Minutes of the West Bountiful City Council meeting held on Tuesday, January 19, 2016 at West Bountiful City Hall, 550 N 800 West, Davis County, Utah.

Those in attendance:

MEMBERS: Mayor Ken Romney, Council members James Ahlstrom, James Bruhn, Kelly Enquist, Mark Preece, and Andrew Williams

PLANNING COMMISSION: (for joint work session): Alan Malan, Terry Turner, Laura Charchenko, Mike Cottle, Corey Sweat, (excused – Chairman Hopkinson)

STAFF: Duane Huffman (City Administrator), Steve Doxey (City Attorney), Ben White (City Engineer), Lt. Corie Hamilton, Steve Maughan (Public Works Director), Paul Holden (Director of Golf), and Cathy Brightwell (City Recorder/Secretary)

VISITORS: Alan Malan, Corey Sweat, Brad Frost, Craig Jacobsen, Eric Eastman, Lucile Eastman, Kevin Ingram, James Behunin, Scooter Hammer, Joan Littlefield

Joint Work Session with Planning Commission to Discuss Ovation Homes’ Proposal for P.U.D., The Cottages at Havenwood.

Mayor Romney called the work session to order at 6:15 p.m. and welcomed the planning commission, Ovation Homes, and members of the public.

Duane Huffman explained that base density of the project is 30 lots based on the required road design connecting 3 stub streets. He collected bonus density worksheets completed by council members and planning commissioners in an attempt to determine a starting point for discussion. Initial results were to give a 10.6% density bonus, although it appeared some submissions were based on the planning commission recommendation and some on the current proposal.

Brad Frost, Ovation Homes, made a short presentation and pointed to items in his Addendum 1 handout noting the developer’s opinion as to how each bonus category could be treated and the value of each. He explained their calculations indicate that the development, as proposed with 39 lots, will provide amenities with a value between $409,500 and $430,000 above and beyond what could be required if developed as a standard R-1-10 subdivision.

There was discussion about drainage issues and some disagreement about what the city can require in drainage design as part of a standard subdivision. Mr. Frost stated they intend to tear down fences of the west side neighbors and dig up their yards to install drains. He believes this goes above and beyond what would be required of a developer in a standard subdivision.

Regarding open space, Mr. Frost explained that they are offering to pay the City for what it would cost them to put a park in the development. Mayor Romney responded that $20k seemed an insufficient trade-off for a small park.

There was discussion about intrinsic values of the development. Some neighbors are frustrated with the way their neighbors maintain their properties and these will be maintained by
the HOA so it will always look nice with trees approximately every 90 feet and fencing installed at the time each home is built.

There was discussion about the best way to proceed with council member Bruhn suggesting they walk through the ordinance to see if the proposal fits, and council member Ahlstrom commenting that this exercise is not black and white like a permitted use ordinance; it is up to Council to determine the pros and cons of the overall project. There was also discussion about whether the developer should be given a bonus if they are willing to do something, e.g., decorative entrance, park, but the City doesn’t want it or it can’t be done.

Discussion of the Amenity Density Bonus Categories:

A. Building and Project Design. The majority likes an entry feature which includes a sign/landscaping on Pages Lane and would give some bonus for it. Mr. Frost described it as a rock/brick sign with etched lettering maintained by the HOA and situated on land owned by the adjoining property owner. Council asked to see an artist’s rendition. Also included is the guarantee of single level homes vs. the potential for two story homes in a standard subdivision, and upgraded building materials all of which could result in a bonus of 5%.

B. Innovative Site Plan. Ovation has included varying lots sizes, setbacks, dwelling unit types, and fencing in this category. Council member Ahlstrom agrees the dwelling unit type fits better in this category than the previous category. He likes this plan better than what we would see in a typical subdivision. The value is in the type of unit (improvements above ground) and the non-cluttered look of the development. This is also a good place to include drainage issues.

There was discussion about an active adult community and the ambiguity of the CCRs. Mr. Frost explained they are reviewing the CCRs due to recent state legislation regarding HOAs, but their intent is to restrict 2 bedroom homes to 3 people and 3 bedroom homes to 4 people. He added that the design of the homes and lots are targeted to active adults. When asked, several council members did not see this restriction as being critical.

C. Substantial Public Benefit. The biggest issue is drainage facilities. Ben explained that requirements for any subdivision will include a pump station, detention pond and rear yard drains. Ovation’s proposal to also add drains to sixteen neighbor’s rear yards may not solve the problem but will improve drainage issues. Having landscaping, especially in rear yards, go in at the time of building is also a benefit from a drainage perspective and provides intrinsic value. Mr. Frost commented that he believes it will cost a lot more than the city’s $10k estimate to install hard pipes and perforated pipes in each neighbor’s lot.

There was discussion about the public benefits of an active adult community and whether the bonus should be applied here or in B above.

D. Provision, Protection and Maintenance of Open space. Ovation offered to put in a park on the north side of the project for about $20k. City consensus is that because the City Park is only two blocks away, there is no reason to have a pocket park in this location. There was discussion about donating a like amount to the city in lieu of building the Park, but the
consensus is that $20k is too low to justify a bonus. There was discussion about putting in
a pickle ball court at a different location and using the money to pay for it; a pickleball
court is estimated to cost approximately $50k.

There was discussion about using the space for additional parking. Mr. Frost said a similar
plan had been implemented in other Ovation communities, and the HOA ended up
removing the parking spaces because they were not needed. Mayor Romney commented
that he has driven through other Ovation communities at different times of day and has
never noticed a parking problem.

There was discussion about whether open space includes air space above the homes and
the benefit to neighbors by having single level homes, e.g., protect views and provide
additional privacy.

E. Interior Amenities and Landscaping. Covered in this section are things like installation of
landscaping and fencing at the time of construction, HOA maintenance of front yards, park
strip trees, driveway and sidewalk snow removal.

Mayor Romney asked the Council and Planning Commission to think about what it would take for
the developer to qualify in these areas to get the maximum bonus. Mr. Huffman distributed bonus
density worksheet forms to council members to see if and how the numbers have changed. There
was not enough time to review the worksheets at the end of the meeting.

Mayor Romney called the regular meeting to order at 8:15 pm.

Invocation/thought — James Ahlstrom; Pledge of Allegiance — Mark Preece

1. Accept Agenda.

MOTION: Mark Preece moved to approve the agenda as presented. James Bruhn
seconded the Motion which PASSED by unanimous vote of all members
present.

2. Public Comment.

There were no public comments.

3. Consider Approval of Resolution 379-16, A Resolution Appointing Tiffiny Allen,
Mike Leger, Paul Maloy, and Debbie McKean independence day specialist to the Arts
Council, and James Bruhn as City Council representative.

MOTION: James Ahlstrom moved to approve Resolution 379-16, A Resolution re-
appointing Tiffiny Allen, Mike Leger, and Paul Maloy to the Arts
Council; appointing Debbie McKean to the Arts Council as the Independence Day specialist; and assigning James Bruhn as the city council liaison. James Bruhn seconded the Motion which PASSED.

The vote was recorded as follows:
- James Ahlstrom — Aye
- James Bruhn — Aye
- Kelly Enquist — Aye
- Mark Preece — Aye
- Andrew Williams — Aye

4. Consider Resolution 380-16, A Resolution Appointing Ken Romney to the South Davis Metro Fire Service Area Board of Trustees.

**MOTION:** James Ahlstrom moved to approve Resolution 380-16, A Resolution Appointing Ken Romney to the South Davis Metro Fire Service Area Board of Trustees. Andy Williams seconded the Motion which PASSED.

The vote was recorded as follows:
- James Ahlstrom — Aye
- James Bruhn — Aye
- Kelly Enquist — Aye
- Mark Preece — Aye
- Andrew Williams — Aye

5. Consider Award of Pages Lane Project to Advanced Paving and Construction for $1,022,855

Ben White clarified that the Pages Lane Project was bid in two parts; the main project and bid additive 1 which includes sidewalks on the north side of Pages Lane. His cost estimates were in the $1.2M range. We received 15 bids. The lowest bidder, AAA Excavating, missed a significant item in their bid and asked to withdraw. The second lowest bidder was Advanced Paving & Construction. Their bid was $945,777 for the main project, and $77,078 for bid additive 1 for a total of $1,022,855. Ben has checked them out and believes they have the resources and experience to do a good job. The City will inspect the project closely as it progresses. When asked about Kapp Construction who has completed several recent projects for the city very well, Ben responded that timing and previous commitments prevented them from bidding the project.

**MOTION:** Mark Preece moved to Award the Pages Lane Project to Advanced Paving and Construction for $1,022,855. James Bruhn seconded the Motion which PASSED.

The vote was recorded as follows:
- James Ahlstrom — Aye
- James Bruhn — Aye
6. Consider Tentative Adoption of Proposed Amendments to FY 2016 Budget and to Set Public Hearing.

Duane Huffman reviewed the recommended changes for the current fiscal year, most of which have been discussed with Council in past meetings. He added that a final review will be done at year-end. There was discussion about several items on the list.

**MOTION:** *James Ahlstrom moved to Tentatively Adopt Amendments to the FY 2016 Budget and Set a Public Hearing for 7:30 pm on February 2, 2016.
James Bruhn seconded the Motion which PASSED.*

The vote was recorded as follows:
- James Ahlstrom - Aye
- James Bruhn - Aye
- Kelly Enquist - Aye
- Mark Preece - Aye
- Andrew Williams - Aye


- The 1200 N storm drain project is underway, but moving slowly due to the mud.
- We are working up a plan to fix the floor in the lobby.
- At its last meeting, Planning Commission discussed a 2 lot subdivision, Olsen 8, between 1100 W and Eagle Glenn Circle, and Ivory Homes’ proposal to modify language in the B-U zone to increase density.

8. Police Report

Chief Hixson reviewed his report. Highlights included: Officer Horstman has successfully completed his field training and is doing a great job; three officers have expressed interest in testing for the sergeant position which will begin January 19; Officer Braegger’s vehicle was hit during a traffic stop by a vehicle travelling on I-15 that failed to move over; and Lt. Hamilton’s vehicle was hit in the city parking lot by a parent picking up a child from school.


Duane Huffman reported on plans regarding staffing during Steve Maughan’s absence due to a non-work-related accident. Duane and Blake will be meeting regularly during Steve’s absence to make sure public works activities continue smoothly.
The new golf superintendent, Josh Virostko, will begin on February 1. Marcus’s last day in attendance is planned for January 25. We hope to advertise for the assistant superintendent job later this week.

We are planning a city council strategy session sometime in the next month.

10. Mayor/Council Reports.

James Ahlstrom – No report.

Mark Preece –
The Youth Council is doing a fund raiser collecting food for backpacks for needy school children. They will pass out flyers advertising the event on January 23rd. They are also beginning preparations for the Easter egg scramble on Saturday, March 26.

James Bruhn –
Offered condolences to the police department and their brothers for the Salt Lake officer killed recently.

Andrew Williams – no report.

Kelly Enquist-
Attended his first Mosquito Abatement meeting last week and was impressed with the group, the way the meetings are handled, and their goal to limit meetings to 60 minutes or less.
He reported on issues they are meeting with UTA regarding a fencing project.

Mayor Romney-
He gave kudos to the police department for what they’re doing and referenced a recent news article about West Bountiful being a safe place to live.

11. Approval of Minutes from the December 15, 2015 City Council Meeting.

MOTION: James Ahlstrom moved to approve the minutes from the January 5, 2016 meeting. Andy Williams seconded the Motion which PASSED by unanimous vote of all members present.

12. Possible Executive Session for the Purpose of Discussing the Character, Professional Competence, or Physical or Mental Health of an Individual, Pursuant to Utah Code Annotated 52-4-205(1)(a), and 52-4-205(1)(d) to discuss the purchase, exchange, or lease of real property.

No Executive Session needed
13. Adjourn

MOTION: James Ahlstrom moved to adjourn this meeting of the West Bountiful City Council at 8:55 p.m. Andy Williams seconded the Motion which PASSED by unanimous vote of all members present.

The foregoing was approved by the West Bountiful City Council on Tuesday, February 2, 2016.

Cathy Brightwell (City Recorder)