

**Mayor**  
Kenneth Romney

# WEST BOUNTIFUL CITY

**City Administrator**  
Duane Huffman

**City Council**  
James Ahlstrom  
James Bruhn  
Kelly Enquist  
Mark Preece  
Andrew Williams

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  
REGULAR MEETING AT 7:30 PM, ON TUESDAY,  
AUGUST 16, 2016, AT THE CITY HALL, 550 N 800 WEST**

Work Session at 6:30 pm

South Davis Sewer District - Presentation and discussion on Methane Recovery Project

Regular Meeting at 7:30 pm.

*Invocation/Thought – Kelly Enquist; Pledge of Allegiance – James Ahlstrom*

1. Accept Agenda.
2. Public Comment (two minutes per person, or five minutes if speaking on behalf of a group).
3. Presentation by Mr. Ed Swanke regarding Neighborhood Watch.
4. Consider purchase approvals:
  - a. Asphalt Roller: \$29,830.00
  - b. Police Radios: \$70,904.50
5. Consider motion authorizing Mayor to execute 2016 Interlocal Cooperation Agreement Between Davis County Cities and Davis County for UPDES General Permit (storm water protection).
6. Discussion regarding PUD Ordinance Study.
7. Discussion regarding RAP Funding.
8. Public Works/Engineering Report.
9. Police Report.
10. Administrative Report.
11. Mayor/Council Reports.
12. Approve Minutes from the July 19, 2016, and July 26, 2016, City Council Meetings.
13. Potential Executive Session for the Purpose of Discussing Items Allowed, Pursuant to Utah Code Annotated 52-4-205.
14. 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 August 11, 2016.*

**Minutes of the West Bountiful City Council meeting held on Wednesday, August 16, 2016 at West Bountiful City Hall, 550 N 800 West, Davis County, Utah.**

Those in attendance:

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

**STAFF:** Duane Huffman (City Administrator) and Steve Doxey (City Attorney), Chief Hixson, Steve Maughan (Public Works Director), Paul Holden (Director of Golf), Ben White (City Engineer), Cathy Brightwell (Recorder)

**VISITORS:** Dal Wayment, Alan Malan, Ed Swanke, Gary Jacketta, Eric Eastman

**Work Session called to order at 6:40 pm**

**South Davis Sewer District - Presentation and Discussion on the Methane Recovery Project**

Dal Wayment - General Manager for South Davis Sewer District (SDSD), went over the history of the South Davis Sewer District which was created in 1959. He said the SDSD serves the cities of Bountiful, Centerville, North Salt Lake, West Bountiful, and Woods Cross, and charges the lowest sewer rates in the State, has not raised rates since 1988, and carries no debt.

He made a presentation on Turning Waste Organics into Energy, which is a joint venture between SDSD and ALPRO Energy & Water. It is a public/private partnership to process waste materials into energy, for example, processing food waste into energy by converting into methane gas. Both parties are providing 10% equity investment in the Project and 50% of project debt financing, all operational and maintenance costs will be shared equally.

He gave examples of working with companies like Stouffers who produces 75 tons of food waste per day, and Wasatch Integrated Waste Management. He added that they will produce bio-based fertilizer that will be marketed through existing fertilizer distributors and/or directly to large farming operations.

The total project costs are \$55m in capital costs, (phase 1 - \$25k for processing food waste only), and net annual cash flow of \$5.2m (phase 1- \$3.2m). One contract alone will pay for the project in full in six years.

Mr. Wayment discussed the benefits of the project which include reduced mileage for waste transportation; ability to recover important and valuable plant nutrients, i.e., nitrogen, phosphorus, and potassium; creation of 12-16 full time jobs; providing the District with more sustainable bio-solid options for the future, and help to stabilize district sewer rates.

Mayor Romney thanked him for the information.

Worksession ended 7:27pm.

**Regular Meeting at 7:36pm**

Invocation/Thought – Kelly Enquist gave a thought by Abe Lincoln; James Ahlstrom led the Pledge of Allegiance.

1. **Accept Agenda.**

**MOTION:** *James Ahlstrom Moved to Accept the Agenda As Proposed. James Bruhn seconded the Motion which PASSED by unanimous vote of all members present.*

2. **Public Comment (two minutes per person, or five minutes if speaking on behalf of a group).**

Eric Eastman, 620 W 1950 North, asked Council what they thought about the art currently on display in council chambers; he wondered if they thought it was too much? Council members talked about how much they liked it. He said he will bring a biography of the artist to hang in the room with the art work.

Also, Mr. Eastman asked if the Mayor would allow audience participation on agenda item 6 (PUD Ordinance). He was told he would be allowed to make comments.

3. **Presentation by Mr. Ed Swanke regarding Neighborhood Watch.**

Ed Swanke, 771 N 1100 West, commented that he is looking for guidance from the City and police department. He has spoken to individuals in his neighborhood who are interested in implementing a neighborhood watch program. His online research shows that the majority of the burden falls on homeowners. He said he put a clipboard out by the street and had 25 people sign up. The benefits they see are greater safety and less crime. Participants would sign up and give their phone number, then someone volunteers to drive around and watch out for neighbors, e.g., calling homeowners if a garage is open in middle of night, etc. Because they are more familiar with the area, he believes they can develop better intelligence for the police department – but they are not sure how to proceed. He thinks they can get 10 signs for under \$200, and would be happy to include the golf course.

Council member Enquist said he is familiar with these programs and is glad to see volunteers; it shows that the community wants to be involved.

Mayor Romney suggested staff and Chief Hixson do some research and then get back with Mr. Swanke. He added that neighbors should always be looking out for each other and be careful; we need to train them to call the police

Mr. Swanke responded that they are going to go ahead and identify and assemble a group so they are ready to work with police and staff when they get back to him.

4. **Consider purchase approvals:**

- a. Asphalt Roller: \$29,830.00
- b. Police Radios: \$70,904.50

Duane Huffman referred to his August 10 memo. The recently adopted FY2017 budget included both of these items; he has brought them forward to comply with the City's procurement ordinance that requires purchase approval for non-regular items over \$10k.

Asphalt Roller - The public works department is in need of a roller that will allow them to do small road projects themselves without going out to independent contractors. The life span of this Roller is 20-30 years. As one could not be found on a state contract, the City solicited multiple quotes and the amount listed above is the lowest. In addition, a trailer is needed which costs approximately \$4,000. The total cost of both is \$33,805; the budgeted amount was \$35,000 with half coming from the streets budget and half from the water budget. There was a question about whether they considered buying a used roller. Mr. Huffman responded they did not; the intent is to keep this roller for many years.

Police radios - Chief Hixson explained their current radios are 6 years beyond life expectancy, outdated, and parts will only be available for a short time; it is important to upgrade so they can communicate with other agencies. They are requesting to purchase radios and accessories for 11 cars, and 14 handhelds. The negotiated rate is below state pricing and they are phase 1 & 2 compliant which means they will function now with current systems and also when digital phase 1 and 2 is implemented over the next two years.

In response to questions from council, Duane Huffman explained that they considered a possible phase in but ultimately recommends full implementation due to the age of the current radios.

Council member Enquist requested that in the future, more documentation be presented on large purchases such as pictures.

**MOTION:** *Andy Williams Moved to Approve the Purchases Listed Above. Mark Preece seconded the Motion which PASSED 4-1, with Kelly Enquist opposed.*

5. **Consider motion authorizing Mayor to execute the 2016 Interlocal Cooperation Agreement Between Davis County Cities and Davis County for the Utah Pollution Discharge Elimination System (UPDES) General Permit for Storm Water Protection.**

Duane Huffman explained that this agreement is a good faith effort to cooperate with the County. He said the various cities and County are working together towards eructation requirements, and a similar agreement was filed in 2011. We have a new Permit so there is a new Agreement.

**MOTION:** *James Ahlstrom moved to authorize the Mayor to execute the 2016 Interlocal Cooperation Agreement between Davis County Cities and Davis County for UPDES General Permit (storm water protection). James Bruhn seconded the Motion which PASSED by unanimous vote of all members present.*

5. **Discussion regarding PUD Ordinance Study.**

Duane Huffman reviewed the temporary restriction on planned unit developments that was passed in May and runs through November 17, 2016 to give the City time to study and potentially make changes. State Code tasks the Planning Commission with the initial review and recommendations for land use ordinances; however, the Planning Commission has asked for more input from the City Council to better understand in which direction they should go with potential modifications.

Mr. Huffman, after reviewing the current code, land use principals, and the City's experience with PUDs, suggested broad recommendations regarding the use and review process for PUDs. The proposed modifications were broken in to two sections.

1) How/When a PUD Can Be Used. He recommended clarifying that PUDs be used to modify lot sizes (cluster) on land with building limitations, e.g., power or gas line easements, or to preserve open space/trails. PUDs should not be used to increase total density for a project, as his view is this is better done through the zone change process.

He proposed the use of PUDs be modeled after current ordinances related to variances, where very specific criteria must be met. Size limitations should be determined by the base zone, for example, 10 acres in R-1-10, 15 acres in R-1-22, etc. For eligible PUDs, potential modifications to all yard regulations should be allowed but set requirements that the perimeter of the PUD match the existing border of the surrounding traditional neighborhood which would better mitigate impacts to existing neighborhoods.

Mr. Huffman also discussed the concept of discretionary vs. entitlement; a land use ordinance that can be used at the City's discretion is problematic. The City's true discretion lies in having the ability to adopt ordinances that set standards and limitations. If a developer proposes something outside the City's Code, ordinance modifications can be considered at that time.

2) Improve and Streamline Process. The process should be shortened to be more like subdivision approval that includes a concept plan reviewed by staff; an initial application review,

public hearing and recommendation by planning commission; development agreement and preliminary plat approval by city council; and final plat approval by planning commission.

There was general discussion about the proposal and a concern that whatever is done is well thought out and not a knee jerk reaction to recent experiences. They discussed whether a PUD ordinance is even necessary or if there is adequate flexibility to do whatever needs to be done in response to specific requests. On the other hand, there was some concern that too much flexibility could be a problem and having something specific in black and white was preferable.

There was discussion about mixed use, e.g., Evergreen neighborhood, and using experts to help us even if we have to pay for them.

Eric Eastman commented that he read an excellent Wikipedia article on PUDs. We are unique because our residential and commercial areas have no overlap so a mixture does not apply. He agrees density bonus is a problem but believes the rest of the existing ordinance is good. We need to be careful that we use language that is good for us and throw out the bad. He suggested scheduling a brainstorm session including city council, planning commission and residents to explore issues and come up with solutions.

Duane will put together a processed outline and a plan on how to proceed.

**6. Discussion regarding RAP Funding.**

Duane Huffman explained that the Council's process to identify and prioritize Recreation Arts and Parks (RAP) projects began with a list of about 60 items that was narrowed down by only a few after the first round voting - no single item received all 6 votes. For Round 2 he proposes to give each voter fifteen votes to use any way they want - more than one vote can be given to single items which will show how much they care about specific items.

He reviewed the top vote getters from both Council and public works staff. Once the list is narrowed down, it will be taken to the public for input.

**7. Public Works/Engineering Report.**

Ben White -

- 500 South waterline project (Main St. to 300 East) starts in less than 3 weeks and triggers agreement with Holly.
- 400 N Bountiful project - concrete is too high, not sure what they will do.
- 1100 W was chip sealed last week. Do we want to put back the same striping or change? The current walking lane is separated by hash marks rather than a solid line. It was agreed the hashed area will be removed.

Steve Maughan -

- Pages Lane update – the asphalt has been removed; the finish grade looks good; pavement should begin next Tuesday. The concrete crew is back today and hopes to finish up this week. They will landscape after asphalt is in. He clarified we are leaving dirt in the park strip but will take care of yards with mowable grade, sod, and replace sprinklers and fences. Considering restricting the road to local traffic only this weekend if not paved due to dust; or should we reduce speed limit to 10 mph? Agreed to post multiple signs with heavier police patrol.
- Ranches at Lakeside subdivision being seal coated under warranty.

8. **Police Report.**

Chief Hixson reviewed his monthly report.

- School starts on the 24<sup>th</sup> so will be holding crossing guard training. We are lucky that all of our previous guards are coming back.
- Allan VanWagoner will be WBE liaison and the school staff is excited.
- EmPAC meeting was held today.
- Pokemon hunt was amazing. We had about 20 people participate. We may do it again and include other agencies. Several out of state agencies saw pictures and are going to do it.

9. **Administrative Report.**

Duane Huffman reminded Council the ULCT Conference will be held September 14-16 in Salt Lake. He will send out the tentative agenda and would like those who want to participate to let him know.

10. **Mayor/Council Reports.**

James Ahlstrom – no report.

Mark Preece thought the Sewer District presentation was good – it is a great project. Youth Council will be holding interviews next week for the upcoming session.

James Bruhn – the Back to School Bash sponsored by the Arts Council last Friday night had lighter than expected attendance –only about a dozen kids showed up.

Andy Williams commented that having trains at the 500 South train crossing at 5pm is ridiculous when train causes long shut-downs. There was discussion about relevant regulations that only apply if the train is moving – not if it is stopped. He also asked to have the sprinkler checked next to #2 green at the golf course. He has been told that water goes all the way to house, and the sprinkler at the #13 tee-box shoots up in the air.

Kelly Enquist reported that at his Mosquito Abatement meeting, they were told that there are no positive Zika or West Nile cases in Davis County at this time.

Mayor Romney asked staff to fix issues with the sound system.

11. **Approve Minutes from the July 19, 2016, and July 26, 2016, City Council Meetings.**

**MOTION:** *James Ahlstrom Moved to Approve the Minutes from the June 21 and July 13, 2016 City Council Meetings. James Bruhn seconded the Motion which PASSED by Unanimous Vote of All Members Present.*

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

No executive session was necessary.

13. **Adjourn.**

**MOTION:** *James Ahlstrom moved to adjourn this meeting of the West Bountiful City Council at 9:57 p.m. James Bruhn seconded the Motion which PASSED by unanimous vote of all members present.*

-----  
*The foregoing was approved by the West Bountiful City Council on Tuesday, September 6, 2016.*

Cathy Brightwell  
Cathy Brightwell (City Recorder)

