

Mayor
Kenneth Romney

WEST BOUNTIFUL CITY

City Administrator
Duane Huffman

City Council
James Ahlstrom
James Bruhn
Kelly Enquist
Debbie McKean
Mark Preece

550 North 800 West
West Bountiful, Utah 84087

Phone (801) 292-4486
FAX (801) 292-6355
www.WBCity.org

City Recorder
Cathy Brightwell

City Engineer
Ben White

Public Works Director
Steve Maughan

CITY COUNCIL MEETING

THE WEST BOUNTIFUL CITY COUNCIL WILL HOLD A WORKSESSION AND
REGULAR MEETING ON TUESDAY, **JANUARY 20, 2015** IN THE CITY OFFICES AT
550 NORTH 800 WEST AT **7:30 PM**

7:30 pm REGULAR MEETING:

Invocation/Thought –James Bruhn
Pledge of Allegiance – Debbie McKean

1. Accept Agenda.
2. Public Comment (two minutes per person) or if a spokesperson has been asked by a group to summarize their comments, five minutes will be allowed.
3. Consider Approval of a Setback Variance for Property at 688 W 400 N.
4. Consider Approval of Ordinance 368-15, An Ordinance Implementing Snow Removal Requirements.
5. Discuss 2015 Construction Projects.
6. Police Report.
7. Planning Commission/Engineering Report.
8. Finance/Administrative Report.
9. Mayor/Council Reports.
10. Approval of Minutes from the January 6, 2015 City Council Meeting.
12. Adjourn.

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

This agenda was posted on the State Public Notice website, the City website, emailed to the Mayor and City Council, and sent to the Clipper Publishing Company on January 15, 2015.

MEMORANDUM



TO: Mayor & Council

DATE: January 15, 2015

FROM: Ben White

RE: **Variance Request: Straatman 688 W 400N**

Clint and Christy Straatman have requested a variance for property they own at 688 W 400 North. A variance is “a waiver or modification of the requirements of a land use ordinance as applied to a parcel of property that [the applicant] owns.” Utah Code Ann. § 10-9a-702(1). Specifically, the Straatmans desire to build an addition to their 125-year old home that would encroach one foot into the required side yard. The existing house is 5’6” from the west side property line; the proposed addition at the rear of the house would be nine feet (instead of the minimum of ten feet) from the property line.

The standard for obtaining a variance under state law and our ordinance (which mirrors the state statute) is found in Utah Code Ann. § 10-9a-702, , and West Bountiful Municipal Code § 17.08.130, a copy of which is attached. The Straatman’s bear the burden of proving that each of five conditions justifying a variance has been met. Per city and state law, all five criteria must be met for approval to be possible.

As our ordinance requires the Council to issue a written decision on the variance request, sample motions and written decisions approving and denying the request will be provide for the Council’s consideration.

WEST BOUNTIFUL MUNICIPAL CODE

17.08.130 Variances.

- A. Any person or entity desiring a waiver or modification of the requirements of this title as applied to a parcel of property that he owns, leases, or in which he holds some other beneficial interest may apply to the City Council, acting as the appeal authority, for a variance from the terms of the ordinance.
- B. The City Council may grant a variance only if:
 - 1. Literal enforcement of the provisions of this title would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the city's land use ordinances;
 - 2. There are special circumstances attached to the property that do not generally apply to other properties in the same zoning district;
 - 3. Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zoning district;
 - 4. The variance will not substantially affect the general plan and will not be contrary to the public interest; and
 - 5. The spirit of the land use ordinance is observed and substantial justice is done.
- C. In determining whether or not enforcement of the provisions of this title would cause unreasonable hardship under Subsection B(1), the City Council may not find an unreasonable hardship unless the alleged hardship:
 - 1. Is located on or associated with the property for which the variance is sought; and
 - 2. Comes from circumstances peculiar to the property, not from conditions that are general to the neighborhood.
- D. In determining whether or not enforcement of the land use ordinance would cause unreasonable hardship under Subsection B(1), the City Council may not find an unreasonable hardship if the hardship is self-imposed or economic.
- E. In determining whether or not there are special circumstances attached to the property under Subsection B(2), the City Council may find that special circumstances exist only if the special circumstances:
 - 1. Relate to the hardship complained of; and
 - 2. Deprive the property of privileges granted to other properties in the same zone.
- F. The applicant shall bear the burden of proving that all of the conditions justifying a variance have been met.
- G. Variances run with the land.
- H. The City Council may not grant a use variance.
- I. In granting a variance, the City Council may impose additional requirements on the applicant that will:
 - 1. Mitigate any harmful effects of the variance; or
 - 2. Serve the purpose of the standard or requirement that is waived or modified.
- J. The City Council shall issue a written decision, including findings, with respect to the request for variance. The written decision will be final when issued, and may thereafter be appealed to district court in accordance with applicable law.

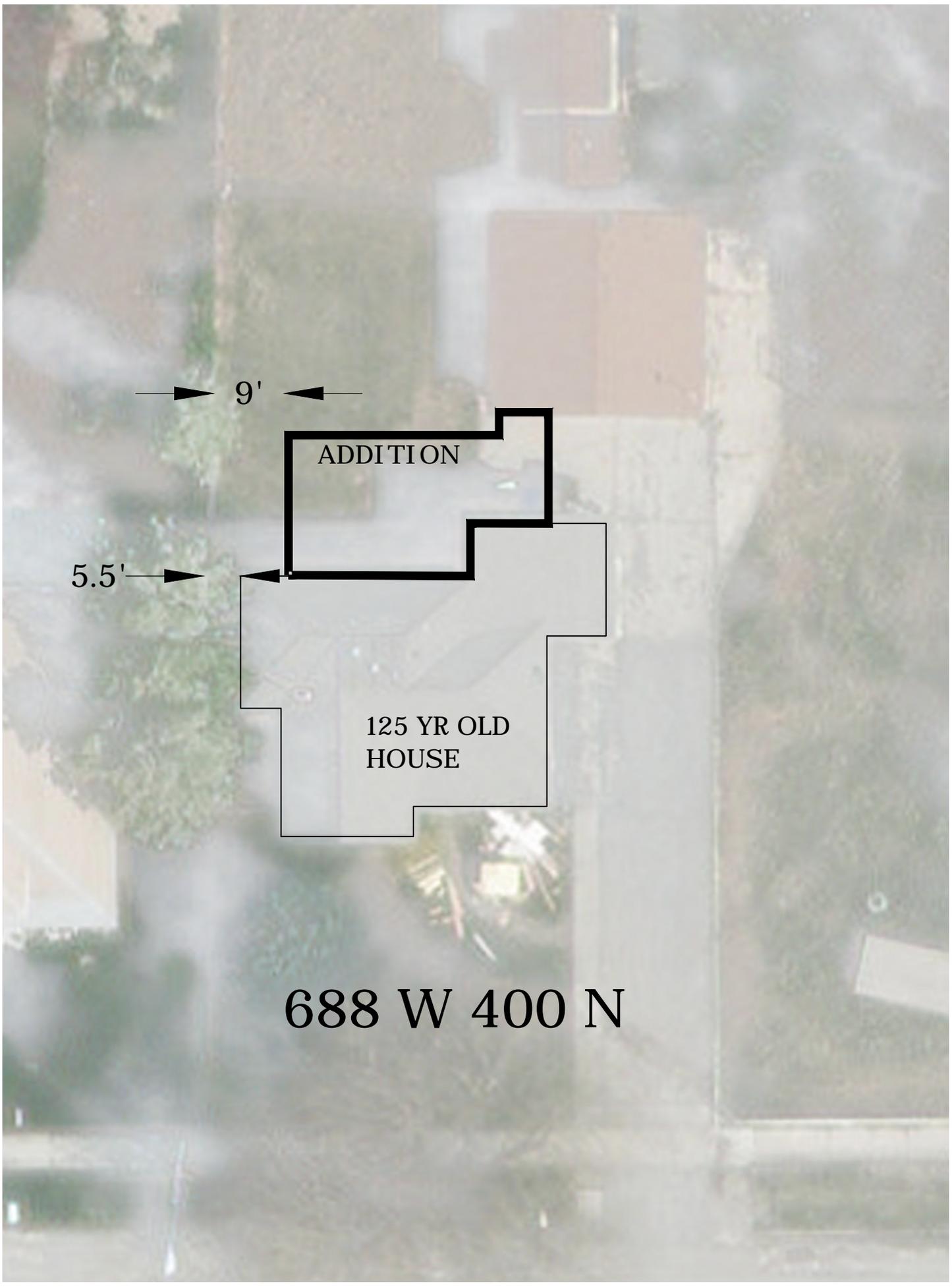
9'

ADDITION

5.5'

125 YR OLD
HOUSE

688 W 400 N



Ben White

From: Clint Straatman [straatman.clint@gmail.com]
Sent: Thursday, January 15, 2015 12:06 PM
To: Ben White
Subject: Straatman Variance

West Bountiful City Council,

I am writing this letter to ask for a variance for our remodel.

Our house has some peculiar issues that are not common to many homes in our neighborhood. It was built 5'6" from the residence to the west of us, it has more exterior doors than bedrooms, it was built in 1890, and a detached garage was added that is 6' to the west of the east side of the house which makes it hard to park 2 cars in it. These issues are limiting us with the dimensions of the remodel. We love the old style of our home and want to maintain the appearance as best we can. Our addition will have a steep roof line and colors to blend in with the existing structure.

The plan for the remodel is to add a bedroom and bathroom. The setback on the remodel is 9' from our west side neighbor. We have a window that is 9'8" from the property line and to comply with the 10' ordinance we would have to build in the middle of the window. This would not look good and be impossible to do. If we could move the addition to the east we would but the garage is already 6' into the existing house.(Not sure why they did that?) So we are strapped with available room.

Following the city 10' setback would cause us unreasonable hardship. We would like to have substantial property rights and still observe the spirit of the land use ordinance.

Thank you for your time and feel free to call anytime with questions.

Clint and Christy Straatman

WEST BOUNTIFUL CITY

ORDINANCE #368-15

AN ORDINANCE AMENDING CHAPTER 12.16 OF THE WEST BOUNTIFUL CITY CODE TO ADOPT SNOW REMOVAL REGULATIONS

WHEREAS, Utah Code Annotated § 10-8-23, as amended, authorizes the City to regulate and control the use of sidewalks including the removal of weeds, litter, snow and ice; and,

WHEREAS, requiring the removal of snow, ice, hail and sleet from sidewalks in a timely manner, and prohibiting depositing snow and other material in the gutter or street benefits the public health, safety and welfare of the community; and,

WHEREAS, the West Bountiful City Council finds the public interest is best served by prohibiting obstructions to the free use and enjoyment or free passage of streets and sidewalks.

NOW, THEREFORE BE IT ORDAINED BY THE WEST BOUNTIFUL CITY COUNCIL THAT CHAPTER 12.16 BE AMENDED AS INDICATED IN THE ATTACHED EXHIBIT A.

This ordinance will become effective upon signing and posting.

Adopted this ___ day of January, 2015.

By:

Ken Romney, Mayor

Voting by the City Council:	<u>Aye</u>	<u>Nay</u>
Councilmember Ahlstrom	_____	_____
Councilmember Bruhn	_____	_____
Councilmember Enquist	_____	_____
Councilmember McKean	_____	_____
Councilmember Preece	_____	_____

Attest:

Cathy Brightwell, City Recorder

TITLE 12 STREETS, SIDEWALKS AND PUBLIC PLACES

Chapter 12.16 USE OF STREETS AND SIDEWALKS

Sections:

12.16.010 General provisions.

12.16.020 Depositing material on streets and sidewalks prohibited.

12.16.030 Snow removal

12.16.010 General provisions.

- A. It is unlawful for any person to destroy, deface or in any manner damage any public street or sidewalk.
- B. It is unlawful for any person to drag, tow or otherwise convey upon the streets of the City any stumps, trees, junk, machinery, or other matter in a manner which damages the street or which causes more than ordinary wear upon the street.
- C. It is unlawful for any person to cause or allow an obstruction to the free use and enjoyment or the free passage of streets and sidewalks, except as expressly authorized by City ordinance.

12.16.020 Depositing material on streets and sidewalks.

- A. It is unlawful for any person intentionally or carelessly to throw, cast, put onto, drop or permit to fall from a vehicle and remain in any street, gutter, sidewalk or public place any stones, gravel, sand, coal, dirt, ice, snow, manure, garbage, leaves, lawn or hedge clippings or rubbish of any kind, or any other substance.
- B. It is unlawful to obstruct the sidewalks, crosswalks, or streets of this city. However, the city engineer may grant special permission to place obstructions on sidewalks or streets when necessary to improve the same or to provide protection during the course of any construction.
- C. Exception. Temporary covering of concrete to prevent breakage while traversing over the concrete with heavy equipment during construction and/or improvement projects on adjoining property is allowed.
- E. Penalty for violation of this section: see Section 1.16.010.

12.16.30 Snow Removal

- A. It is an infraction for the owner, occupant, lessor, or agent of any property abutting a paved sidewalk to fail, refuse, or neglect to remove, or have removed, from such paved sidewalk all ice, snow, hail, or sleet within twenty-four (24) hours of its accumulation.
- B. It is an infraction for any person removing snow from any sidewalk, driveway, or other property, to deposit snow, dirt, leaves or any other material in the gutter or street.
- C. It is an infraction to blow, shovel or plow snow from private property onto a public street or right of way.

TITLE 12 STREETS, SIDEWALKS AND PUBLIC PLACES

Chapter 12.16 USE OF STREETS AND SIDEWALKS

Sections:

12.16.010 General provisions.

12.16.020 Depositing material on streets and sidewalks prohibited.

12.16.030 Snow removal

12.16.010 General provisions.

- A. It is unlawful for any person to destroy, deface or in any manner ~~injure~~ damage any public street or sidewalk.
- B. It is unlawful for any person to drag, tow or otherwise convey upon the streets of the City any stumps, trees, junk, machinery, or other matter in a manner which ~~injures~~ damages the street or which ~~constitutes~~ causes more than ordinary wear upon the street.
- C. It is unlawful for any person to cause or allow an obstruction to the free use and enjoyment or the free passage of streets and sidewalks, except as expressly authorized by City Ordinance.

12.16.020 Depositing material on streets and sidewalks.

- A. It is unlawful for any person intentionally or carelessly to throw, cast, put onto, drop or permit to fall from a vehicle and remain in any street, gutter, sidewalk or public place any stones, gravel, sand, coal, dirt, ice, snow, manure, garbage, leaves, lawn or hedge clippings or rubbish of any kind, or any other substance, ~~which shall render such highway or sidewalk unsightly or shall interfere with travel.~~
- B. It is unlawful to obstruct the sidewalks, crosswalks, or streets of this city. However, the city engineer may grant special permission to place obstructions on sidewalks or streets when necessary to improve the same or to provide protection during the course of any construction.
- C. Exception. Temporary covering of concrete ~~with dirt~~ to prevent breakage while traversing over the concrete with heavy equipment during construction and/or improvement projects on adjoining property is allowed.
- E. Penalty for violation of this section: see Section 1.16.010.

12.16.30 Snow Removal

- A. It is an infraction for the owner, occupant, lessor, or agent of any property, abutting a paved sidewalk to fail, refuse, or neglect to remove, or have removed, from such paved sidewalk, all ice, snow, hail, or sleet within twenty-four (24) hours of its accumulation.
- B. It is an infraction for any person removing snow from ~~the~~ any sidewalk, driveway, or other property, to deposit snow, dirt, leaves or any other material in the gutter or street.
- C. It is an infraction to blow, shovel or plow snow from private property onto a public street or right of way.

2015 Construction Projects

Project	Description/Scope	Resident Participation	Funding Sources	Budgeted	RFI	Notes
725 W	Reconstruct road and replace water main/service laterals from 1100 N to 1550 N on 725 W. Some sidewalk/curb/gutter.	City will pay for cement work needed by water-line work. Residents may participate at 50% for additional work.	\$150,000 Water Fund, \$100,000 Water Impact, \$100,000 Streets Property Tax	Yes	January	Some water meters are in or near drive approaches. Leave old curb/sidewalk?
Pages Ln	Replace water main/service laterals and overlay road from 550 W to 800 W on Pages Ln. UDOT funding to expand road for bike lane (asphalt, curb and gutter)	City will pay for cement work as part of bike lanes. Residents may participate at 50% for additional new/replace sidewalk.	\$125,000 Water Fund, \$200,000 Water Impact, \$175,000 Streets Impact, \$150,000 UDOT, \$75,000 short fall (Streets Tax)	Partial	March/April UDOT Bridge	UDOT grant came in less than hoped for; could scale project back to not include curb/gutter; could spend \$30,000 more to put sidewalk on one side
800 West/Porter Ln Storm	Installing 425 feet of 36" pipe to cover ditch and increase capacity under the Prospector Trail	None?	\$75,000 - Storm Drain Impact	Yes	January?	Will increase water to the West. Additional \$30,000 for sidewalk, curb, gutter.
1100 W Storm	Replacing 1300 feet of storm drain from 100 N to 400 N on west side of 1100 W	330-N Driveway sink hole	\$75,000 - Storm Drain Impact	Yes	February	Utility impacts still unknown. Fall is best construction window.
1200 N Storm Drain	Install new storm drain on city-owned property south of 1200 N	Some discussion with property owner of American Cowboy related to placement of line and potential road.	\$125,000 \$125,000 UDOT	No	?	Funding source? Fall is best construction window.
Prospector Trail Fence	Fence along trail to protect users from golf balls.	Need to accommodate utilities' access to area west of trail.	\$50,000 RAP or Parks Impact, \$85,000 for whole length	Partial	Jan-Feb	
Trail/Golf Restroom	Restroom near #2 and #8 tee boxes and the Prospector Trail.	NA	\$100,000 - RAP or Parks Impact	Yes	NA	Working on budgets for construction options
Park Play Equipment	Install new playground equipment. Still need to determine footprint	NA	\$100,000-\$160,000 - RAP or Parks Impact	No	Feb-March	Footprint/size/cost to be discussed at upcoming work session



NO.	DATE	REVISIONS

DRAWN BY: BSW
FILE NAME: DC_725
DATE: 12-31-14

WEST BOUNTIFUL CITY
550 North 800 West
West Bountiful, UT 84087
Office: 801.292.4486 Fax: 801.292.6355
www.wbcity.org



**725 WEST STREET
1175 NORTH to 1550 NORTH**

**WATER LINE AND
ASPHALT REPLACEMENT**

PROJECT NO:	14031
SHEET NO:	SITE
SCALE:	1"=300'
	1 OF 1



NO.	DATE	REVISIONS

DRAWN BY: BSW
FILE NAME: PAGES_SITE_PLAN
DATE: 8-20-14

WEST BOUNTIFUL CITY
550 North 800 West
West Bountiful, UT 84087
Office: 801.292.4466 Fax: 801.292.6355
www.wbcity.org



PAGES LANE
400 EAST TO 800 WEST

REPLACE WATER AND ASPHALT
CONSTRUCT CURB AND BIKE LN

PROJECT NO:	14037
SHEET NO:	SITE
SCALE:	1"=100'
SHEET:	1 OF 1





NO.	DATE	REVISIONS	DRAWN BY:
			BSW
			FILE NAME:
			1200N_SITE_PLAN
			DATE:
			1-8-14

WEST BOUNTIFUL CITY
 550 North 800 West
 West Bountiful, UT 84087
 Office: 801.292.4486 Fax: 801.292.6355
 www.wbcity.org



1100 WEST STREET
100 NORTH - 400 NORTH

STORM DRAIN EXHIBIT

PROJECT NO:	14011
SHEET NO:	C-01
SCALE:	1"=100'
	1 OF 1



NO.	DATE	REVISIONS

DRAWN BY:
BSW
FILE NAME:
1200N_SITE_PLAN
DATE:
1-8-14

WEST BOUNTIFUL CITY
550 North 900 West
West Bountiful, UT 84087
Office: 801.292.4486 Fax: 801.292.6355
www.wbcity.org



**1200 NORTH STORM DRAIN
EAST OF LEGACY HIGHWAY**

EXHIBIT A

PROJECT NO:	14011
SHEET NO:	C-01
SCALE:	1"=100'
	1 OF 1

WEST BOUNTIFUL CITY POLICE DEPARTMENT

550 North 800 West
West Bountiful, Utah 84087
Office 801- 292-4487/Fax 801 - 294-3590

Todd L. Hixson
Chief of Police

Kenneth Romney
Mayor

West Bountiful City Council Report January, 2015

Statistics reported are December, 2014; the other information reported is collected between council meetings reports.

Reserve Officer Program

It is anticipated we will be able to focus on hiring reserves in the near future.

Alcohol Officer Program

We hired Eric Braegger as a part time alcohol officer. Eric was a full time officer for Draper PD. He retired from full time law enforcement September, 2014. His desire is to still be a part of the law enforcement community and that is his reason for wanting to work for West Bountiful. This fills all the available alcohol enforcement positions

Crossing Guards

Crossing Guard are doing a great job.

Personnel

We hired two new officers to fill the vacant positions. Officer Quintin Grillone and Officer Mark Zollinger have both been given police officer positions. Quintin has already completed his field training and is currently assigned to the graveyard shift. Mark is just out of the police academy and will start February 2, 2015. He will be on field training for three month.

The West Bountiful Police K9 program has been suspended indefinitely. This program was very valuable to the police department in many areas, however, we are unable to sustain this program with current staffing issues and believe, at this time, it is in the best interest of the police department not to pursue continuing with the program.

EMPAC

The December meeting was cancelled due to busy schedules. The January meeting will be held on Wednesday, January 21, 2015 at 5:30 P.M.

General Information

Chief Hixson, Sgt. Erikson, Officer Wilkinson, and Officer Jacobson each attend the New York City police officer's funerals. Officers Wilkinson and Jacobson attended Officer Ramos' funeral and Chief Hixson and Sgt. Erikson attended Officer Liu's funeral. This was a humbling experience. We sent a letter to jetBlue on behalf of the police department thanking them for their kindness. (See attached letter)

Chief Hixson has served on the DCLEAA board for the past two years. This year the chief is the President of the Association.

We are being audited by the Bureau of Criminal Identification. They audit agencies every three years to make sure each agency is not abusing or incorrectly using the information from their database.

Lt. Hamilton's vehicle sustained some minor damage when she was pulling into her garage.

Officer Wilkinson's vehicle was in the shop having the transmission repaired, under warranty. While there the driver side door was damaged. We are working with the dealership to have it repaired.

WEST BOUNTIFUL CITY POLICE DEPARTMENT

550 North 800 West
West Bountiful, Utah 84087
Office 801-292-4487/Fax 801-294-3590

Todd L. Hixson
Chief of Police

Kenneth Romney
Mayor

January 7, 2014

JetBlue Airways Corporation Corporate Office
2701 Queens Plaza N,
Long Island City,
New York 11101

CEO David Barger,

As a small police department in Utah, we cannot begin to express the gratitude we have for you and your entire organization. The kindness and support shown to law enforcement across the country was above and beyond what anyone could have imagined. The generosity of jetBlue allowing police officers to fly free of charge to New York, on two separate occasions, for Officer Ramos and Officer Liu's funerals made it possible for many police officers to attend the funerals that most certainly would not have otherwise been able to attend. Our organization was able to send two police officers to each funeral; I was one of those police officers. Although I am certain I will not be able to fully express how this experience has touched me I would like to express some of my thoughts.

The national climate towards law enforcement is not very favorable right now. It has significantly affected me in a personal way that I am unable to describe. My officers and I have a sincere love of our community and those that we serve. We genuinely strive to provide the best customer service to those that have entrusted us to protect them. We hold each other accountable and are always looking for ways to improve what we do. When I left for New York I was at the lowest point of professional happiness I have ever experienced during my career. From my perspective, I just could not understand the hatred towards law enforcement and even more confused with the desire of people wanting to cause us harm over it.

Upon arrival in New York, we were greeted by two of the greatest NYPD officers. They went out of their way to make us feel welcome and show their gratitude even going as far as giving us a small tour of the area. Throughout the time we spent in New York we spoke with police officers, deputies, and state and federal law enforcement from across the country. We made friends and heard their stories about how the negative climate towards law enforcement has made them feel. It helped me understand that my officers and I were not alone; our family of blue is much bigger than we realize and we are all suffering together. I was able to find strength in other officers that will help me get through these difficult times.

Your airlines made it possible for me to visit the 911 memorial. I was humbled and heartbroken, many times finding it difficult to fight back the tears that wanted to come out. I was actually standing on the site that I had seen so many times on television. The power of that moment was indescribable and will stay with me the rest of my life.

I have unfortunately attended several police officer funerals during my career. On this occasion, I was there for Officer Liu's funeral. The sheer magnitude of the funeral and the circumstances surrounding it was like nothing I have ever experienced before. I was honored just to be a part of it, to know that in some way, even if only by my insignificant presence, I was able to show support to the family of Officer Liu and the New York Police Department.

When I returned to Utah and took time to reflect on the experiences of New York, I discovered that jetBlue's act of kindness it made it possible for me to begin to heal. I am now holding my head high again and have found a new energy to continue forward. I am able to share this experience with my officers allowing them feed off of my experience. I am not able to speak for other police officers, but I find it difficult to believe that many others have not been touched in a similar way.

I am hoping by sharing this with you it helps you have a small understanding of the impact made on the law enforcement community. The effects of this experience are far reaching and have personally touched us not only in our professional lives, but our personal lives as well.

With Sincere Gratitude,

Todd L. Hixson

Chief of Police
West Bountiful City

Kenneth Romney

Mayor
West Bountiful City



West Bountiful Police Department

Department Summary

12/1/2014 to 12/31/2014

Arrests	17	
Adult	14	82.4%
Juvenile	3	17.6%
Activities	801	
Admin	129	16.1%
Assist	102	12.7%
Community Relations	8	1.0%
Investigation	36	4.5%
K-9	19	2.4%
Patrol	85	10.6%
Property	4	0.5%
Security	172	21.5%
Service Call	30	3.7%
Suspicious Activity	39	4.9%
Traffic	163	20.3%
Vehicle Accident	6	0.7%
Shift Time and Percent Accounted	1479 hr. 45 min.	33.9%
Reports	147	
CITATION REPORT	36	24.5%
INCIDENT REPORT	55	37.4%
OFFICER INFORMATION	51	34.7%
POLICE VEHICLE IMPOUND	5	3.4%

Department Summary

Crime Offenses	50	
ASSAULT	1	2.0%
BURGLARY	2	4.0%
DAMAGE PROPERTY	5	10.0%
DANGEROUS DRUGS	11	22.0%
DEATH/INJURY	1	2.0%
FAMILY OFFENSE	1	2.0%
FRAUD	1	2.0%
JUVENILE STATUS OFFENSES	1	2.0%
PUBLIC PEACE	2	4.0%
SEX OFFENSE	1	2.0%
THEFT	7	14.0%
TRAFFIC OFFENSE	13	26.0%
WARRANT SERVICE	4	8.0%
Accidents	12	
Citation Violations	53	
Ft. It.	2	3.8%
Misdemeanor	20	37.7%
Traffic	27	50.9%
Warning	4	7.5%

1 **West Bountiful City** **PENDING** **January 13, 2015**
2 **Planning Commission**

3 **Posting of Agenda** - The agenda for this meeting was posted on the State of Utah Public Notice
4 website and the West Bountiful City website, and sent to Clipper Publishing Company on
5 January 9, 2015 per state statutory requirement.

6 **Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday,**
7 **January 13, 2015, at West Bountiful City Hall, Davis County, Utah.**

8

9 **Those in Attendance:**

10

11 **MEMBERS PRESENT:** Chairman Denis Hopkinson, Alan
12 Malan, Mike Cottle, and Corey Sweat (Alternate). Councilmember
13 Kelly Enquist.

14

15 **MEMBERS/STAFF EXCUSED:** Laura Charchenko and Terry
16 Turner.

17

18 **STAFF PRESENT:** Ben White (City Engineer), Cathy
19 Brightwell (Deputy Recorder), and Debbie McKean (Secretary).

20

21 **VISITORS:**

22

23 The Planning Commission Meeting was called to order at 7:35 p.m. by Chairman Hopkinson.
24 Mike Cottle gave a prayer.

25 **I. Accept Agenda**

26 Chairman Hopkinson reviewed the agenda. Alan Malan moved to accept the agenda as
27 presented. Corey Sweat seconded the motion. Voting was unanimous in favor among members
28 present.

29 **Business Discussed:**

30 **II. Discussion of Density definition clarifications in Title 17**

31 Included in the Commissioner's packets was a memorandum from Ben White, dated January 9,
32 2015 regarding Density Definitions with a new redlined draft attached that states the desired
33 changes discussed in the last Planning and Zoning meeting. The memorandum notes that the

34 draft is different than the previous version that was emailed out to them. This draft includes
35 comments from legal counsel. The Commissioners also received a clean version of the draft in
36 order to see it as it would be forwarded to the City Council for review.

37 Chairman Hopkinson reviewed the memo and draft included in the Commissioner's packet. Ben
38 White appreciated the comments given at the last planning meeting stating it helped him to come
39 up with the proposed draft that is before them today. He feels that the draft before them is a
40 good one and meets the needs of this issue. He pointed out that the proposed 1000 square feet is
41 arbitrary but has put value to each lot.

42 Having missed the December 9th meeting, Corey Sweat read the minutes and feels like the
43 document presented tonight is clean, well written and easy to read. He really appreciates and
44 likes this version of the document.

45 Alan Malan said that in 17.04.030 Definitions he would include the additional language,
46 "setback" after easements. He also suggested that on page 2, 17.68.040, "each lot containing a
47 minimum of 1000 square feet of buildable area, be changed to read, containing a minimum of
48 30' X 30'.

49 Mike Cottle liked the changes.

50 Chairman Hopkinson commented what a great job Ben has done. He suggested that the size of
51 the footprint be a minimum of what is in a R-1-10 zone and would like to see it increased to 30'
52 X 50'.

53 Corey Sweat agreed it was better to have a bigger size and liked the 30' X 50" suggestion.

54 **ACTION ITEM:**

55 All were pleased with the document as it was modified. Chairman Hopkinson recommended that
56 staff bring back a final draft for review at the next meeting and then to move forward to Council
57 for final approval.

58

59 **III. Land Use case review- Ben White**

60 Ben White introduced a case from Salt Lake City. Man purchase property to convert into a
61 boarding house. He had not applied for a permit. City comes and shuts him down. Language in
62 their ordinance created some misunderstandings that created some appeals and disgruntled
63 neighbors feeling he was not in compliance with the city ordinance. Mr. White's point in
64 sharing this case was that when we put language into a document it is important what language
65 we put in and what language we leave out.

66

67 **IV. Staff Report**

- 68 • Ben White informed the Commission that Wendell Wild will be bringing a proposal to
69 subdivide his property in the near future. A copy of the proposed site plan for the

70 Wendell Wild subdivision was included in the Commissioner’s packet and consists of 8
71 quarter acre lots on the rear portion of his property.

- 72 • Cathy Brightwell informed the Commission that they will have a conditional use permit
73 at the next scheduled meeting. The first meeting in February may be canceled for a
74 Council Retreat.

75

76 **V. Approval of Minutes for December 9, 2014**

77

78 **ACTION TAKEN:**

79 **Corey Sweat moved to approve of the minutes dated December 9, 2014 as corrected. Alan**
80 **Malan seconded the motion and voting was unanimous in favor among those members**
81 **present.**

82

83 **VI. Adjournment**

84

85 **ACTION TAKEN:**

86 **Alan Malan moved to adjourn the regular session of the Planning Commission meeting at**
87 **8:12 pm. Corey Sweat seconded the motion. Voting was unanimous in favor.**

88

89

90

91 The foregoing was approved by the West Bountiful City Planning Commission on January 27, 2015, by
92 unanimous vote of all members present.

93

94 _____

95 Cathy Brightwell - City Recorder

96

97

West Bountiful City Finance Report

As of Nov 30, 2014 (42% of the Year)

The following tables provide a snapshot of the City's financial status as of Nov. 30, 2014. The following are items of note (highlighted in yellow on the tables below):

Line 4: After the October Financial Report, an error was found that listed this account at a much higher sum. This error has now been corrected.

Line 8: General Fund revenues continue to exceed budgeted projections.

Line 30: As noted previously, a budget amendment may be needed to correct an error during budget drafting.

Line 32: As noted previously, a budget amendment may be needed to account for the City's unplanned participation in the seal coat of the Legacy Trail.

Line 71: An error was discovered during the last report that showed expenditures for this line as higher than the actual. This error has been corrected.

Line 72: A review of past years shows that this line has been traditionally unbudgeted for part-time range staff. A budget amendment will likely be needed.

Line 37: As of the end of November, revenues at Lakeside exceeded expenditures by \$45,650.

As a general note – it is customary for the City to perform inter-fund transfers at the end of the year; hence some capital projects will show large expenditures without balancing revenues.

	Prior YTD	Current YTD	Budget	YTD % of Budget
General Fund Revenues				
1 Taxes	\$1,189,200	\$1,454,630	\$3,247,629	45%
2 Licenses and Permits	\$38,845	\$47,960	\$94,710	51%
3 Intergovernmental	\$87,678	\$112,185	\$187,600	60%
4 Charges for Services	\$3,469	\$16,637	\$9,580	174%
5 Fines	\$34,550	\$38,306	\$80,000	48%
6 Misc	\$37,595	\$3,647	\$18,000	20%
7 Contributions/Transfers	\$0	\$0	\$79,065	0%
8 Total	\$1,386,337	\$1,673,364	\$3,716,584	45%
9				
10 General Fund Expenditures				
11 Legislative	\$11,358	\$10,910	\$34,355	32%
12 Court	\$10,260	\$10,087	\$24,500	41%
13 Administrative	\$88,145	\$84,409	\$259,000	33%
14 Engineering	\$34,209	\$42,507	\$70,900	60%
15 Non-Departmental	\$143,528	\$117,318	\$196,100	60%
16 Govt. Buildings	\$15,702	\$20,476	\$50,000	41%
17 Planning/Zoning	\$26,543	\$24,107	\$57,770	42%
18 Police	\$413,268	\$381,223	\$996,265	38%
19 Fire	\$203,190	\$213,219	\$443,900	48%
20 Streets	\$340,967	\$55,607	\$169,200	33%
21 Class C	\$114,606	\$193,411	\$245,900	79%
22 Parks	\$148,172	\$68,915	\$180,200	38%
23 Debt	\$21,001	\$19,772	\$156,000	13%
24 Transfers/Sales Sharing	\$227,884	\$240,609	\$832,494	29%
25 Total	\$1,798,833	\$1,482,569	\$3,716,584	40%

	Prior YTD	Current YTD	Budget	YTD % of Budget
26				
27 RAP Tax Fund				
28 Revenues	\$92,823	\$96,271	\$217,000	44%
29 Expenditures				
30 Equipment	\$0	\$4,998	\$5,000	100%
31 Park Improvements	\$0	\$2,666	\$4,250	63%
32 Legacy Trail	\$0	\$5,728	\$0	100%/0%
33 Trail Netting/Fence	\$0	\$0	\$50,000	0%
34 Restroom	\$0	\$0	\$100,000	0%
35 Fund Balance	\$0	\$0	\$57,750	0%
36 Total	\$0	\$13,392	\$217,000	6%
37				
38 ROA Fund				
39 Revenues	\$213	\$128	\$523,000	0%
40 Expenditures	\$34,718	\$36,393	\$523,000	7%
41				
42 Impact Fees				
43 Revenues	\$52,155	\$35,219	\$699,700	5%
44 Expenditures	\$0	\$0	\$699,700	0%
45				
46 Capital Improvement				
47 Revenues	\$1,426	\$1,078	\$1,600	67%
48 Expenditures	\$0	\$0	\$1,600	0%
49				
50 Streets Capital				
51 Revenues	\$840	\$231	\$212,500	0%
52 Expenditures	\$0	\$0	\$212,500	0%
53				
54 Water				
55 Revenues	\$675,245	\$589,932	\$2,832,290	21%
56 Expend (non-capital)	\$354,803	\$404,663	\$926,290	44%
57 Capital	\$54,717	\$854,009	\$1,906,000	45%
58				
59 Solid Waste				
60 Revenues	\$142,253	\$155,398	\$364,100	43%
61 Expenditures	\$145,228	\$136,110	\$364,100	37%
62				
63 Storm Drain				
64 Revenues	\$24,287	\$40,716	\$132,600	31%
65 Expenditures	\$12,716	\$11,870	\$132,600	9%
66				
67 Golf				
68 Revenues	\$388,914	\$429,804	\$862,560	50%
69 Expenditures				
70 Pro-Shop	\$98,589	\$115,539	\$287,215	40%
71 Grounds	\$204,500	\$191,776	\$407,793	47%
72 Range	\$17,639	\$20,128	\$25,550	79%
73 Café/Merch	\$178,765	\$45,337	\$82,500	55%
74 Debt	\$233,325	\$10,373	\$43,560	24%
75 Total	\$732,819	\$383,154	\$846,618	45%

	Prior YTD	Current YTD	Budget	YTD % of Budget
75				
77 800 W Capital Project				
78 Revenues	\$0	\$0	\$740,000	0%
79 Expenditures	\$0	\$674,035	\$740,000	91%
80				
81 725 W Capital Project				
82 Revenues	\$0	\$0	\$350,000	0%
83 Expenditures	\$0	\$0	\$350,000	0%
84				
85 Pages Ln Capital Project				
86 Revenues	\$0	\$0	\$500,000	0%
87 Expenditures	\$0	\$0	\$500,000	0%
88				
89 Porter Storm Capital Project				
90 Revenues	\$0	\$0	\$75,000	0%
91 Expenditures	\$0	\$0	\$75,000	0%
92				
93 Birnam Woods Capital Project				
94 Revenues	\$0	\$0	\$75,000	0%
95 Expenditures	\$0	\$229	\$75,000	0%
96				
97 1100 W Storm Capital Project				
98 Revenues	\$0	\$0	\$75,000	0%
99 Expenditures	\$0	\$2,983	\$75,000	4%

1 *The agenda for this meeting was posted on the State of Utah Public Notice website and the West Bountiful*
2 *City website, and sent to Clipper Publishing Company on December 31, 2014 per state statutory requirement.*

3 Minutes of the West Bountiful City Council meeting held on **Tuesday, January 6 , 2015** at West
4 Bountiful City Hall, 550 N 800 West, Davis County, Utah.

5
6 Those in attendance:

7
8 **MEMBERS:** Mayor Kenneth Romney, Council members James Ahlstrom, James Bruhn,
9 Kelly Enquist, Debbie McKean, Mark Preece

10
11 **STAFF:** Duane Huffman (City Administrator), Steve Doxey (City Attorney), Todd Hixson
12 (Police Chief), Paul Holden (Golf Director), Steve Maughan (Public Works Director), Cathy
13 Brightwell (City Recorder/ Secretary)

14
15 **VISITORS:** Chad Turner, Michelle Strong, Alan Malan, Cade Parker, Eric Montenegro,
16 Zachary Hoskins, Kaden Johnson, Josh Ferlin, Chase Strasrypka, Cason Izatt, Mark
17 McCleery, Mike Call, Chad Feinauer, Corey Sweat

18
19
20

21 Mayor Romney called the **Work session** portion of the meeting to order at 6:05 pm.

22
23

24 **1. Discuss Wage Study.**

25 Mayor Romney explained that during the last budget session, Council talked about wage
26 adjustments so he asked Duane Huffman to put together a study he felt was applicable to our city.
27 The intent is informational, but also to make recommendations.

28 Mr. Huffman reviewed a chart he prepared listing each full time position salary and
29 comparing it to an average using salaries from Wasatch Front, South Davis, or comparable cities
30 based on what he felt was most applicable to each position. He then developed numbers reflecting a
31 market lag of -15%, -10%, and -5%. He explained the data came from a compensation website
32 called Technology Net; a company many cities pay into to track and compare their salaries. The
33 comparison shows that of 23 total employees, 5 are at or above the market, 8 are between 7% and
34 14% below market, and 10 are at least 15% below market, which includes all police officers.

35 The Mayor talked about each Level proposed in the handout. Level 0 is status quo; Level 1
36 brings positions to roughly 10% below market; Level 2 focuses on police officer positions and two
37 other far lagging positions; and Level 3 makes adjustments to only police officer positions.

38 There was discussion about the study, the different proposals, and what the cost would be.
39 Duane explained that current year salary expenses came in lower than budgeted. With funds
40 available, he recommended changes be made now rather than waiting until July. Duane stated that it
41 is generally acceptable for new employees to lag the market but not by 23%.

42 Mayor Romney asked how best to move forward. What should our goals be? There was
43 general discussion about where salaries should be and the importance of keeping good employees,
44 although salary is not the only factor people consider when deciding to leave. Council member
45 Enquist said that once everyone is in line, raises could be given across the board to keep them in

46 line. Council member Bruhn gave an example of situations at Wasatch Integrated that when
47 employees are above the average salary level, they are given bonuses rather than salary increases to
48 avoid perpetuating the problem.

49 Council member McKean feels like they need to look at the overall picture and have a closed
50 session to talk about specific performance issues. She suggested a strategy session to look at the
51 needs of the entire city.

52 The Mayor said times have changed; the City is growing up. He believes we have great
53 employees who are doing more than was required in the past, especially police officers dealing with
54 new requirements and a new environment. He asked if we are fully staffed. Duane responded that
55 ideally we could use another police officer and a golf mechanic, but that any such proposal in that
56 regard would necessitate a serious budget discussion. Chief Hixson added that the department
57 currently has 40 active cases to investigate but they don't have time. Risk management and liabilities
58 require us to do these things and do them right.

59 Council member Bruhn asked how City Council salaries compare to other cities. Council
60 member McKean also asked about employee incentive programs.

61 At an upcoming strategy retreat meeting, Duane will bring back specific comparisons with a
62 few comparable cities, and council salary information.

63

64 **2. Discuss Personnel Policy Manual Re-draft.**

65

66 Duane Huffman reminded everyone that the Personnel Policy manual has been completely
67 re-drafted making it impossible to have a redline version for comparison. He explained that the
68 Manual is intended to be a rule book, not a how-to manual. Limiting the detail of what is in it
69 minimizes our liability. It will be part of an employee handbook.

70 Council member McKean would like an introduction welcoming employees and including
71 the City's mission, values, etc. Duane said those sections could be part of the overall employee
72 handbook, not necessarily part of the personnel policies.

73 There was discussion about appointed officials and exempt employees and who has rights to
74 appeal firing. There was also discussion about full-time and part-time definitions and how many
75 minimum hours should be listed for each. Duane clarified that our Seasonal employees are
76 temporary and not included in these definitions.

77 Discussion was completed through Section 2, and will continue at a later meeting.

78

79 **3. Discuss 2015 Construction Projects.**

80

81 725 West road reconstruction and replacement of water main/service laterals from 1100 N to
82 1550 N. What do we want to do with cement? There are sections of crumbling curb, cracked
83 sidewalk, etc. If we offer to split the cost with residents as we have done in the past, do we leave
84 whatever is functional for residents who don't want to pay 50%? The sidewalk is worse than on 700
85 West and the drive approaches are poured with the curb so when the street is excavated, it is likely
86 we will end up with broken curb. There was discussion about how to handle these issues but
87 because each property is different, Mayor Romney concluded we will have to use discretion on a
88 case by case basis. This project will go to bid soon.

89

90 Pages Lane – replace water main/service laterals and overlay the road from 550 W to 800
91 W. UDOT will provide some funding for curb/gutter with the purpose of creating new bike lanes,

92 but not the full amount requested so we will have to kick in \$75k to complete the curb/gutter and
93 extend asphalt.

94 There was discussion about adding additional sidewalk to fill in the gaps. Ben White said it
95 will cost approximately \$30k to add sidewalk on the south side of the road, and it was agreed that it
96 is important to do. Regarding the north side, Ben said he thinks it will run about \$45k. He was asked
97 to bring back an estimate of what it would cost to complete the entire sidewalk on both sides.

98 Duane Huffman reminded them that 400 North will be closed in the spring for 90 days, so we
99 will not go out to bid on this project until we know when 400 North will reopen.

100 There was agreement to add sidewalk on the south side with an expected cost of \$30k. A
101 decision on the north side will wait until better numbers are available.

102
103 **800 West/Porter Lane storm drain** – install 425 feet of 36” pipe at the southwest corner of
104 Porter Lane and 800 West to cover the ditch and increase capacity under the Prospector trail.
105 Funding will come from \$75k in storm water impact fees. Replacing curb/gutter/sidewalk would
106 add \$30k which could come from streets capital improvement fund. There was discussion about
107 whether it should be installed in the same alignment or not at all.

108
109 The discussion was cut short due to the time, and will be continued at the next meeting.

110
111 -----

112
113 Mayor Romney called the **Regular meeting** to order at 8:03 pm. Council member Preece was
114 excused for this portion of the meeting.

115
116 Boy Scouts Kaden Johnson recited the Scout oath, Tate Evans recited the Scout law, and Eric
117 Montenegro led the Pledge of Allegiance. All were from Troop 1039.

118
119 **1. Accept Agenda**

120
121 **MOTION:** *Debbie McKean moved to approve the agenda as written. James Bruhn*
122 *seconded the Motion which PASSED by unanimous vote of all members*
123 *present.*

124
125 **2. Public Comment**

126
127 Corey Sweat - 1078 W 600 North, asked if anyone knows about Holly projects south of 500
128 South. Duane Huffman said we have heard that Holly has talked with Woods Cross about potential
129 activity in the area but we have not been contacted. Mayor Romney suggested it may be part of their
130 efforts to increase their buffer zone. He said they have been buying property and then they lease it
131 out to businesses allowed in that zone. He added that they are building a fire training facility in the
132 old trailer park area on the south side of the road, but he knows nothing more.

133 Mike Call – asked what is the intent with Trinity? Are they moving? Mayor Romney
134 responded that the last we heard they are very content staying in their current location. Council
135 member Ahlstrom added that he also has heard that they have no intention of moving.

136

137 **3. Presentation by Chad Turner regarding Community Help for West Bountiful**
138 **Elementary School.**
139

140 Chad Turner, representing the PTA, Community Council, and a group of parents from West
141 Bountiful Elementary school, thanked the Council for allowing him to be here. He explained they
142 have been working for 3 years to build a case for the School Board that they need a new school
143 because the current one is dilapidated and provides a difficult learning environment for the 620-640
144 students attending the school. He said they have an opportunity to send a letter to the school district
145 to get on a potentially upcoming bond and they need community support.

146 Mr. Turner showed a short video that included pictures of students forced to hold PE in the
147 hallway due to fallen ceiling tiles; security system is not up to par; the gymnasium, used for PE and
148 as a cafeteria, is not large enough; the stage does not have ADA access; tables fold up onto the wall
149 but if not tightened properly they can fall. Last year the janitor broke his hip when tables fell. He
150 stated there are also architectural problems. All outside doors open directly to hallways, with no
151 vestibule, making it difficult to maintain temperatures. The HVAC is not efficient. It gets very cold
152 in the winter causing students to wear coats in class, and gets very hot in spring and fall forcing kids
153 to take water bottles to class to stay hydrated. He gave an example of a light fixture falling in a
154 kindergarten class room, but luckily it happened over the weekend so it was cleaned up before
155 children were in the room. Things are really falling apart and we are lucky that there haven't been
156 serious injuries.

157 Mr. Turner described the kitchen refrigerators that are unable to maintain temperatures so
158 they have to reload and unload the contents every day. Day lighting is also a problem. Each class
159 has only one window limiting sunlight. The exterior walls are part of a metal panel system about 1
160 inch thick, which is not efficient for heating. Gaps have been stuffed with Styrofoam to help limit
161 the outside air coming in. There is not enough room for students to eat at tables so in many cases
162 they are crammed in sideways, and the number of students in the lunchroom exceeds fire code.
163 Windows are single pane, non-tempered. Parking and student drop-off is a problem, and the parking
164 lots present a safety concern, and there are no drinking fountains outside the building.

165 Mr. Turner presented a new phasing proposal that would allow them to build parts of a new
166 school while still using the current school. In addition, the proposal provides a designated front
167 door, which is currently a big problem, and would provide an access driveway from 800 W to 400 N
168 as well as room for additional parking. Michele Strong added that they have had problems getting
169 support for a new building behind the current playground, and believes this proposal will be more
170 acceptable. The first phase would be to build a new gymnasium. Currently, there is no place to
171 meet. Parents and students can't fit into the gym so they can't hold science fairs or other group
172 activities. It would also allow them to run PE all day and not be forced to work around the lunch
173 schedule.

174 Mr. Turner said they would like support from council and the ability to use the City's website
175 and newsletter as a way to get the message out. He said their previous efforts had the School District
176 listing them as #2 for schools in need in the County, but they have now received word that they may

177 not make it on Bond. He shared their frustration that they have been quiet for too long waiting for
178 promises that haven't been met.

179 Duane Huffman said he understands it is important to be on the bond and recommends at this
180 stage the Council should focus on the deplorable conditions, safety issues, etc., rather than
181 addressing how the problem should be handled. There is some sensitivity with how the City, as a
182 government body, engages in discussion about bonds, but we can do things like inviting school
183 district members to tour the school with the city council members, and other ways to raise awareness
184 of the need. The group can prepare an article for the newsletter that directs readers to their social
185 media sites.

186 Council member Enquist asked how the school stands with regard to technology. Mr. Turner
187 responded that net books have been donated by Holly in two grades, but internet only works in
188 pockets throughout the school. He said most schools are able to provide net books to all their
189 students.

190 Mayor Romney thanked Mr. Turner and Mrs. Strong for the work they have put into this.
191

192 **4. Consider approval of Resolution 354-15, A Resolution Updating Construction Design**
193 **Standards for West Bountiful City.**
194

195 Ben White explained that the City's construction standards have not been updated since 2011
196 and since that time there have been a few changes in the industry, state requirements, and staff
197 preferences, and he proposes it is time to formally update the standards we use. He summarized the
198 proposed changes and discussion followed.

199 Council member Enquist asked about the high density mineral bond seal coat being proposed
200 and if there was still only one supplier of the material. Ben White responded that was still the case
201 but he expects there to be more once construction season begins. He clarified that the requirement is
202 tied to a specification not a provider. Steve Maughan added that he has been extremely pleased with
203 the new seal material; snow comes off the road easier because it doesn't absorb as much. He said it
204 has made a huge difference in plowing.

205 **MOTION:** *James Bruhn moved to approve Resolution 354-15, A Resolution Updating*
206 *Construction Design Standards for West Bountiful City. Debbie McKean*
207 *seconded the Motion which PASSED.*
208

209 The vote was recorded as follows:

210 James Ahlstrom – Aye

211 James Bruhn – Aye

212 Kelly Enquist – Aye

213 Debbie McKean – Aye

214 Mark Preece – absent

215

216

217

218 **5. Discuss and consider appointment of Judy Lever as Hearing Officer.**
219

220 Duane Huffman explained that the appeal provisions of the newly adopted nuisance
221 ordinance call for appeals to be conducted by a hearing officer. Staff advertised for letters of interest
222 from qualified individuals earlier this year. In response, a letter of interest was received from Judy
223 F. Lever. Ms. Lever meets the criteria of being legally trained, has experience in conducting similar
224 hearings on behalf of the City of Holladay, and understands the role and responsibilities of a hearing
225 officer.

226 In response to questions from the Council, Mr. Huffman stated he received very little
227 response to the ad, he expects very little activity, there is no retainer tied to the position, and Ms.
228 Lever has offered a good fee proposal. Steve Doxey added that he has appeared before her and she
229 has good experience. He recommends a multi-year term when considering appointment.

230
231 **MOTION:** *James Ahlstrom moved to consent to the Mayor's appointment of Judy*
232 *Lever to a four year term as hearing officer pursuant to the terms included*
233 *in her proposal and documented by Mr. Huffman. Debbie McKean*
234 *seconded the Motion which PASSED.*
235

236 The vote was recorded as follows:

237 James Ahlstrom – Aye
238 James Bruhn – Aye
239 Kelly Enquist – Aye
240 Debbie McKean – Aye
241 Mark Preece – absent
242

243 **6. Consider approval of purchase of wetland credits.**
244

245 Duane Huffman distributed a memo explaining that in preparation for storm water
246 improvements on city-owned property located on 1200 N, the Council commissioned a wetland
247 study which found that the projected location of the storm water pipe requires wetland mitigation for
248 0.44 acres. In lieu of performing wetland mitigation on the property itself, the City has the option of
249 purchasing wetland “credits” that supply the funding needed to mitigate other wetland areas. These
250 credits come at less expense than would be needed to perform the mitigation and relieve the City
251 from 5 year’s worth of monitoring and reporting.

252 The cost of purchasing the credits is approximately \$9500, which is close enough to the \$10k
253 threshold requiring approval by City Council that staff has brought the issue up for approval.

254 **MOTION:** *James Ahlstrom moved to approve the purchase of approximately \$9500 in*
255 *Wetland Credits for the City's property on 1200 North. James Bruhn*
256 *seconded the Motion which PASSED.*
257

258 The vote was recorded as follows:

259 James Ahlstrom – Aye
260 James Bruhn – Aye
261 Kelly Enquist – Aye

262 Debbie McKean– Aye
263 Mark Preece – absent
264

265 **7. Engineering Report**

266 Ben White reported that the 500 South water line under I-15 is complete, and they are now
267 working on 400 North. His best information is that the overpass will still close late February, early
268 March for 90 days. He added that UDOT hopes to use the down time to enlarge the 500 West/500
269 South intersection. There was discussion about how best to notify residents and golfers of the
270 closure and alternate routes.

271 Wendell Wild will likely propose new 8 lot subdivision abutting Moss Farms. He will be
272 coming in with a formal application in the next several weeks.
273

274 **8. Administrative Report**

275 Duane and Steve have begun preliminary discussions with Waste Management. They are
276 expected to submit a written renewal proposal this week. Council member Ahlstrom thinks it is a
277 good idea to seek competitive bids even if they submit a good proposal.

278 Duane was contacted by the new West Bountiful baseball president, Kyle Peters, about
279 setting up a meeting to discuss a 2015 Use agreement.

280 Our credit rating report went well; West Bountiful will maintain its A+ rating.

281 For the next city council meeting, we are tentatively planning to have a golf report, a
282 variance request, and another work session, beginning at 6:30, to continue discussions on the
283 personnel policy manual and 2015 Projects. He is also working on putting together a retreat for
284 Council.
285

286 **9. Mayor/Council Reports**

287
288 James Ahlstrom – no report
289

290 James Bruhn – no report
291

292 Debbie McKean reported there was no Arts council meeting last week due to the holiday so
293 they will meet this Thursday. The Event on Friday is a showing of the new Bob Adventures -Trash
294 Day movie.
295

296 Kelly Enquist asked what the requirements are for keeping sidewalks clear on City owned
297 property. He also commended public works on doing a good job plowing the recent storm.
298

299 Mayor Romney reported several issues of residents blowing their snow into the road,
300 especially after it had been plowed. Duane Huffman said he is not aware of the City ever enforcing
301 it. Steve Maughan added that it is a problem and he would appreciate any help he can get to educate
302 residents. There was discussion about whether the City should take a more proactive role and the
303 consensus was that it should. The Chief and Duane will research the issue and come back to Council
304 with a proposal.

- 305
306 **10. Approval of Minutes from the December 16, 2014 City Council Meeting.**
307
308 **MOTION:** *James Bruhn moved to approve the minutes from the December 16, 2014*
309 *meeting as presented. Debbie McKean seconded the Motion which*
310 *PASSED by unanimous vote of all members present.*
311
- 312 **11. Executive session pursuant to Utah Code Annotated 52-4-205(d), to discuss the**
313 **purchase, exchange, or lease of real property.**
314
315 **MOTION:** *James Ahlstrom moved to go into Executive Session in the police*
316 *department training room pursuant to Utah Code Annotated 52-4-205(d), to*
317 *discuss the purchase, exchange, or lease of real property at 9:15 pm.*
318 *Debbie McKean seconded the Motion which PASSED.*
319
320 The vote was recorded as follows:
321 James Ahlstrom – Aye
322 James Bruhn – Aye
323 Kelly Enquist – Aye
324 Debbie McKean– Aye
325 Mark Preece – absent
326
- 327 **MOTION:** *James Ahlstrom moved to close Executive Session pursuant to Utah Code*
328 *Annotated 52-4-205(d), to discuss the purchase, exchange, or lease of real*
329 *property at 9:35 pm. Debbie McKean seconded the Motion which PASSED.*
330
331 The vote was recorded as follows:
332 James Ahlstrom – Aye
333 James Bruhn – Aye
334 Kelly Enquist – Aye
335 Debbie McKean– Aye
336 Mark Preece – absent
337
- 338 **12. Adjourn**
339
340 **MOTION:** *James Bruhn moved to adjourn this meeting of the West Bountiful City*
341 *Council at 9:38 pm. James Ahlstrom seconded the Motion which PASSED*
342 *by unanimous vote of all members present.*
343
344 -----
345
346 *The foregoing was approved by the West Bountiful City Council by unanimous vote of all members*
347 *present on Tuesday, January 20, 2015.*
348
349
350
-

351 Cathy Brightwell (City Recorder)