
HEIDI VOORDECKERS (CITY RECORDER)



NATHALIE ELLINGSON (SECRETARY)