

**Mayor**  
Kenneth Romney

**City Council**  
James Ahlstrom  
James Bruhn  
Debbie McKean  
Mark Preece  
Dave Tovey

# *West Bountiful City*

550 North 800 West  
West Bountiful, Utah 84087

Phone (801) 292-4486  
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**City Administrator**  
Craig Howe

**Chief of Police**  
Todd Hixson

**City Engineer**  
Ben White

**City Recorder / Auditor**  
Heidi Voordeckers

**City Treasurer**  
Mindi Tullis

## **CITY COUNCIL MEETING AGENDA**

NOTICE IS HEREBY GIVEN THAT WEST BOUNTIFUL CITY WILL HOLD A CITY COUNCIL MEETING ON **TUESDAY MARCH 20, 2012 AT 7:30 PM** – 550 NORTH 800 WEST, WEST BOUNTIFUL CITY

AGENDAS AS FOLLOWS:

Invocation/Thought by Invitation  
Pledge of Allegiance – James Bruhn

1. Accept Agenda
2. Public Comment (Two minutes per person) or if a spokesperson has been asked by a group to summaries their comments, five minutes will be allowed.
3. Discussion of Golf Pro position and compensation/pay scale changes.
4. Consider final approval of Carbone Subdivision
5. Consider notice of award for 1000 West Storm Drain project, to be funded by the Storm Drain Utility
6. Planning Commission Report
7. Engineers Report
8. Police Report
9. Finance Report
10. Administrative Report
11. Approval of Minutes for the March 6, 2012 City Council Minutes.
12. Mayor/Council Reports
13. Closed meeting, if necessary, for reasons allowed by state law.
14. Possible action following closed meeting, including appointment to boards and commissions
15. Adjourn.

According to the American's with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during the meeting should contact Heidi Voordeckers, City Recorder/Auditor, at (801) 292-4486.

Any residents or property owners in West Bountiful City may request to offer a prayer or thought at the City Council Meetings. Please notify Heidi Voordeckers, City Recorder/Auditor of West Bountiful City, of this desire twenty four (24) hours before the meeting.

\*\* I certify that this agenda has been posted and delivered to the City Council and sent to the Clipper Publishing Company on March 14, 2012.

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Minutes of the Meeting of the City Council of West Bountiful City held on Tuesday, March 20, 2012 at West Bountiful City Hall, Davis County, Utah

Those in Attendance

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

STAFF PRESENT: Craig Howe (City Administrator), Heidi Voordeckers (City Recorder), Ben White (City Engineer), Officer John Rasmussen, Nathalie Ellingson (secretary). Chief Hixson was out of town.

VISITORS: Sandi Smith, John Baza, Terry Olsen, J. and J. Carbone, Elon Widdison, Alan Malan, Kelly Enquist, Monte Widdison, Lynne Widdison, Laura Charchenko.

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

Invocation/Thought – Invocation by Dave Tovey.

Pledge of Allegiance led by James Bruhn.

1.  
Accept Agenda

MOTION: Debbie McKean moved to accept the Agenda.

SECOND: James Bruhn seconded the Motion.

PASSED: Voting was as follows:

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

2.  
Public Comment

Kelly Enquist, referring to the construction that has taken place in the past year on I-15, Pages Lane, and the canal, asked if a compensation agreement had been worked out regarding resurfacing the park parking lot, which is being used as a staging area. He mentioned that the surface of the north parking lot is fragile, and suggested that the West Yard be used as an alternative to the park for the spring cleanup.

3.  
Discussion of Golf Pro Position  
and Compensation/Pay Scale  
Changes

Craig Howe – Kelly Class, who was the assistant golf pro since 1993, has been serving as the interim golf pro since October 2011. During this period, he has worked extensive hours to cover what used to be two positions. The staff recommends that he be made the golf pro, which is an exempt position. The pay would be increased, but the net increase would be offset by the decrease in overtime pay. Also, the golf pro's salary would be on the same level as the golf course superintendent's salary, making these equal positions. Mayor Romney remarked that the five golf courses owned by Vanguard are staffed this way, also.

1  
2 A resolution by council will be needed to change the pay scale, and this  
3 will be an action item in the next meeting.  
4

5 7:50 pm – Dave Tovey was excused.  
6  
7

8 4.  
9 Consider Approval of the  
10 Carbone Subdivision  
11

12 Ben White – the Widdison/Carbone family are asking to divide the 2.37  
13 acre property at 725 West 400 North into two lots, one of which will be a  
14 flag lot. A public hearing was held at the March 13, 2012 Planning  
15 Commission meeting, where they discussed the conditional use aspect and  
16 the subdivision part of the application. Conditions for approval were  
17 taken from a standard list of conditions used to approve flag lots in the  
18 past. The commission also applied some conditions to approve the  
19 subdivision application.  
20

21 Conditions for the flag lot application:

- 22 A. Flag lots are limited to single family dwellings;
- 23 B. Flag lots, including the staff, shall be held in fee simple ownership;
- 24 C. The lot area for a flag lot must meet the minimum for the zone, not  
25 including the staff;
- 26 D. Minimum lot width must conform to the zone;
- 27 E. Front, side and rear setbacks must conform to the zone;
- 28 F. Lots adjacent to the flag lot staff shall meet a corner lot setback if  
29 homes on adjoining properties exist at the time the flag lot is created;
- 30 G. A flag lot staff will not be less than one hundred (100) feet and not  
31 more than two hundred fifty (250) feet long;
- 32 H. Front lot line shall be the one closest to the flag staff and parallel to the  
33 public street;
- 34 I. The flag lot staff must be nearly perpendicular to the public street right  
35 of way and cannot be an extension of a “stub street,”
- 36 J. The minimum unobstructed driveway pavement width shall be twenty  
37 (20) feet if one lot is served by the flag lot staff. Two lots served by  
38 one flag staff will require a minimum twenty-six (26) feet of driveway  
39 pavement;
- 40 K. The furthest point on the flag lot staff cannot be more than one  
41 thousand (1000) feet from the nearest intersection of two (2) through  
42 streets if the flag lot is on a dead end;
- 43 L. Turn around area for emergency vehicles must comply with the current  
44 Fire Code;
- 45 M. Fire hydrant requirements must comply with the current Fire Code;
- 46 N. The site shall be graded so storm water runoff from the flag lot does  
47 not negatively impact neighboring properties;
- 48 O. All flag lots shall have the street address displayed in a prominent  
49 location where the staff portion fronts on the public street;
- 50 P. Not more than one lot can be served by one flag lot staff; ***This part***  
51 ***conflicts with # J;***
- 52 Q. A flag lot cannot be contiguous to another flag lot not served by the  
53 same staff; and,
- 54 R. A flag lot shall not be created from a vacant parcel.  
55

56 Conditions for the subdivision application:

- 57 1. A note be added to the plat that requires consideration the entire 2.37  
58 acre subdivision be considered for public improvements in the future if  
59 an application to further subdivide any of the property is filed;
- 60 2. The applicant will work with the City when filing for a building permit  
61 for the appropriate placement of a water meter. If the water meter is

1 placed outside the City street right of way, a cross access agreement  
2 will be granted;

- 3 3. The applicant may have a partial basement not to exceed five feet as  
4 measured from the center of 400 North Street in front of the driveway  
5 or the depth in which gravity flow from the sanitary sewer can be  
6 achieved, whichever is the higher elevation; and  
7 4. A Title Report be submitted to the City along with the mylar plat.  
8

MOTION: Mark Preece moved to approve the Carbone Subdivision with  
the stated conditions.

11  
12 SECOND: Debbie McKean seconded the Motion.

13  
14 PASSED: Voting was as follows:

15 James Ahlstrom – Aye  
16 Mark Preece – Aye  
17 James Bruhn – Aye  
18 Debbie McKean – Aye  
19  
20

- 21 5.  
22 Consider Notice of Award for  
23 1000 West Storm Drain Project,  
24 to be Funded by the Storm Drain Utility  
25

26 Ben White – In the March 6, 2012 meeting, Ben included in his report a  
27 problem of water bubbling up through the asphalt on 1000 West. He was  
28 advised by a contractor that the work should not exceed \$15,000, and Ben  
29 was instructed by the council to get bids. The project was put out to bid  
with the bid opening occurring last Friday. MC Green came in with the  
lowest bid of \$15,400. Mayor Romney asked to be involved when the  
cutting is done.

32  
33  
34 MOTION: James Ahlstrom moved to award M.C. Green with the work at  
35 200 North 1000 West for \$15,400.  
36

37 SECOND: James Bruhn seconded the Motion.

38  
39 PASSED: Voting by roll call was as follows:

40 James Ahlstrom – Aye  
41 Mark Preece – Aye  
42 James Bruhn – Aye  
43 Debbie McKean – Aye  
44  
45

- 46 6.  
47 Planning Commission Report  
48

49 Debbie McKean – The Carbone Subdivision was discussed, and they  
50 granted four farm animal conditional use permits. Debbie stated the  
51 conditional use permits created extra work for the staff, but once they have  
learned the process, it should go more smoothly. She suggested they  
might look at ways to simplify the procedure, such as changing the  
requirement of conditional use for smaller lots. The Planning  
Commission is getting ready to discuss the Historic Commission  
ordinance.

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58 7.  
59 Engineers Report  
60

61 Ben White –

- They have worked the 1100 West water line almost to 400 North, but they still need to install fire hydrants and then test the line.
- The 400 North storm drain project is almost done, and Weber Basin will come April 1 to work on their water line along 400 North.
- Ben met with the owner of the property adjacent to the location of the new well, and he may request the city purchase a corner of his property.
- The ball diamond is almost complete and it just needs a little more drying time. Ben has requested to buy more bleachers than the two already planned for \$2500. Three extra sets and two benches will bring the total to \$7500. If all items are purchased together, there will be approximately \$800 saved on shipping. Delivery time is two weeks, and baseball season is starting in April.
- The last concrete pour was made on the pavilion today. The stage is shorter than was originally planned, but he is pleased with the appearance.

Mayor Romney invited some discussion as to whether Ben should get all the bleachers in one shipment. Since it was not an agenda item, there was no vote taken. There was some concern about granting the extra money without voting on it as an agenda item. Most agreed, however, that it would be good to save on shipping, and Mayor Romney gave Ben the okay to purchase everything. There was also discussion about some bleachers that had been lent to someone and Mayor Romney asked Kelly Enquist for a report.

8.  
Police Report

Officer John Rasmussen –

- On February 20, Office Boyle completed his one year probation as a full time employee, and they have a new administrative assistant, Michelle Robinson, She was formerly working for the Highway Patrol, and started here on March 12. Cathryn Delka did a great job covering the front office during the interim period.
- The old van in the back parking lot that had been donated to the police department has been donated to Bountiful City.
- In February there were 1323 incidents, mostly traffic stops and calls for service. They had 5 DUIs; Officer Adams has made a big impact in that area.

9.  
Finance Report

Heidi Voordeckers –

The Finance Committee has finished going over the budget, and the budget for the next fiscal year is well under way. The first budget work meeting will be held April 3 at 6:00 pm. With 67% of the fiscal year elapsed, the general fund shows revenues at 63.7% collected and expenses at 58.7% disbursed. The revenues are up 14% from this time last year, with sales tax up 5.75%. Due to the efforts of the golf committee, the golf course is getting closer to being self-sustaining. The water fund and general fund are well ahead due to the water rate increase and the property tax increase.

10.  
Administrative Report

1  
2 Craig Howe –

- 3 • The staff has begun work on position descriptions. They have a  
4 post out for a public works director until March 29. Interviews  
5 will be held after March 29 and will be conducted by the Public  
6 Works Committee.
- 7 • The email issue is solved. Someone in the Ukraine had been  
8 hacking, and Mark Pickett fixed the system with no compensation.
- 9 • The contract to take down the netting at the golf course and put up  
10 new netting is in place.

11  
12  
13 11.  
14 Approval of Minutes for the  
15 March 6, 2012 City Council Meeting

16  
17 Changes were requested on Page 3, James Ahlstrom's comment; Page 6,  
18 Lines 26 and 27, James Bruhn's comment; and Page 4, Line 2, building  
19 permit instead of builder.

20  
21 MOTION: Debbie McKean moved to approve the March 6, 2012 City  
22 Council meeting minutes, with noted changes.

23  
24 SECOND: James Bruhn seconded the Motion.

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

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34 12.  
35 Mayor/Council Reports

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37 James Ahlstrom – he did not make it to the finance meeting and the Golf  
38 Committee meeting has been postponed until this coming Friday.

39  
40 Mark Preece – he will attend the Youth Council meeting on Thursday and  
41 discuss the parade. There was a DUED meeting this week but he was not  
42 able to attend. The Historical Committee has received requests for two  
43 homes coming into the Historical District, and one of them will be  
44 featured in the Parade of Homes.

45  
46 James Bruhn – someone has been topping trees on the rail trail between  
47 Pages Lane and Porter Lane and leaving debris next to the trail, possibly  
48 Bountiful Power, since they have a right of way there. He had a question  
49 as to whether the ordinance stating that a finished floor height must be 12  
50 inches above the curb applies in all zones, because the new Holly office  
51 spaces will be lower than 12 inches. He was told the buildings are on  
52 higher ground than 1100 West.

53  
54 Debbie McKean – the Finance Committee meeting was good. She  
55 commented on the issue of city equipment being borrowed and stated a  
56 policy had been created of no lending or borrowing of city equipment.  
57 She has some information regarding RAP tax on the budget, which she  
58 will present at the budget work meeting. She asked if there were thank  
59 you notes that could be presented to employees who do something special  
60 and who may or may not receive a police citation or employee of the  
61 month. Debbie asked if she could attend the conference in St. George this  
62 year. The city has budgeted for three to attend.

1  
2 Mayor Romney – thanked the engineer and the Parks Committee for the  
3 ultimate outcome of the stage. He spent Thursday, Friday and Saturday  
4 morning with the Youth Council at their conference in Logan. They  
5 presented “Peer Factor.” They did some activities along with their  
6 presentation, such as standing in ice water and trying to take marbles out  
7 of the water using their toes, and taking gummi bears out of pies using  
8 only their mouths. He had a call from a citizen regarding some shirts in  
9 one of the stores that they considered pornographic. He has not gone to  
10 look at them, but after some discussion it was determined there wasn’t  
11 much the city can do about it without raising legal issues. Someone also  
12 reported to him there is graffiti on the underpass.  
13

14  
15 13.  
16 Closed Meeting

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18 Not necessary.  
19

20 14.  
21 Possible Action Following  
22 Closed Meeting

23  
24 Not necessary.  
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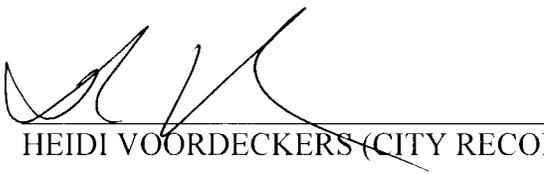
26 15.  
27 Adjourn  
28 9:30 pm

29 MOTION: Mark Preece moved to adjourn City Council meeting.

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31 SECOND: James Bruhn seconded the Motion.

32  
33 PASSED: Voting was as follows:  
34 James Ahlstrom – Aye  
35 Mark Preece – Aye  
36 James Bruhn – Aye  
37 Debbie McKean – Aye  
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MAYOR KENNETH ROMNEY

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44   
HEIDI VOORDECKERS (CITY RECORDER)



NATHALIE ELLINGSON (SECRETARY)