

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 BEGINNING AT 6:00 PM, AND A REGULAR MEETING BEGINNING AT 7:30 PM, ON TUESDAY, SEPTEMBER 15, 2015 IN THE CITY OFFICES AT 550 N 800 WEST.

6:00 pm WORKSESSION

1. Discuss Personnel Policy Re-draft

7:30 pm REGULAR MEETING

Invocation/Thought –Debbie McKean; Pledge of Allegiance – Kelly Enquist

1. Accept Agenda.
2. Swearing-In of the 2015/2016 West Bountiful City Youth City Council.
3. Public Comment (two minutes per person, or five minutes if speaking on behalf of a group).
4. Public Hearing – Proposed Creation of a Local District to Provide Fire Protection, Emergency Response Services, Emergency Medical Response, Paramedic, Ambulance Services and Related Services in the Cities of Bountiful, Centerville, North Salt Lake, West Bountiful, Woods Cross and an Unincorporated Portion of Davis County.
5. Consider approving information and arguments to be published in a Voter Information Pamphlet regarding the reauthorization of the Recreation, Arts, and Parks (RAP) Tax.
6. Consider Ordinance 373-15, An Ordinance Amending Section 16.12.060(C) of the West Bountiful Municipal Code To Establish Minimum Criteria for Flag Lots.
7. Engineering/Planning Commission Report.
 - a. Pages Lane Project.
8. Police Report.
9. Administrative Report.
10. Mayor/Council Reports.
11. Approve Minutes from the September 1, 2015 City Council Meeting.
12. Possible Executive Session for the Purposes Pursuant to Utah Code Annotated 52-4-205.
13. Adjourn.

Individuals needing special accommodations during the meeting should contact Cathy Brightwell at (801) 292-4486 twenty-four hours prior to the meeting.

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 September 10, 2015.

2015-2016

YOUTH CITY COUNCIL MEMBERS

OFFICERS:

Ethan Till, Mayor

Austin Gerber, Mayor Pro-Tem

Rachel Carpenter, Secretary

Madison Parker, Recorder

Justin Wood, Treasurer

Brooklyn White, Historian

Brooke Strong, Publicity Head

Steven Nordfors, Web Administrator

MEMBERS:

Bryce Cindrich, Preston Huggard, Olivia Jackson, Ellie Jensen, Spencer Jorgensen, Michelle Van Huizen, Nathan Wainwright, Marisa Wilcox, Brooke Wild, Anthony Wuthrich

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NOTICE OF PUBLIC HEARING

Davis County and the cities of Bountiful, Centerville, North Salt Lake, West Bountiful and Woods Cross have adopted Resolutions proposing the creation of a local district to provide fire protection, emergency response services, emergency medical response, paramedic, ambulance services and related services. The proposed local district will assume the responsibilities of the current South Davis Metro Fire Agency. A summary of the Resolution is set out below. Each City Council and the Davis County Commission will hold a public hearing to explain the purpose and operation of the district and receive public input on the proposed local district at the dates, times and locations below:

BOUNTIFUL--September 8, 2015 at 7:00 p.m. in the Bountiful City Council Chambers, 790 S. 100 E., Bountiful, UT.

CENTERVILLE—September 15, 2015 at 7:00 p.m. in the Centerville City Council Chambers, 250 N. Main St., Centerville, UT.

DAVIS COUNTY—September 15, 2015 at 6:00 p.m. in the Davis County Commission Chambers, 61 S. Main St., Farmington UT/

NORTH SALT LAKE—September 15, 2015, at 7:00 p.m. in the North Salt Lake City Council Chambers, 10 E. Center St., North Salt Lake, UT.

WEST BOUNTIFUL—**September 15, 2015 at 7:30 p.m. in the West Bountiful City Council Chambers, 550 N. 800 W., West Bountiful, UT.**

WOODS CROSS—September 15, 2015 at 7:00 p.m. in the Woods Cross City Council Chambers, 1555 S. 800 W., Woods Cross, UT.

SUMMARY OF THE ADOPTED RESOLUTION

Purpose of the Proposed District--Provide fire protection, emergency response services, emergency medical response, paramedic, ambulance services and related services and assume the assets, liabilities and responsibilities of the current South Davis Metro Fire Agency.

Areas included in the Proposed District--The proposed district will include the area within the corporate limits of the cities of Bountiful, Centerville, North Salt Lake, West Bountiful, Woods Cross and all property in the unincorporated area of Davis County located south of an east/west extension of the northern corporate limits of Centerville City, north of the Salt Lake County Line, west of U.S. Forest Service line, and east of the Great Salt Lake.

Funding for the Proposed District-- The proposed district will be funded through revenues that may include member assessments, revenues generated by its operations and such other revenues that are authorized by law. Property taxes will be imposed by the proposed district.

Governance of the Proposed District-- The proposed local district will be governed by a Board of Trustees composed of one elected official appointed by each participating entity. The Fire Chief will serve as the Chief Executive and Administrative Officer of the district.

Administrative Oversight-- There will be an Administrative Committee advisory to the Board of Trustees on matters relating to the budget of the district, the compensation of the district's officers and employees and such other matters as are assigned to it by the Board of Trustees. The Administrative Committee is composed of City Managers or other representatives appointed by the Member participating governmental entities. The Chair of the Administrative Committee serves as the Budget Officer for the district.

PROTESTS

Within 60 days after a public hearing, any registered voter living within the boundaries of the proposed district or property owner owning property located within the boundaries of the proposed district may file a written protest against the creation of the proposed district. Protests for voters or property owners in Centerville, North Salt Lake, West Bountiful and Woods Cross must be filed with the appropriate City Recorder no later than November 13, 2015. Protests for voters or property owners in Bountiful City must be filed with the Bountiful City Recorder no later than November 6, 2015. Protests for voters or property owners in that portion of the unincorporated area of Davis County included in the proposed district must be filed with the Davis County Clerk no later than November 13, 2015.

Proposal to Create Tax District for Fire & Emergency Medical Services

Davis County and the cities of Bountiful, Centerville, North Salt Lake, West Bountiful and Woods Cross have adopted Resolutions proposing the creation of a local district to provide fire protection, emergency medical response and related services. The West Bountiful City Council will hold a public hearing to receive public input on the proposed district on September 15 at 7:30 pm. Following the public hearing on September 15, any registered voter living in West Bountiful or owner of property in West Bountiful may file a written protest against the creation of the proposed district with the City Recorder no later than November 13, 2015.

Background

The South Davis Metro Fire Agency (SDMFA)—created in 2004 by an Interlocal Cooperation Agreement among the local governments identified above—consolidated the South Davis Fire District and the Bountiful City Fire Department. The Agreement expressed the intent to eventually create a tax district to replace the SDMFA. The SDMFA is currently funded with assessments to its member entities (the county and five cities), ambulance fees and county property taxes designated for paramedic service. The proposed district would continue to rely on these revenue sources, but would supplement those sources with its own property tax levy to fund future major capital needs and to pay for existing debt that cannot be paid with fire impact fees collected from new development. One of the primary reasons for creating a district with its own tax levy is to provide capital financing options that are not available to the SDMFA as an interlocal agency—both for financing new facilities and to refinance the existing debt to achieve lower interest rates.

Tax Rates

The district's initial tax levy would be offset entirely by reductions in the tax levies of the member entities, including West Bountiful City. The initial tax levy is proposed to be 0.000010, which would require a \$5,394 reduction to West Bountiful City property taxes.

After the initial year, the district would follow the Truth-in-Taxation process required by State law to increase the tax levy. The district's tax levy would be used to pay for new capital needs and any portion of the existing SDMFA debt that cannot be paid from fire impact fees. The current estimate for these costs suggests that the average home in West Bountiful would see an increase between \$10.00 - \$15.00 per year in property taxes.

City Assessments and Control

The district's operations budget would continue to be funded primarily from assessments to its member agencies, ambulance fees and paramedic revenue from Davis County. The district would be governed by a board of elected officials similar to the current SDMFA Board—i.e. mayors from each city and a county commissioner. By continuing to assess member entities for most of the operating cost, city councils in each city and the county commission would continue to be involved in holding the district accountable as these entities approve their budget assessments. In future years, the district's tax levy may be used to fund increases in the operations budget (for more firefighters/EMS personnel, for example) or offset member assessments. Any increase in the district's tax levy, however, would have to comply with the Truth-in-Taxation process.

MEMORANDUM



TO: Mayor & Council

DATE: April 17, 2015

FROM: Duane Huffman

RE: **RAP Tax Voter Information**

The West Bountiful City Council recently passed Resolution 367-15 which places an opinion question on the November 2015 ballot regarding the reauthorization of the Recreation, Arts and Parks (RAP Tax). Enclose with this memo for the Council's consideration is voter information prepared to be published in the City's newsletter, mailed out in the form of a voter information pamphlet, and posted on the City's website. The information, arguments, and distribution are intended to conform with the requirements of Utah Code regarding ballot transparency and voter information.

RAP Tax Voter Information

The November 3rd election will include a ballot proposition on whether to continue the 0.1% RAP (Recreation, Arts, and Parks) sales tax approved by West Bountiful voters in 2008 for an additional ten years. **If approved, it would continue an existing tax but would not impose an additional tax.**

The formal language on the November 3, 2015 ballot will read as follows:

Proposition #9

RAP Tax Reauthorization

Shall West Bountiful, Utah, be reauthorized to impose a 0.1% sales and use tax to fund recreational and cultural organizations, recreational and cultural facilities, and to finance ongoing operating expenses of recreational facilities and cultural organizations within the City?

_____ Yes

_____ No

Frequently Asked Questions on the Tax

What will the RAP Tax proceeds be used for?

State law allows the RAP Tax to fund a broad range of parks, recreational facilities, and arts and cultural projects and activities. The goal of the City is to analyze options and provide funds to develop parks, recreational facilities, and cultural projects and organizations of benefit to West Bountiful citizens, such as:

- Improvements to the City's Three Parks
- Sports and Field Facilities
- Trail Improvements
- Support of the Arts Council and Grants to Other Cultural Groups and Programs.

How was the RAP Tax authorized in 2008 used?

The current RAP Tax was used to help fund improvements at the City Park such as the new playground structure and volleyball court expansion currently being installed, improvements to the irrigation system, remodeling of the large bowery and baseball fields, and repairs to the parking lot. In addition, funds were used for improvements at Lakeside Golf Course such as the expansion of the driving range, a parking lot rebuild, and new trees to protect Prospector Trail users. At the Birnam Woods Park, RAP Tax funded the drainage improvements north of the playground. The RAP tax also supported the Arts Council and 4th of July celebrations.

Who decides what projects to fund with the money received from the RAP Tax?

The City Council makes final decisions on how to use RAP Tax revenues. Potential projects will be considered each year as part of the City's regular budget process. Resident input and involvement is highly encouraged and welcomed.

How much funding is expected and for how long will it be available?

The currently authorized RAP Tax has produced an average of \$205,000 per year. A reauthorization of the existing RAP Tax is projected to provide an estimated \$2.3 million to the City over a ten year period. Funding comes from purchases made within the community by residents and visitors alike.

What happens if voters do not reauthorize the current RAP Tax?

If the RAP Tax is not reauthorized, the tax will expire in March of 2017, and up to \$2.3 million will not be available for funding community projects and activities. These projects and activities would then be delayed, downsized, or cancelled all together. Funding for parks and recreation projects would have to come from property and general sales taxes that are currently allocated for areas such as streets and public safety.

The arguments for or against a ballot proposition are the opinions of the authors.

Arguments For the Tax

- The RAP tax provides funding to develop facilities for the benefit of all West Bountiful residents, such as parks, trails, sports facilities, and recreational and cultural programs.
- These projects enhance the quality of life in West Bountiful.
- A reauthorized RAP Tax will be used 100% for projects that will provide a benefit to West Bountiful City, its residents and visitors to the City.
- The RAP Tax is a fair way of collecting needed revenues and allows both residents and visitors to share in funding projects. Regular everyday purchases help fund desired projects. It is just a penny (\$0.01) from every \$10.00 of purchases.
- The RAP Tax is a dedicated funding source which allows other general city revenues to be used for critical needs such as road maintenance and construction, snow removal and public safety.

Arguments Against the Tax

- The RAP Tax is a special purpose tax with benefits to a set category of expenditures rather than a tax which would benefit a larger cross-section of general city-wide expenditure needs.
- Expiration of the current RAP Tax will allow taxpayers to recapture money from not paying the 0.1% tax.
- Sales taxes are in general known as being regressive, meaning that they pose a larger burden on those with small incomes.
- Separate “boutique” taxes add complexity to the tax system with reporting burdens to businesses and confusion to taxpayers.
- Special taxes risk being focused primarily on serving the needs of a few special interest groups (those who use parks and recreation facilities) rather than the broader community.

MEMORANDUM



TO: Mayor and City Council

DATE: September 10, 2015

FROM: Ben White

RE: Title 16 Subdivisions – Flag Lots

The City has received multiple subdivision applications in recent years that have contained flag lots. There appeared to be some reservation with aspects of each application. But since flag lots are a Conditional Use in all three residential zones, the applications were ultimately approved. As a result of the concerns with the recent flag lot applications, the Planning Commission was tasked to review the use of flag lots as a development pattern and recommend minimum criteria for flag lot applications which would be included in the municipal code.

There appears to be a consensus, at least among the Planning Commissioners, that flag lots are an appropriate development pattern in certain circumstances. The Planning Commission used the “flag lot evaluation list” as a catalyst for their discussion. Since flag lots are generally created as part of a subdivision, it seemed appropriate to include the minimum criteria for flag lots in Title 16 - Subdivisions.

A public hearing was held on September 8th at which the Planning Commission received no public comment. The same night, the Planning Commission recommended the attached language to the City Council to be included in Title 16.

WEST BOUNTIFUL CITY

ORDINANCE #373-15

***AN ORDINANCE AMENDING THE WEST BOUNTIFUL CITY SUBDIVISION
ORDINANCE TO ESTABLISH MINIMUM CRITERIA FOR FLAG LOTS***

WHEREAS, Utah Code Annotated § 10-9a, also known as the “Municipal Land Use, Development, and Management Act,” grants authority to the West Bountiful City Council to make changes to its Zoning and Subdivision Ordinances; and,

WHEREAS, the West Bountiful City Council recognizes the need for regular review of the City’s land use ordinances; and

WHEREAS, the West Bountiful Planning Commission held a public hearing on September 8, 2015, to consider establishing minimum criteria for flag lots and received no objection to the proposed changes; and,

WHEREAS, following the public hearing, the West Bountiful Planning Commission unanimously voted to recommend to the City Council adoption of language that establishes minimum criteria for flag lots.

NOW, THEREFORE BE IT ORDAINED BY THE WEST BOUNTIFUL CITY COUNCIL THAT SECTION 16.12.060 OF THE WEST BOUNTIFUL CITY CODE BE MODIFIED AS SHOWN IN ATTACHED EXHIBIT A:

This ordinance will become effective upon signing and posting.

By:

Ken Romney, Mayor

Voting by the City Council: Aye Nay

Councilmember Ahlstrom	_____	_____
Councilmember Bruhn	_____	_____
Councilmember Enquist	_____	_____
Councilmember McKean	_____	_____
Councilmember Preece	_____	_____

Attest:

Cathy Brightwell, City Recorder

Title 16 – Subdivisions

Chapter 16.12 Design Requirements

Section 16.12.060 Lots.

(New) C. Flag lots will only be allowed where traditional lot development is not feasible. Such lots shall meet the following criteria:

1. The staff of the lot shall not be less than twenty feet (20') and shall not exceed the design length requirements for a cul-de-sac.
2. The staff of the lot shall serve one lot only and shall have direct access to a dedicated and improved public street.
3. The staff of the lot shall be owned, fee simple, as part of the lot.
4. The staff of the lot shall approach the public street at an angle of not less than eighty degrees (80°).
5. The staff of the Flag lot cannot extend from intersections, street corners, cul-de-sacs, or dead end streets.
6. The body of the lot shall meet the lot size and dimensional requirements of the applicable zone. The staff area shall not be used in computing lot size. Proposed buildings shall comply with the minimum setbacks required for the zone. Determinations as to which are the front, side, and rear setbacks shall be made at the time of the subdivision application and shall be designated on the plat.
7. Flag lot must comply with fire code requirements including access width, driving surface, parking and fire hydrant placement.
8. Flag lots cannot be used where traditional methods of development could occur.
9. Subdivisions which contain more than four (4) lots cannot contain a flag lot.
10. The lot shall be graded so storm water runoff does not negatively impact neighboring properties.
11. All flag lots shall have the street address displayed on private property in a prominent location where the staff abuts the public street.
12. A flag lot may not be created which would negatively impact the future continuation of existing stub streets.
13. Other requirements imposed by the Conditional Use Permit to mitigate the potential negative impacts caused by the proposed use; the Conditional Use Permit and plat review cannot waive requirements 1 through 12 of this Section.

1 **West Bountiful City** **PENDING** **September 08, 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 September 4, 2015 per state statutory requirement.

6 **Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday,**
7 **September 8, 2015, at West Bountiful City Hall, Davis County, Utah.**

8

9 **Those in Attendance:**

10

11 **MEMBERS PRESENT:** Chairman Denis Hopkinson, Vice
12 Chairman Terry Turner, Laura Charchenko, Mike Cottle, Corey
13 Sweat

14

15 **MEMBERS EXCUSED:** Alan Malan and Councilmember Kelly
16 Enquist

17

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

20

21 **VISITORS:** None

22 The Planning Commission Meeting was called to order at 7:30 p.m. by Chairman Denis
23 Hopkinson. Debbie McKean gave a prayer.

24 **I. Accept Agenda.**

25 Chairman Hopkinson reviewed the agenda. Corey Sweat moved to accept the agenda as posted.
26 Terry Turner seconded the motion and voting was unanimous in favor.

27

28 **Business Discussed:**

29 **II. Public Hearing to Receive Comments Regarding West Bountiful Municipal Code**
30 **16.12.060 (C), a New Section in the Subdivision Ordinance that Establishes Minimum**
31 **Criteria for Flag Lots.**

32 Notice of a Public Hearing was properly posted per State regulations and a copy of the proposal
33 was available at the City Offices and on the City website at www.wbcity.org. Written comment
34 was also welcomed prior to the meeting for any individual who could not attend the hearing.

35 **ACTION ITEM:**

36 **Laura Charchenko moved to open the public hearing for comment regarding West**
37 **Bountiful Municipal Code 16.12.060 (C), a New Section in the Subdivision Ordinance that**
38 **Establishes Minimum Criteria for Flag Lots at 7:35 pm. Corey Sweat seconded the motion**
39 **and voting was unanimous in favor among all present.**

40 *No Public Comment was made.*

41 **ACTION ITEM:**

42 **Terry Turner moved to close the public hearing for comment regarding West Bountiful**
43 **Municipal Code 16.12.060 (C), a New Section in the Subdivision Ordinance that Establishes**
44 **Minimum Criteria for Flag Lots at 7:36 pm. Mike Cottle seconded the motion and voting**
45 **was unanimous in favor among all present.**

46 **III. Consider Recommending to City Council a New Section in the Subdivision Ordinance,**
47 **16.12.060 (C), Minimum Criteria for Flag Lots.**

48 Chairman Hopkinson invited Commissioners to make comments. No comments were made.

49 Chairman invited the Commission to make a motion to forward this item to the City Council for
50 their review and consideration. He directed staff to send an email to each of them with a clean
51 copy of the draft that does not have the strike outs in it that will go to the City Council. .

52 **ACTION TAKEN:**

53 **Corey Sweat moved to forward the recommended language of a New Section in the**
54 **Subdivision Ordinance 16.12.060 (C) titled Minimum Criteria for Flag Lots to the City**
55 **Council for their review and consideration. Laura Charchenko seconded the motion and**
56 **voting was unanimous in favor.**

57 **IV. Staff Report**

58 **Ovation Homes Update:** Ben White reported that he forwarded a memo to the developers after
59 the last Planning Commission meeting which included the subdivision and PUD ordinances and
60 an outline on how to proceed. He met again with the proposed developers last Friday; they told
61 him they plan to move forward with the purchase of the Pony Haven property. Mr. White
62 reported that he does not think that they fully understand our ordinances and how a PUD bonus
63 is granted. He asked the Commission to ponder whether they want a PUD and to review and
64 consider the bonus densities contemplated by the PUD.

65 **Pages Lane Project Update:** Mr. White reported that Pages Lane will be redone and new water
66 line put in this spring. Currently there are survey stakes on Pages Lane which indicate the
67 location for the sidewalks on both the north and south sides of the street. The City Council took

68 a tour of the proposed sidewalk staking. The project has great impact to some of the residents.
69 Some residents are opposed to the sidewalk proposal. There will be a meeting with the residents
70 on the last Tuesday of this month.

71 **City Park Construction Update:** Our volleyball courts are being rebuilt to regulation size. In
72 addition, a new playground is being built as were the old swings were. Construction started today
73 on the playground. There was a plan for a basketball court in the bid but this part of the project
74 will be delayed for a season due to some possible funding that may be available from the Utah
75 Jazz.

76 **400 North Update:** Beginning the first of April 2016, UDOT plans to put concrete street in
77 from 500 West to approximately 100 East. This project will eventually be constructed all the way
78 to 800 West. That piece of the project will likely continue into September of next year.

79 **V. Approval of Minutes for August 25, 2015**

80 **ACTION TAKEN:**

81 **Corey Sweat moved to approve the minutes dated August 25, 2015 as presented. Laura**
82 **Charchenko seconded the motion and voting was unanimous in favor among those**
83 **members present.**

84 **VI. Adjournment**

85 **ACTION TAKEN:**

86 **Corey Sweat moved to adjourn the regular session of the Planning Commission meeting at**
87 **8:06 pm. Laura Charchenko seconded the motion. Voting was unanimous in favor.**

88

89
90 The foregoing was approved by the West Bountiful City Planning Commission on August 25, 2015, by
91 unanimous vote of all members present.

92 _____

93 Cathy Brightwell - City Recorder

94

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 September, 2015

Statistics are from August, 2015; the other information reported is collected between council meetings.

Reserve Officer Program

We are hopeful to find one or two officers from this hiring list as reserve police officers.

Alcohol Officer Program

No new information to report.

Crossing Guards

We are struggling to find a person interested in becoming a full time crossing guard. We have continued our search and have reached out to other cities and the elementary school. If you know of anyone interested please have them contact Mischelle at the police department.

Personnel

We are continuing with the current hiring process. We are hopeful we will have a candidate ready for a full time job offer soon. As previously stated, we are looking for a specific fit and skill set to fill our full time position that will fit not only our need of a police officer, but the near future needs of the police department.

EMPAC

The September meeting will be held on September 16, 2015 at 5:30 pm.

General Information

The Chief attended another animal control meeting that was held on September 9, 2015 at the Farmington City Hall. There is a lot of work being done to come up with a solution that is hopefully agreeable by both Davis County and all of the municipalities Mayors and City Councils regarding the animal control service and budget challenge. It is believed a proposal will be completed and ready for review and input by all the Mayors and City Councils soon.

West Bountiful Police Department

Department Summary

8/1/2015 to 8/31/2015

Arrests

11

Adult	11	100.0%
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Activities

1,043

Admin	144	13.8%
Assist	96	9.2%
Community Relations	14	1.3%
Fires	1	0.1%
Investigation	43	4.1%
Patrol	83	8.0%
Property	4	0.4%
Security	364	34.9%
Service Call	63	6.0%
Suspicious Activity	50	4.8%
Traffic	171	16.4%
Vehicle Accident	10	1.0%

Shift Time and Percent Accounted

1171 hr. 27 min.

44.0%

Reports

158

CITATION REPORT	44	27.8%
INCIDENT REPORT	76	48.1%
OFFICER INFORMATION	36	22.8%
POLICE VEHICLE IMPOUND	2	1.3%

Department Summary

Crime Offenses

52

ARSON	1	1.9%
ASSAULT	1	1.9%
BURGLARY	3	5.8%
COUNTERFEITING	2	3.8%
DAMAGE PROPERTY	3	5.8%
DANGEROUS DRUGS	6	11.5%
DEATH/INJURY	4	7.7%
FAMILY OFFENSE	3	5.8%
FRAUD	4	7.7%
MISC SERVICES	1	1.9%
OBSTRUCTION POLICE	2	3.8%
OTHER/MISC	1	1.9%
PRIVACY VIOLATIONS	1	1.9%
SEX ASSAULT	1	1.9%
STOLEN VEHICLE	1	1.9%
THEFT	1	1.9%
TRAFFIC OFFENSE	10	19.2%
WARRANT SERVICE	7	13.5%

Accidents

12

Citation Violations

70

DUI	2	2.9%
Fix it	7	10.0%
Misdemeanor	3	4.3%
Traffic	44	62.9%
Warning	14	20.0%

1 **Minutes of the West Bountiful City Council meeting held on Tuesday, September 1, 2015 at**
2 **West Bountiful City Hall, 550 N 800 West, Davis County, Utah.**

3
4 Those in attendance:

5
6 **MEMBERS:** Mayor Ken Romney, Council members James Ahlstrom, James Bruhn, Kelly
7 Enquist, Debbie McKean, and Mark Preece

8
9 **EXCUSED:**

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

14
15 **VISITORS:** Alan Malan, Conrad Jenson, Renee Lewis, Don Guymon, Gary Jacketta, John
16 Thackery

17
18
19 Mayor Romney called the work session to order at 6:00 pm.

20
21 Pages Lane Road Project Site Visits.

22 The group met at city hall and then traveled to Pages Lane for site visits to look at several
23 areas of interest for the upcoming project. They visited nine properties which highlight issues such
24 as trees, fences, elevation of sidewalks, impacts to driveways and landscaping, etc. Following the
25 site visit, the meeting reconvened at city hall.

26
27 The issues identified on the site visit were discussed; for example, potential options for the
28 size of park strips, bike lanes on one or both sides of the road, how best to deal with the existing
29 deferral agreement, trees, sprinkler replacement and running sleeves under sidewalks, replacing
30 landscaping, and adding top soil so it's not road base.

31
32 Staff was instructed to develop additional options related to the placement of sidewalk and
33 the narrowing of the road for review at future meetings.

34
35 A resident meeting will tentatively be scheduled for September 29.

36
37
38 *The work session adjourned at 7:30pm.*

39
40
41 Mayor Romney called the regular meeting to order at 7:40 pm.

42
43 Invocation/thought – James Bruhn offered a thought; Debbie McKean led the Pledge of Allegiance.

44
45 **1. Accept Agenda**

46

89 large amount of water would be required. To help offset the costs for these improvements; Holly
90 agreed to pay \$500k after each improvement was completed.

91 Since 2011, the City met the new demand for water through a cooperative agreement with
92 Bountiful City after an unsuccessful attempt to construct new well. While a new well will still be
93 pursued, the Bountiful City connection meets the needs as contemplated in the original agreement. In
94 addition more information is now available regarding the needed scope of improvements to the line
95 along 500 South.

96 To acknowledge these small deviations, the original agreement has been amended and
97 restated in the draft for consideration tonight. The new agreement will have Holly immediately
98 paying the City the \$500k for the development of the new water supply, and the intent is to move
99 forward with the 500 South water line improvements in the next construction season.

100 **MOTION:** *James Bruhn moved to approve the Amended and Restated Water Service*
101 *Agreement with Holly Refining & Marketing Company – Woods Cross LLC.*
102 *Debbie McKean seconded the Motion which PASSED with a vote of 4-0.*

103
104 The vote was recorded as follows:

105 James Ahlstrom – Abstain
106 James Bruhn – Aye
107 Kelly Enquist – Aye
108 Debbie McKean– Aye
109 Mark Preece – Aye
110

111 **5. Consider License Agreement – Additional Trail Infrastructure (DRGW Trail) with the**
112 **Utah Transit Authority.**

113
114 Mr. Huffman explained the proposed agreement with the Utah Transit Authority (“UTA”)
115 related to the connection between the DRGW (Prospector Rail) trail and the new restroom at
116 Lakeside Golf Course. The agreement also cleans up access rights to the connection of the DRGW
117 trail and the DSB trail, and includes a previous request by the City to install fencing along the
118 DRGW trail and golf course.

119 In exchange for these new licenses, UTA requested that the City’s maintenance obligation
120 along the DRGW right-of-way be expanded so that the City would have full maintenance
121 responsibilities for the corridor. In the earlier 2009 agreement, the City resisted full maintenance
122 responsibilities due to UTA’s long neglect to the area.

123 In the final negotiated agreement, a compromise was reached where UTA agrees to only
124 transfer additional maintenance obligations to the City once an area has been cleared of existing
125 vegetation and trees.

126 Regarding timing, UTA says they will begin clearing out the trail corridor relatively soon.
127 We plan to begin putting in an access trail to the restroom, beginning from the golf course side.
128

211 **10. Engineering/Planning Commission Report.**

212

213 Ben White reported that Ovation homes came to Planning Commission with a conceptual
214 plan to build senior housing on the Pony Haven property. They have proposed a concept with 42
215 single family homes with smaller frontage, rear, and side yards then required for the R-1-10 zone.
216 Under current zoning, the property would accommodate 30 - 10,000 sf lots. Their proposal also
217 includes connecting the two east/west stub roads on the north end of the property but they do not
218 plan to use the stub in the middle of the property on the east side. He added that an HOA would
219 maintain front yards and plow sidewalks and driveways.

220

221 It was explained to the developer that pursuant to our PUD Ordinance, they now have to
222 demonstrate the benefits to the community and meet other requirements of the Ordinance to get
223 bonus density for the PUD. The Planning Commission adamantly told them the second east road
224 stub would need to go through. There was also discussion about Section 17.68.130 of the Municipal
225 Code and its restrictions to modify side yard setbacks. The developer said that he believed the
226 problem could be handled with a development agreement.

227 Staff asked them to provide all necessary information before a public hearing is scheduled.
228 They said they would be visiting neighbors in the area and we have had feedback that they have
229 done that. Mayor Romney added that he has visited several of their properties; they look nice and
230 are well kept, but it may be difficult to qualify for all bonuses under the current ordinance.

231

232 UDOT – 400 North project. Mr. White met with UDOT today to discuss their upcoming
233 construction plans. They will install concrete from 800 West to east of Main Street. They have had a
234 lot of problems keeping the road in good condition because of soft soils; on-going maintenance is
235 also less with concrete. They propose to break the project into 3 phases. First will be 500 West to the
236 corner east of Main Street, 470 N (April-June); the second will be I-15 to 500 West (June 1-mid
237 July), third will be I-15 to 800 West (July 24-Sept. 30). We may want to ask them to swap so we can
238 make sure Pages Lane is done before 400 North is closed.

239

240 Mr. Huffman reported that the UDOT Transportation commission is meeting this month and
241 it might be good time to talk with them about some of our issues. The biggest issues are timing for
242 road closure.

243

244 **11. Administrative Report.**

245

246 Mr. Huffman reported that the deadline has passed related to residents submitting arguments
247 for or against the RAP tax ballot question. He stated that the City's current intent is to follow
248 Bountiful's practice from last year's election in developing the necessary voter information pamphlet
249 and newsletter notice, which will be considered at the next city council meeting.

250

251 Also at the next meeting will be the public hearing related to the creation of a fire district.
252 Leaders from the South Davis Metro Fire Agency will be here for the hearing, with information for
253 attendees. The purpose of the new district is to fund new capital needs and refinancing of existing
254 debt. Preliminary numbers suggest that an eventual tax rate will lead to about at \$12-15 property tax
255 increase per home.

256

257 **12. Mayor/Council Reports.**

258

259 James Ahlstrom – no report.

260

257 Mark Preece reported that interviews concluded and the new Youth City Council is in place.
258 They will be sworn in at the next city council meeting.

259 The Sewer district has signed all paper work to begin construction for the methane gas
260 reclamation project.

261
262 James Bruhn – The Waste Energy facility’s new Unit B is up so both units are running. They
263 are now able to sell more steam to Hill AFB. This has been a big project; about \$10 million.

264
265 Debbie McKean – Arts council will meet this week. They are looking for names for new
266 members.

267
268 Kelly Enquist talked about mosquito spraying. He added that he is glad to see the progress
269 being made at the Park. In response to his question, Ben White confirmed that the everything should
270 be done by the end of September.

271
272 Mayor Romney – no report.

273
274

275 **13. Approval of Minutes from the August 18, 2015 City Council Meeting.**

276
277 **MOTION:** *James Bruhn moved to approve the minutes from the August 18, 2015*
278 *meeting. Mark Preece seconded the Motion which PASSED by unanimous*
279 *vote of all members present.*

280
281
282 **14. Possible Executive Session for the Purpose of Discussing Items as Allowed, Pursuant to**
283 **Utah Code Annotated 52-4-205.**

284
285 There was no need for an Executive session.

286
287

288 **15. Adjourn**

289
290 **MOTION:** *James Bruhn moved to adjourn this meeting of the West Bountiful City*
291 *Council at 8:50 p.m. James Ahlstrom seconded the Motion which PASSED*
292 *by unanimous vote of all members present.*

293
294

295
296 *The foregoing was approved by the West Bountiful City Council on Tuesday, September 15, 2015.*

297
298

299
300 _____
Cathy Brightwell (City Recorder)