

Mayor
Kenneth Romney

WEST BOUNTIFUL CITY

City Administrator
Duane Huffman

City Council
James Ahlstrom
James Bruhn
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City Recorder
Cathy Brightwell

City Engineer
Ben White

Public Works Director
Steve Maughan

CITY COUNCIL MEETING

THE WEST BOUNTIFUL CITY COUNCIL WILL HOLD A REGULAR MEETING
BEGINNING AT 7:30 PM, ON TUESDAY, OCTOBER 6, 2015
IN THE CITY OFFICES AT 550 N 800 WEST

7:30 pm REGULAR MEETING

Pledge of Allegiance/Scout Oath/Scout Law – Boy Scout Troop 280

1. Accept Agenda.
2. Approve Poll Workers for General Election.
3. Discuss Resident Participation in Sidewalk Replacement and Tree Removal.
4. Engineering/Planning Commission Report.
 - a. Pages Lane Project.
5. Administrative Report/Finance Report.
6. Mayor/Council Reports.
7. Approve Minutes from the September 15, 2015, and September 29, 2015 City Council Meetings.
8. Possible Executive Session for the Purposes Pursuant to Utah Code Annotated 52-4-205.
9. 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 October 1, 2015.

MEMORANDUM



TO: Mayor and Council

DATE: October 1, 2015

FROM: Duane Huffman, Cathy Brightwell

RE: Appointment of Poll workers for Primary Election

Pursuant Utah code Section 20A-5-602(1), a municipal legislative body shall appoint poll workers for a local election at least 15 days before the date of the local election. As part of the interlocal agreement with Davis County, poll workers for West Bountiful City are recruited and trained through the Davis County clerk's office.

The individuals below have been selected, subject to appointment by the West Bountiful City Council, as poll workers for the West Bountiful City 2015 Municipal General Election. We recommend that they be appointed to provide the services described, and request the flexibility to fill any vacancies that may arise between now and Election Day.

Jennifer Cottle	Poll Manager
Lucile Eastman	Receiving Clerk
Leena Anderson	Receiving Clerk
Christine Harker	Poll Book Clerk
Arline Mann	Poll Book Clerk
Melissa Paschal	Provisional Clerk
Esther Miller	Technician

MEMORANDUM



TO: Mayor & Council

DATE: October 1, 2015

FROM: Duane Huffman

RE: **Sidewalk Repair – Property Owner Participation**

As the City has not recently utilized portions of City Code related to property owner responsibilities related to the costs of repairing sidewalks and removing trees when needed, this memo seeks direction from the City Council on these matters.

The Public Works Department currently completed an inspection of the City's sidewalks for the purpose of identifying areas in significant need of repair or replacement. Portions of the sidewalk that were found to pose significant trip hazards (displacements of 1") were marked with orange paint to alert pedestrians. According to the inspection, there are at least 153 squares of sidewalk on 98 lots that constitute a trip hazard, and at least 200 additional squares with significant cracking or spalling.

Staff is now prepared to go out to bid to receive unit prices for the replacement and installation of new sidewalk throughout the City. Once a contract is award with the unit price, the city can work with the contractor to methodically replace sections of sidewalk as well as install some portions of new sidewalk (e.g. 1000 N 550 W) as determined by the budget and Council. Staff will also work separately with contractors that specialize in grinding raised sidewalk for circumstances where that would be a better alternative.

At this point, staff is looking for Council direction related to resident participation in the replacement of badly damaged sidewalk. Specifically, does the Council intend to use the provisions of current ordinance to *require* residents to participate in 50% of the costs in replacing sidewalk that require "extraordinary repairs"? While the City has worked with residents wishing to replace damaged sidewalk using the 50/50 split, I am not aware of any recent instance where the City required a resident to participate in the cost sharing. Legal counsel has prepared a separate memo that reviews in detail the City's ordinances related to this matter.

Additionally, staff requests direction related to trees that have caused and will likely continue to cause significant damage to sidewalk. The City has a specific section of code governing trees (attached). Please review this section and be prepared to discuss if the Council is comfortable with its provisions related to resident responsibilities of trees (both in the park strip and on private property). We are aware of at least 19 trees on private property and 52 in the park strip.

12.04.020 Responsibility For Repair Of Certain Street Improvements

Whenever curbs, gutters, sidewalks or driveway approaches within the City are in need of repair, as determined by the city engineer, the cost of such repairs shall be borne and paid as follows:

- A. **Repairs Required by Act or Omission.** Whenever damage has been caused to any curb, gutter, sidewalk or driveway approach or such improvements are in need of repair as a result of the act or omission of any person, the cost of such repairs shall be payable by such person.
- B. **Ordinary Repairs.** Whenever the curbs, sidewalks or driveway approaches require ordinary repairs, as determined by the city engineer, the cost of such repairs shall be payable by the City.
- C. **Extraordinary Repairs.** Whenever curbs, gutters, sidewalks or driveway approaches require extraordinary repairs, as defined in the City Design Standards, the landowner abutting the portion of the curbs, gutters, sidewalks or driveway approaches requiring such repairs shall be liable for one-half of the cost of such repairs; provided, however, that if the City, at its option, removes and disposes of the curbs, gutters, sidewalks or driveway approaches requiring repair, the abutting landowner shall be liable for the cost of installation of the new curbs, gutters, sidewalks or driveway approaches.

A levy of assessment may be made by the City upon those portions of the land abutting the sections of curbs, gutters, sidewalks or driveway approaches requiring extraordinary repairs and benefited by the repair thereof, as determined by the city engineer.

- D. **Definitions.** The terms "ordinary repairs" and "extraordinary repairs," as used in this section, are defined as follows:

"Ordinary repairs" When it is not necessary to replace any portion or section of curbs, gutters, sidewalks and driveway approaches in order to bring such improvements to an operational standard, then such repairs shall be deemed ordinary repairs.

"Extraordinary repairs" When it is necessary to replace any portion or section of curbs, gutters, sidewalks and driveway approaches in order to bring such improvements to an operational standard, then such repairs shall be deemed extraordinary repairs.

- E. **Appeal.** Any property owner or other person referred to in this section who shall be aggrieved by any determination of the city engineer made pursuant to the provisions of this section shall be entitled to appeal the determination in accordance with the provisions of Chapter 2.64.

12.20 Shade Trees

12.20.010 Short Title

12.20.020 Definitions

12.20.030 Authority Of Public Works Department

12.20.040 City Arborist

12.20.050 Procedure In The Handling Of Tree Problems

12.20.060 Consideration Of Trees In Public Projects

12.20.070 Public Trees

12.20.080 Official Tree Planting List

12.20.010 Short Title

This chapter shall be known and may be cited as the shade tree ordinance of West Bountiful City.

12.20.020 Definitions

For the purpose of this chapter the following terms, phrases, words and their deviations shall have the meaning given herein. When not inconsistent with the context, words used in the present tense include the future, words in the plural include the singular, and words in the singular include the plural. The words "shall" is always mandatory and not merely directory.

"Person" is any person, firm, partnership, association, corporation, company or organization of any kind.

"Shade tree" or **"tree"** is a tree in any public place, except where otherwise indicated.

"Tree planting strip" means that area between the curb or place where the curb should be and the property line; or an area inside the property line where an easement is given for the purpose of permitting the planting of shade trees; also referred to as the "park strip."

12.20.030 Authority Of Public Works Department

- A. The public works department shall execute and enforce the provisions of this ordinance and all other plans, standards, and specifications for the regulation of matters pertaining to shade trees that may be officially adopted by the city council.
- B. All problems related to and requests for action on trees and shrubs on any city property shall be referred to the public works department.
- C. Wherein it is determined that a tree or shrub located on private property overhangs or projects into city property, or constitutes an obstruction to vision or travel on any city sidewalk, property or street, the public works is authorized to remove the offending trees or branches or shrubs and to assess the actual costs against the property owner. However, except in case of manifest public danger and immediate necessity, no such trees or shrubs standing on any private property shall be cut down or removed unless ten (10) days notice

shall be given to the owner or occupant of the property. If the owner or occupant of such property shall, within seven days after receiving such notice file with the city recorder his or her objections, in writing, to such removal, such tree or shrub shall not be cut down or removed unless the city council shall give such owner or occupant a reasonable opportunity to be heard in support of such objection, and shall thereafter approve in writing the removal of the same, if the objection is not sustained.

- D. Where an emergency exists with regards to a shade tree, the public works department shall take such prompt and immediate action as is reasonably necessary to remedy the emergency condition. An emergency condition is such that renders life or property in immediate jeopardy.
- E. The public works department is given authority to trim or prune or to remove any tree shrub which has been planted or is maintained, on or within public property, in violation of any City ordinance, without serving notice upon the owner of the abutting property.

12.20.040 City Arborist

There is established a position of City Arborist which shall be a member of the public works department, as selected for the position by the mayor, or any other individual selected for such position by the mayor.

- A. The duties of the City Arborist are advisory and related to trees and shrubs now planted and growing or hereafter to be planted and grown upon any and all public properties and places in the City, and shall include duties as assigned from time to time by the city council as well as the following:
 - 1. Assist the city council in making recommendations on public relations matters, including but not limited to, programs such as arbor day, clean-up days, home beautification contests, and other tree related city activities;
 - 2. Prepare for approval by the city council, an official tree planting list;
 - 3. Prepare a draft master tree plan for submission to the planning commission for adding to the general plan in the manner prescribed by state law;
 - 4. Make recommendations on arboricultural specifications and standards of practices for all trees and shrubs on city property, and recommend standards and specifications for the work of any person or organization engaged in the business of working on trees within the City;
 - 5. Make recommendations on the use of grounds immediately surrounding trees and shrubs on public property, as far as it is necessary to assure the proper growth, care and protection of the trees and shrubs;
 - 6. Make recommendations on the care and treatment of trees and shrubbery, including planting, maintenance, pruning, spraying, and removal of the trees and shrubs in conformity to the master tree plan;
 - 7. Make recommendations on qualifications for persons desiring to become licensed to engage in the business of trimming, pruning, crown reduction, treating or removing trees and shrubs in the City;
 - 8. Make recommendations on the identification, marking and preservation of historic or

notable trees;

9. Make recommendations on the removal of "weed trees" on private property posing a hazard or nuisance to the City.

12.20.050 Procedure In The Handling Of Tree Problems

- A. Tree problems shall be referred to the public works department for investigation and determination of required action under the policies stated in this chapter or which may otherwise be adopted by the city council.
- B. In cases where complete removal and/or replacement or planting are involved, the following shall apply:
 1. If upon determining that the abutting property owner or occupant, the person making the request for action, the public works department, and such other parties as are known to have an interest in the problem are in agreement to the action to be taken and upon whom the responsibility for paying for the action should fall, the City may direct the necessary action, or may inform other persons or agencies of the action recommended. Such decisions and actions shall conform to any specific policies stated in this chapter or which may otherwise be adopted by the city council.
 2. If there is a conflict or disagreement between interested parties as to the action that should be taken and or who should bear the responsibility of paying for such action, the public works department shall make a written report and shall then refer the matter to the City Arborist who shall arrive at an appropriate recommendation for action. All involved parties shall be notified of the decision. If any of the parties then wishes to appeal the decision to the city council, such appeal shall be made in writing to the city recorder within three working day of the date of notification. No action on the problem shall be taken pending the outcome of the appeal.

The city council shall hear all parties who wish to be heard on the matter and shall make a decision which shall be final. The city council shall notify all involved parties and shall order the public works department to take such actions as are necessary to execute the decision.

12.20.060 Consideration Of Trees In Public Projects

Plan for all lighting, sewer, irrigation, water, street and other public works projects shall be considered with the reference to their effect upon trees on public property prior to the beginning of work on such projects. Every effort shall be made to preserve desirable trees and to minimize any damage to trees and shrubs on all projects.

12.20.070 Public Trees

- A. The abutting property owner shall be responsible for relieving the following conditions caused by trees on city tree planting strips, public parks and other public properties:

1. Removal of dead trees or limbs, or trees or limbs that, as determined by the City, appear to be a hazard or liable to fall;
 2. Removal of trees or limbs from trees or shrubs that have actually fallen across a street, sidewalk or upon city property;
 3. Removal of diseased or dying trees that are beyond reclamation;
 4. Removal of trees or roots directly in the way of street widening projects, or sidewalk and curb repairs and/or installation;
 5. Removal of trees, branches or roots that are found by the City to be a nuisance such as by constituting obstruction to water or sewage lines, irrigation ditches or street lighting or public signs, that impair good visibility at street intersections, are obstructions to vision or travel on public property, or that are too closely space;
 6. Pruning, crown reduction and treatment.
- B. Property owners or occupants shall be responsible for watering, minor maintenance pruning and treatment of all trees and shrubs on the city tree planting strips adjacent to their property. This shall not include city parks and recreation facilities and other types of public property.
- C. The abutting property owner shall assume financial responsibility for replanting city tree planting strips with approved species.

12.20.080 Official Tree Planting List

After receiving a recommendation from the City Arborist, the city council shall adopt an official tree planting list which shall designate which species may be planted in city tree planting strips and which trees are recommended for other public places.

Copies of the official tree planting list shall be kept in the city recorder's office for distribution to the public.

The City Arborist may from time to time recommend to the city council amendments to the official tree planting list.

1 **West Bountiful City** **PROPOSED** **September 22, 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 18, 2015 per state statutory requirement.

6 **Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday,**
 7 **September 22, 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, and Alan
 13 Malan and Councilmember Kelly Enquist

14

15 **MEMBERS EXCUSED:** Corey Sweat

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

18

19 **VISITORS:** Eric Eastman, Brad Frost, Kyle Honeycutt, Gary
 20 Jacketta, Mayor Romney, Councilmember James Bruhn, Mark
 21 McCleery, Sheri McCleery, and Wes Morley.

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

24 **I. Accept Agenda.**

25 Chairman Hopkinson reviewed the agenda. Laura Charchekno moved to accept the agenda as
 26 posted. Alan Malan seconded the motion and voting was unanimous in favor.

27

28 **Business Discussed:**

29 **II. Consider Terry Nilson's request to build a 7 foot fence on his property abutting the**
 30 **City Park, at 1716 N 560 West.**

31 Included in the Commissioner's packet was a memorandum dated September 22, 2015 from Ben
 32 White regarding a 7 foot fence at 1716 N 560 West, a letter from Mr. Nilson regarding his
 33 purpose for the request to propose a variance on his fence, and some photos of the current fence.

34

35 **The memorandum included the following information:**

- 36 • A description of the property and its location.
- 37 • The property is currently in disrepair with nobody living in or on the property.
- 38 • City has received many complaints about various nuisances.
- 39 • Mr. Nilson has been cooperative in addressing the concerns and nuisances related to his
- 40 property that the City has addressed to him in the past.
- 41 • Mr. Nilson is seeking help and assistance from the Planning Commission to grant a
- 42 variance to replace the existing 6 foot chain link fence that separates his property from
- 43 the City Park property in order to reduce visibility of activity occurring on his property
- 44 and protect his property from errant soccer balls, baseballs, Frisbees and possibly future
- 45 basketball activity when the City builds the basketball courts next to his property.
- 46 • Reference to City Code 17.24.100 *Fence requirements*.
- 47 • Information regarding the permit from Staff.

48 Ben White spoke in Mr. Nilson's absence. Mr. White described the property to the Commission
49 and informed them of the issues that he has had with maintaining the property. He noted that
50 Mr. Nilson desires to have more privacy to his property that abuts the City Park. Mr. White
51 informed them that the city has the right to grant the request but not to determine what material
52 Mr. Nilson can use for the fence.

53 Chairman Hopkinson informed the Commission that improvements made to the city park have
54 imposed upon Mr. Nilson's privacy. Commissioner's reviewed the photos. Mr. Hopkinson
55 expressed his opinion to the Commissioners that it makes perfect sense for Mr. Nilson to request
56 the higher fence both from the City's perspective and for Mr. Nilson's privacy.

57 Some discussion took place regarding staff's recommendation regarding the structural
58 engineering associated with a building permit.

59 Mike Cottle was concerned about a steel fence killing the lawn but the cement strip would solve
60 that concern.

61 Terry Turner was concerned with the invitation the metal fence would draw to attracting graffiti.
62 As a whole, he feels this is in the best interest of both the City and the property owner.

63 Laura Charchenko inquired regarding the possible detrimental effect of the metal material to
64 burning the landscaping as well. Some discussion took place that lead to the resolve of that
65 concern.

66 Alan Malan inquired how high the ground elevation is next to his property. Ben White
67 addressed his concerns. Mr. Malan felt the Park was of great impact to the property owner and
68 supports the idea for a higher fence.

69 Letter from Mr. Nilson included:

- 70 • Reason for the request to build a 7 foot fence was that the current 6 foot chain link fence
71 that belongs to the city and no longer is suitable because of the walking traffic the park
72 has due to the sidewalk path around the park. The property is visible by all those visiting
73 the park.
- 74 • He plans to build a fence made of steel similar to his large accessory building with post
75 bedded in cement and an 8 inch wide mow strip. There would be 12 inches from the top
76 of the mow strip.

77 Chairman Hopkinson raised concerns about the fact that this material will likely be used as a
78 canvas for graffiti given its type and location in the park..

79 **ACTION ITEM:**

80 **Laura Charcheko moved to accept the request from Terry Nilson at 1716 North 560 West**
81 **to build a 7 foot fence on his property abutting the City Park, according to the specific**
82 **building plans he has submitted and after he obtains a building permit as is required. Alan**
83 **Malan seconded the motion and voting was unanimous in favor.**

84

85 **III. Discuss Ovation Home PUD application for Pony Haven Property**

86 Chairman Hopkinson invited Alan Malan to share any comments he would like concerning the
87 presentation by Ovation Homes the other evening to the surrounding neighbors of the proposed
88 development.

89 Mr. Brad Frost, owner of Ovation Homes, introduced himself and his company. He provided
90 pictures on a slide show presentation. He stated that they have built these types of developments
91 in the Davis/Weber area for 16 years. The proposed development request for our City is for a 55
92 year and older community.

93 This community will have a public street, public sidewalks, full landscaping and fencing,
94 maintained yards, and maintenance free designed homes.

95 Mr. Frost informed the Commission that they desire to fill a need to a certain demographic in
96 West Bountiful that is not currently available in our city. This is a way for active adults 55 and
97 over to continue to live in the city. The development would come with a very successful,
98 financially sound HOA in place. He noted the desirability of this type of community that will
99 produce 60% less traffic than that of a single family development. Each buyer will receive a
100 year's season pass to Lakeside Golf Course that will introduce them to the golf course and boost
101 the economy of the course. In addition, it would be a great improvement to that neighborhood
102 and bring connectivity to the area adding value to our city and the depleted condition of that area.

103 The current drainage problems that have been ongoing in this area would be corrected. The front
104 side of 1600 West will have a picture park with a 30 foot boundary and be a nice entry way into
105 the development.

106 Mr. Frost highlighted a few things from the PUD definition and compared it to language in the
107 R-1-10 Purpose and explanation and then talked about similarities of the two favoring what the
108 PUD development would bring to our community.

109 In regards to bonus density, Mr. Frost reviewed how he perceives the project would qualify for
110 bonuses under the various qualifying factors allowed in our ordinance. He suggested ideas and
111 percentages for each of the following: building and project design, innovative site planning,
112 public benefits, provision, protection and maintenance of open space, interior amenities and
113 landscaping.

114 The developer is requesting a change to our current side yard setbacks allowances. This would
115 require changing the city's current ordinance. Mr. Frost stated that this make sense for these
116 type of developments. Mr. Frost showed the differences between what side yards are used for in
117 R-1-10 properties and the setbacks requested for their PUD projects. He noted that no RV
118 parking is allowed in the side or front yards resulting in a less cluttered look than most
119 neighborhoods. In conclusion, Mr. Frost's proposal would call for a 35% density bonus.

120 Chairman Hopkinson responded that he could only come up with a total density bonus of 10% in
121 his calculations. Mr. Hopkinson stated that he was very concerned about parking when family
122 comes to visit these residents. He explained to Mr. Frost that a written proposal must be
123 received regarding the density bonuses and the support thereof for each of them suggesting some
124 ways they could go. He continued to review each requirement for bonus density request and
125 explained what was needed. He explained that as Commission and Council they have to decide
126 if this type of development is beneficial to the city enough to give them what they are requesting.

127 Chairman Hopkinson asked for comments from each of the Commissioners:

128 **Alan Malan** noted that they have 4 entrances and only gave ideas for one design. Mr. Frost
129 stated that they were merely giving them some ideas this evening and not their whole
130 development proposal. Mr. Malan stated that requirements in 17.16.010 will be big hurdles for
131 them. In addition, he does not like the small backyard setbacks or the side yard setbacks. He
132 feels that there needs to be RV parking available, which is a requirement in our ordinance.

133 **Laura Charchenko** feels this is a needed addition to our community but is concerned with
134 setbacks and does not want to change the code to make this project work. She loves the picture
135 park idea. She supports the overall concept but would like to see homes farther apart.

136 **Terry Turner** agrees with the concept and feels it is a good fit for our community. He does not
137 like the density that has been proposed. Mr. Turner requested information on the different

138 elevations. Mr. Frost will bring a variety of different ideas to the next meeting. He felt like there
 139 was not enough parking for families to visit for dinners, etc. He is struggling a bit without how
 140 this fits into the general plan for the city.

141 **Mike Cottle** feels there is a great need for this type of project but does not like the high density
 142 proposed at this time. He knows the homes will sell but would like a proposal with less density.
 143 He is in agreement with the other Commissioner's comments.

144 **Councilmember Enquist** inquired about garbage and recycle can storage as well as where the
 145 mailboxes would be located. Mr. Frost responded that cans are usually stored in the garage or
 146 behind the fence. He will show those details in their next proposal.

147 Mr. Brad Frost said he looks forward to an open dialog with the Commission and commented
 148 that the PUD ordinance has not been addressed in recent years and suggested it may be beneficial
 149 to re-address and update some of the requirements.

150 Mr. Hopkinson explained that West Bountiful is not like other communities, and values its open
 151 space. He said he looks forward to seeing their innovative ideas in writing and concept drawings
 152 as part of a formal proposal. Mr. Frost responded that they will prepare the needed information
 153 in a written proposal and present it to them in the near future.

154 **IV. Staff Report**

- 155 • Ben reported that the Flag lot ordinance was approved by the City Council with no
 156 language changes.
- 157 • Ben informed the Commission that next Tuesday a meeting has been scheduled for 7:00
 158 p.m. with the residents on Pages Lane to discuss the proposed Pages Lane project.
- 159 • Mr. White reported that the park concrete project for the volleyball courts and playground
 160 will be completed by the end of this week.
- 161 • Cathy Brightwell reported that the salaries for Commissioners will be increased this
 162 budget year by Resolution of the City Council. Their first quarterly checks next week
 163 will realize this increase. She noted that Chairman Hopkinson will now be the highest
 164 paid Planning Commission Chair in Davis County.
- 165 • Ms. Brightwell also informed the Commission that the City has secured an identity theft
 166 policy for all city employees, city council, planning commission, etc. and their families.
 167 More details to come.

168 **V. Approval of Minutes for September 8, 2015**

169 **ACTION TAKEN:**

170 **Terry Turner moved to approve the minutes dated September 8, 2015 as presented. Mike**
 171 **Cottle seconded the motion and voting was unanimous in favor among those members**
 172 **present.**

173 **VI. Adjournment**

174 **ACTION TAKEN:**

175 **Alan Malan moved to adjourn the regular session of the Planning Commission meeting at**
176 **9:08 pm. Laura Charchenko seconded the motion. Voting was unanimous in favor.**

177

178
179 The foregoing was approved by the West Bountiful City Planning Commission on October 13, 2015, by
180 unanimous vote of all members present.

181 _____

182 Cathy Brightwell - City Recorder

183

184

1 **Minutes of the West Bountiful City Council meeting held on Tuesday, September 16, 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 **STAFF:** Duane Huffman (City Administrator), Steve Doxey (City Attorney), Chief Todd
10 Hixson, Steve Maughan (Public Works Director), Ben White (City Engineer), Cathy
11 Brightwell (City Recorder/ Secretary)

12
13 **VISITORS:** Alan Malan, David and Ginnette Wood, Michelle Van Huizen, Preston
14 Huggard, Dave and Tonya Boswell, Bryce Cindrich, Ellie Jensen, Austin Gerber, Rachel and
15 Gerry Carpenter, Madison Parker, Olivia Jackson, Eric Eastman, Launa Blackburn, Jimmy
16 Hardy, Michelle Carpenter, Brooklyn White, Steven Nordfors, Marisa Wilcox, Aupera and
17 Shaune Van Huizen, Evan Cindrich, Lisa Wilcox, Spencer Jorgensen, Brooke and Mark
18 Wild, Ken Miller, Wendell & Mary Wild, Andy Williams, Myron and Shauna Knighton

19
20
21 Mayor Romney called the work session to order at 6:00 pm.

22
23 **Work Session To Discuss Personnel Policy Re-draft.**

24
25 The Council picked up the review of the re-draft Personnel Policy manual at Section 5-4 Annual
26 Leave (page 12).

27
28 **Section 5-4 Sick Leave.**

- 29 1) Accrual – Duane Huffman explained that sick leave is accrued at 4 hours per pay period and
30 is capped at 1440 hours.
- 31 2) Use – there was some discussion about how and when sick leave is used.
- 32 3) Conversion – Mr. Huffman explained the policy of annual conversion that West Bountiful
33 has had for some time. An employee who has more than 120 hrs on December 1st of each
34 year can convert 1/3 of the sick hours they have accrued during the year, minus any sick
35 leave they used, into a cash payout. This has been a long held policy and employees see it as
36 a nice benefit they can use similar to a Christmas bonus and a reward for good attendance. It
37 is also a way to reduce the accumulation of sick hours. He explained that the City does not
38 pay out sick leave when an employee terminates, which is different than comp time and
39 annual leave. However, we do pay out 20% of the maximum 1440 sick leave hours for
40 employees retiring with 10 years' service, 40% of the maximum 1440 sick leave hours for
41 employees retiring with 20 years' service, and 50% of the maximum 1440 sick leave hours
42 for employees retiring with 25 years' service. There was discussion about whether the cap
43 should be reduced to limit the city's liability.

44 Staff was asked to research the policies of surrounding cities to determine, as best they
45 can, how this issue is handled. There was also discussion that if the policy does change, it

46 could be done such that only affected employees hired in the future and not those currently in
47 place would be subject to the change.

48
49 Section 5-5 Funeral Leave - no change from draft.

50
51 Section 5-6 Court Leave – no change from draft.

52
53 Section 5-7 Military Leave – no change from draft.

54
55 Section 5-8 Administrative Leave – There was a request to include language clarifying that the City
56 Council will be notified when these situations arise.

57
58 Section 5-9 Leave Without Pay – no change from draft.

59
60 Section 5-10 FMLA – no change from draft.

61
62 Section 6-1 Promotion
63 There was a short discussion about the need to ensure this section clearly references and follows the
64 applicable standards of the regular hiring practices found in previous sections of the draft.

65
66 Section 6-2 Demotion – no change from draft.

67
68 Section 6-3 Transfer – no change from draft.

69
70 Section 6-4 – Resignation – no change from draft.

71
72 Section 6-5 – Abandonment of Position – no change from draft.

73
74 Section 6-6 Reduction in Force – no change from draft.

75
76 Section 6-7 Dismissal – no change from draft.

77
78 *The work session adjourned at 7:22pm.*

79
80

81 Mayor Romney called the regular meeting to order at 7:30 pm.

82
83 Invocation/thought – Debbie McKean offered a prayer; Kelly Enquist led the Pledge of Allegiance.

84
85 **1. Accept Agenda**

86
87 **MOTION:** *James Ahlstrom moved to approve the agenda as posted. Debbie McKean*
88 *seconded the Motion which PASSED by unanimous vote of all members*
89 *present.*

90
91 **2. Swearing In of the 2015/2016 West Bountiful Youth City Council.**

92
93 **MOTION:** *Mark Preece moved to consent to the appointment of the members of the*
94 *2015-2016 Youth City Council as presented. James Bruhn seconded the*
95 *Motion which passed by unanimous vote of all members present.*
96

97 The 2015/2016 West Bountiful Youth City Council was sworn in by Mayor Romney. The
98 members include: Ethan Till, Mayor; Austin Gerber, Mayor Pro-Tem; Rachel Carpenter, Secretary ;
99 Madison Parker, Recorder; Justin Wood, Treasurer; Brooklyn White, Historian; Brooke Strong,
100 Publicity Head; Steven Nordfors, Web Administrator; Bryce Cindrich; Preston Huggard; Olivia
101 Jackson; Ellie Jensen; Spencer Jorgensen; Michelle Van Huizen; Nathan Wainwright; Marisa
102 Wilcox; Brooke Wild; and Anthony Wuthrich. Advisors include: Tonya Boswell, Teresa Romney,
103 and Council member Mark Preece.
104

105 **3. Public Comment.**
106

107 Eric Eastman, 620 W 1950 North, presented the work of local artist Doug Vandergrift on
108 display in the council chambers. He explained Doug was the bass guitarist for the Endless Summer
109 band, a former animator for Disney, and currently an animator for True Golf in Centerville. He has
110 agreed to let us display his artwork for six months, and then Arts Council will bring in another local
111 artist's work to display. This is a great way to highlight local West Bountiful talent.
112

113 **4. Public Hearing – Proposed Creation of a Local District to Provide Fire Protection,**
114 **Emergency Response Services, Emergency Medical Response, Paramedic, Ambulance**
115 **Services and Related Services in the Cities of Bountiful, Centerville, North Salt Lake,**
116 **West Bountiful, Woods Cross and an Unincorporated Portion of Davis County.**
117

118 **MOTION:** *James Bruhn moved to open the public hearing. Debbie McKean seconded*
119 *the Motion which passed by unanimous vote of all members present.*

120 Mayor Romney began the hearing by announcing the deadline for filing protests is
121 November 16, 2015, and then explained that protests by City residents or property owners in the
122 proposed service area must be in writing and filed with the City Recorder by that date. Protests may
123 also be filed with the County Clerk by residents and property owners within the unincorporated
124 county area located in the proposed service area. Certain protest levels must be met to stop the city
125 or county, as applicable, from proceeding with the creation of the service area. Those levels are:
126 a. Real Property-covers at least 25% of the total private land area within the city or included
127 unincorporated county area and is equal to at least 15% of the value of all private real
128 property within the city or included incorporated county area that is located within the
129 proposed district; or
130 b. Registered voters within the city or included unincorporated county area equal in number
131 to at least 25% of the number of votes cast in the city or included unincorporated county
132 area for the office of president of the United States at the most recent election prior to the
133 adoption of the resolution.
134

135 Mr. Huffman reviewed the memo included in the packet explaining the initial creation of a
136 local district will lead to a transfer of a small portion of the West Bountiful City property tax rate to

137 the new district, which would have a net zero impact on total property tax rates for residents.
138 However, the intent is to have the new district go through its own Truth-in-Taxation process once it
139 is up and running so that it is able to issue the debt it needs to cover critical capital needs and
140 refinance existing debt. This would likely lead to a property tax increase of \$10-14 per year based on
141 an average home price of \$216k. He also confirmed that all cities in the district will pay the same
142 tax rate, and noted that the current assessment to cities will continue. We will need to modify our
143 current fire impact fee if the district is approved.

144

145 The following residents provided comments:

146

147 *Alan Malan, 772 W 1400 North, stated he is fundamentally opposed to any new taxing entity.*
148 *He believes it gives them the opportunity to raise taxes on a whim and is concerned there is*
149 *already a tax hike ready to go once the District is created. He said he still has a lot of*
150 *questions.*

151

152 *Shawna Knighton, 647 W. Pages Lane, said she would like to know where to get more*
153 *information. She shared concerns about having no local emergency services in the City,*
154 *especially when emergency vehicles coming into our city can potentially be held up by*
155 *trains. She asked if there is way to bring some level of services into the city to avoid total*
156 *losses in the event of an emergency.*

157

158 *Launa Blackburn, 662 W 1600 North, commented that recently proposed plans for the Pony*
159 *Haven property will increase the number of retired residents who bring more problems and*
160 *greater need for emergency services due to their age.*

161

162 Mayor Romney responded to residents that while there are no facilities within the city, West
163 Bountiful benefits from having three stations to respond to emergencies including downtown
164 Bountiful; the new station just off Redwood Rd. in North Salt Lake covers the west side without any
165 train restrictions; and an expanded Centerville fire station will help cover the north and east sides of
166 the city. He said there are no plans in next five years to put any new emergency service facilities in
167 West Bountiful.

168

169 Deputy Fire Chief Dave Powers, representing the South Davis Metro Fire Agency, spoke and
170 agreed with the Mayor's comments. He explained the time sensitive nature of their calls. He
171 described the agency's desire to meet response time and manpower standards developed by the fire
172 protection industry.

173

174 He added that the Board that governs the agency has identified current long standing capital
175 needs. They found that impact fees will not cover these expenses, especially due to economic decline
176 beginning in 2008, and they are unable to negotiate, refinance loans, or get private bonds due to the
177 agency's unique status.

178

179 Deputy Powers reviewed the Facility and Equipment Capital Needs they hope to address,
180 which include \$3M to expand the Centerville Station; \$500K to correct drainage issues that are
181 damaging the Mueller Park Station; \$350K for repairs and a HazMat building at the Foxboro Station
182 in North Salt Lake; and \$1M for a new single axle ladder truck with a platform.

183
184 There was discussion about safeguards to ensure that spending stays in line. One of the
185 proposed controls is a budget/finance committee made up of city managers and the county clerk. It
186 was noted again that the district would be required to go through truth-in-taxation process.
187

188 Mayor Romney closed the hearing by restating the protest procedure and requirements. The
189 protest period is just beginning with final consideration of the district's creation expected in late
190 November or early December.

191
192 **MOTION:** *James Ahlstrom moved to close the public hearing. Debbie McKean*
193 *seconded the Motion which passed by unanimous vote of all members*
194 *present.*

195 **5. Consider Approving Information and Arguments to be Published in a Voter**
196 **Information Pamphlet Regarding the Reauthorization of the Recreation, Arts, and**
197 **Parks (RAP) Tax.**

198
199 Mr. Huffman reviewed Resolution 367-15 adopted in July of this year approving a ballot
200 question to reauthorize the 0.1% RAP tax. To conform with the requirements of Utah Code
201 regarding ballot transparency, the City will publish voter information in the City's newsletter, mail
202 out a voter information pamphlet, and post the information on the City's website. Staff solicited
203 arguments for and against the tax but did not receive any, so staff put together the proposed
204 arguments on both sides of the issue with the intent of being broad and fair.

205 **MOTION:** *James Ahlstrom moved to approve information and arguments to include in*
206 *a voter information pamphlet. James Bruhn seconded the Motion which*
207 *PASSED with a vote of 5-0.*
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 – Aye
215

216 **6. Consider Ordinance 373-15, An Ordinance Amending Section 16.12.060(C) of the West**
217 **Bountiful Municipal Code To Establish Minimum Criteria for Flag Lots.**
218

219 Ben White reviewed the process the Planning Commission went through to develop
220 minimum criteria for flag lots. The Commission concluded that there is a place for flag lots in the
221 development process, but wanted to make sure good criteria existed limiting them to appropriate
222 areas. In response to questions, Mr. White gave examples of areas around the city that are
223 candidates for flag lots. There was discussion about the proposed criteria, especially items 8 and 9
224 and what discretion, if any, went with these criteria. Ben responded that it was the Commission's

225 intent that there would be no discretion. Because flag lots are a conditional use, each situation will
226 be considered, and additional conditions can be applied if the minimum criteria are met.

227
228 **MOTION:** *Kelly Enquist moved to approve Ordinance 373-15 which amends Section*
229 *16.12.060(C) of the West Bountiful Municipal Code to establish minimum*
230 *criteria for flag lots. Mark Preece seconded the Motion which PASSED*
231 *with a vote of 4-1.*

232 The vote was recorded as follows:

233 James Ahlstrom – Aye
234 James Bruhn – Nay
235 Kelly Enquist – Aye
236 Debbie McKean – Aye
237 Mark Preece – Aye
238

239 **7. Engineering/Planning Commission Report.**

240 **a. Pages Lane Project**

241 Ben White reviewed design options and potential costs based on the discussion from the
242 September 1 work session to mitigate impacts to residential properties that currently do not have
243 sidewalk. He asked for direction so we can have a proposal to present at the homeowners meeting
244 on September 29 and know what to include in bid documents.
245

246 Options were discussed including elimination of the park strip, changing the width of the
247 sidewalk, installing a meandering sidewalk, or sticking with a standard design. There was also
248 discussion about how to handle landscaping issues.
249

250 Several council members commented that there are long term benefits to doing the project
251 correctly now. Standard designs should be used or they may be sorry in the future.
252

253 The consensus was that for purposes of the public meeting on September 29, staff would
254 present a standard design on both sides of the road. If yards not in the right-of-way are affected, the
255 city will repair them in a similar manner, but will not provide landscape the park strip other than top
256 soil and a conduit for sprinklers.
257

258 **b. Ovation Homes**

259 Mr. White explained that Ovation Homes has verbally told city staff that they intend to move
260 forward on the purchase of the property on Pages Lane commonly known as Pony Haven, and they
261 have scheduled an open house for the coming Thursday evening to meet with surrounding neighbors.
262 They are working on a preliminary plat and formal PUD request.
263

264 It was suggested that staff contact Ovation Homes about being careful not to present their
265 project in such a way to give the impression that it has received approval. Based on some feedback
266 council members have received from the public, this has occurred to some degree already.
267
268
269

270 **8. Police Report**

- 271
272 Chief Hixson reviewed his monthly report, highlighting several items.
- 273 • Background checks continue on remaining candidates for the open police officer
 - 274 position.
 - 275 • The City has hired a crossing guard to fill the position vacancy that covers the Pages
 - 276 Ln./800 West intersection.
 - 277 • EmPAC's monthly meeting will be held September 16.
 - 278 • Staff has engaged with fellow cities and the county regarding Animal Control
 - 279 Services to come up with solutions for the county's budget challenges. We expect to
 - 280 have proposal to present to Mayors and City Councils soon.

281
282 Council member Bruhn told the Chief that he received feedback from cub scouts that they
283 were thrilled with a recent tour of the police department.

284
285 **9. Administrative Report.**

286
287 Mr. Huffman explained that the field visit portion of the annual financial audit is underway
288 this week. Anyone with concerns/questions/suggestions is welcome to contact the auditor directly
289 while they are here.

290 He added that the city has been approached by a company that contracts with Verizon
291 Wireless to find locations for cell phone towers. They have proposed a lease for a 40' X 40' square
292 to house a 100' tower, off Legacy Highway and 1200 North. Staff is reviewing options and may
293 recommend it be placed in the West yard. The Mayor instructed staff to keep in mind future
294 development when looking at options.

295
296 **10. Mayor/Council Reports.**

297
298 James Ahlstrom explained he contacted a local stake president of the LDS church about
299 setting up a meeting to discuss access for a pathway from the Stringham Farms subdivisions to the
300 church located on 800 W. At this point it appears to be an uphill struggle, but Councilman Ahlstrom
301 believes it will be helpful to meet and keep the process going.

302
303 Mark Preece stated that he is impressed with the new members of the Youth City Council
304 and their plans for service projects.

305
306 James Bruhn reported that the Founder's Day concert was great, but he was disappointed that
307 it was the least attended concert in long time. The Arts Council gave Colleen Maloy a retirement
308 tribute along with a nice token for her years of service.

309
310 Debbie McKean will get the newsletter out for printing this week. She also reported that
311 there have now been three human cases of West Nile Virus in Utah, and added that today is the
312 projected day mosquito eggs will no longer hatch.

313

314 Kelly Enquist reported that an issue was brought to his attention that we need to have a
315 “Local Deliveries Only” sign for trucks leaving Holly going north on 800 West. Steve Maughan will
316 get a sign to match the one on 1100 West.

317 He also discussed several areas in the city with parking problems, and staff described the
318 challenged with the current ordinances regarding designating and enforcing no parking zones.

319
320 Mayor Romney reported that West Bountiful Elementary school has their Reflections contest
321 coming up in early November. The kids do art projects, and the PTA would like the city council to
322 act as judges as the Arts Council said they are too busy. As there will be no regular meeting on
323 election night, it was suggested that the judging occur on November 3, at 7 pm.

324 He added that Stephen Henegar Business college has offered to provide a Mayor’s
325 scholarship - \$25k for 4 years or a lesser amount for 2 years. He will provide additional information
326 to Duane so the offer can be evaluated.

327

328 **11. Approval of Minutes from the September 1, 2015 City Council Meeting.**

329

330 **MOTION:** *James Bruhn moved to approve the minutes from the September 1, 2015*
331 *meeting. Mark Preece seconded the Motion which PASSED by unanimous*
332 *vote of all members present.*

333

334 **12. Possible Executive Session for the Purpose of Discussing Items as Allowed, Pursuant to**
335 **Utah Code Annotated 52-4-205.**

336

337 There was no need for an Executive session.

338

339 **13. Adjourn**

340

341 **MOTION:** *James Bruhn moved to adjourn this meeting of the West Bountiful City*
342 *Council at 10:25 PM p.m. James Ahlstrom seconded the Motion which*
343 *PASSED by unanimous vote of all members present.*

344

345

346

347 *The foregoing was approved by the West Bountiful City Council on Tuesday, October 6, 2015.*

348

349

350

351 _____
Cathy Brightwell (City Recorder)

1 **Minutes of the West Bountiful Special City Council meeting held on Tuesday, September 29,**
2 **2015 at 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 **STAFF:** Duane Huffman (City Administrator), Steve Doxey (City Attorney), Steve
10 Maughan (Public Works Director), Ben White (City Engineer), Cathy Brightwell (City
11 Recorder/ Secretary), Bev Haslam

12
13 **VISITORS:** Ron Freestone, Sherri & Cal Hutchings, Launa Blackburn, Robert & Carla
14 Rey, Dan Koford, Don Zesiger, Darrin Zesiger, Cris Hogan, Bonnie & Larry Hatch, Mark
15 Salmon, Reid Acord, Steven Heywood, Myron Knighton, Elwood & Colleen Maloy, Barb
16 Roy (for Ellen Freestone), Doug Gardner, Christy Morrison, Terry Turner, C. Mason, Daniel
17 Mason, Terry Olsen, Nancy Richins, Lee Wineger, Gary Jacketta

18
19
20 **Public Meeting to Discuss the Pages Lane Project Scheduled for Early 2016.**

21
22 Mayor Romney called the meeting to order at 7:00 p.m. He welcomed residents and explained that
23 this meeting is intended to be informational, and he would be happy to set up individual meetings
24 with residents at a later date. He introduced council members and Duane Huffman, city
25 administrator.

26
27 Duane Huffman thanked everyone for being there and explained that resident input was absolutely
28 necessary to make the project the best it could be. He began by stating that the goal of the meeting
29 was to provide information on the current plans for the project and receive input from residents. No
30 final decisions will be made at the meeting. The presentation will go over each aspect of the project -
31 water, street, curb/gutter, storm pipe, and sidewalk.

32
33 He explained that city leaders asked themselves hard questions when developing the project. What is
34 the best long term approach? When will there be similar or better opportunities for improvements?
35 Will costs ever be better?

36
37 He then addressed the history of how the project developed over time.

- 38 • The existing water line is old cast iron which causes rust and is susceptible to mainline
39 breaks. Replacement has been planned for years, but there have been delays due to UDOT's
40 closure of 400 N.
- 41 • Street – When replacing water lines, the city reviews the condition of the road. For Pages, the
42 city believes the foundation of the street is good but the top portion needs to be replaced.
- 43 • While the project was delayed, UDOT money (\$150K) became available tied to alternative
44 transportation, i.e., bike lanes. This would allow for the City to complete gaps in the curb.
- 45 • With the water line, street, and curb/gutter being completed, the City Council became
46 interested in completing the sidewalk on the road.

- 47 • As staff visited with residents along the project, it became apparent that storm water drainage
48 issues need to be addressed.
49
50

51 **Water line**

52 Need:

- 53 • Cast iron pipe causes rust
54 • 55 years old
55 • Main line breaks – at least 1/yr

56 Project:

- 57 • 2700 ft of new pipe (800 W to 550 W)
58 • 32 lateral connections (new stubs)
59 • Is and will remain on south side of road.

60 Impacts

- 61 • Access – limited interruption
62 • Scheduled water outages
63 • Unscheduled water outages
64 • More reliable water system - water heaters may need improvements

65 Funding comes from existing water rates.
66

67 There was discussion about debt, and an inquiry about whether the City plans to help with
68 needed water heater upgrades. Mr. Huffman responded that help has not been provided in the
69 past for other similar projects.
70

71
72 **Streets**

73 Need:

- 74 • We have a good base so re-build is not necessary
75 • Previous overlays are deteriorating
76 • Edges are crumbling

77 Project:

- 78 • Will include milling 3” and overlay

79 Impact:

- 80 • Access – limited interruption
81 • Will have a much better road that will last a long time.

82 Funding:

- 83 • Will come from existing Streets property tax – no new debt.
84
85

86 **Curb/gutter**

87 Need:

- 88 • There is 2500 ft. of curb now in place and 2500 ft. missing (550 W to 800 W)
89 • It maintains the asphalt
90 • Keeps storm water in street and not on properties
91 • Allows expansion of the road for bike lanes

92 Project:

- 93 • Install where it is missing, except where land is under development (Pony Haven)
94 • Expand asphalt to the new curb

95 Impacts

- 96 • Limited access – could be up to 7 days with no access to allow concrete to cure.
97 • Landscape in right of way (8 ft. from stakes)
98 • Parking
99 • Bike lanes

100 Funding:

- 101 • UDOT's \$150k should cover most, if not, will use Street impact fees or Street property tax.
102
103

104 **Storm Water**

105 Need:

- 106 • Need came to light in resident meetings
107 • Many individual connections from old canal
108 • Old/undersized pipe needs to be addressed
109 • Increased need as more water kept in the street with new curb

110 Project (still in design phase):

- 111 • New line from 700 W to 800 W on south side
112 • Replace failing pipe from 550 W to 675 W
113 • Will add new/rebuilt catch basins

114 Impacts:

- 115 • Access - limited interruption
116 • Better storm water control
117 • Will continue existing yard drains

118 Funding

- 119 • Existing Storm Water fees/impact fees/general fund
120
121

122 **Sidewalks**

123 Need:

- 124 • Best pedestrian way – Park, school bus stops, to points east and west, continues to grow in
125 popularity
126 • Current disability access is poor
127 • 50% already has sidewalk
128 • Connecting streets have sidewalk

129 Project:

- 130 • Add new sidewalk where it is missing on both north and south sides of the road
131 • 4 ft. park strip – match existing, better for snow removal, safer, will look/feel more like a
132 community than without a park strip

133 Impacts:

- 134 • Access restrictions could be up to 7 days
135 • Driveways – Will pour cement drive approaches/entrance to each property, and replace what
136 is existing several feet to transition as needed

- 137 • Landscape – Repair to similar condition behind sidewalk, including placing fill to create a
138 mowable slope
139 • Property Releases (construction easement) – Will need homeowner consent, will video
140 record and take pictures of pre-existing property condition
141 • New 4 ft. park strip – will provide top soil, and conduit for sprinkler line

142 Funding

- 143 • Streets property tax/impact fees/general fund.
144
145

146 **Summary** – Complete project is estimated to cost \$1,150,000 and will likely take about 120 days or
147 more to complete. Hoping to send to bid in December/January with an Award made in
148 January/February timeframe.
149
150

151 Following his formal presentation, Mr. Huffman talked about the Petition received by the City on
152 September 28, signed by about 27 individuals. He explained that it was forwarded to city council
153 members immediately and assured the audience that the City does not take it lightly.
154

155 The following questions/concerns were brought up by those in attendance and will be under the
156 Council's advisement:

- 157 - Horse use and access
158 - Timelines/quality. *City will oversee project*
159 - Postal service availability
160 - Storm drain on south side has sunk - how will it be built up?
161 - Trees? *1) some are well into property but have roots that may be affected; will try hard not*
162 *to affect; 2) some right on boundary or on edge, will work with resident to keep, may need to*
163 *move sidewalk slightly if it would help – will work with residents; 3) some are clearly in the*
164 *right-of-way and there is a fair chance they will need to come out, but city can still look at*
165 *options such as meander sidewalk onto the property, etc., if the trees still have a long life*
166 *span.*
167 - How does new development impact water needs? *Will be going from 8" pipe to 12" pipe*
168 *should be enough.*
169 - Should we be improving our streets so other communities can come use them?
170 - Not as much traffic since Legacy went in.
171 - Need better communication regarding the project. *Mr. Huffman committed to continue to*
172 *work towards good communication.*
173 - Should curb/sidewalk on 550 W go farther around corner, as it will make it look a lot better
174 and add continuity, also considering around corner on 800 W. *We are likely at max*
175 *financially, will look at but need to consider \$.*
176 - Weber water availability? *Separate entity with own costs. Residents would need to pay for*
177 *connections, and the city's project likely will not make it more affordable.*
178 - Power pole relocation? *They will go in park strip.*
179 - Ms. Blackburn stated her concern about losing her 2-40 year old pine trees, with no offer to
180 replant and no street space for horses. She also wanted to make sure the city acknowledges
181 the petition delivered the previous day. Mr. Huffman stated that the city is very interested in

182 discussing the concerns included in the Petition, and would be happy to meet to try to come
183 up with solutions.

184

185 Meeting adjourned at 8:55 pm

186

187

188

189

190

191 -----
The foregoing was approved by the West Bountiful City Council on Tuesday, October 6, 2015.

192

193

194

195 _____
Cathy Brightwell (City Recorder)