

Mayor
Kenneth Romney

WEST BOUNTIFUL CITY

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Duane Huffman

City Council
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James Bruhn
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CITY COUNCIL MEETING

THE WEST BOUNTIFUL CITY COUNCIL WILL HOLD A REGULAR MEETING AT 7:30 PM, ON TUESDAY, OCTOBER 18, 2016, AT THE CITY HALL, 550 N 800 WEST

6:00 pm Joint Work Session With Planning Commission

Discuss Planned Unit Development (PUD) Moratorium

7:30 pm Regular Meeting

Invocation/Thought –James Bruhn; Pledge of Allegiance – Andy Williams

1. Accept Agenda.
2. Public Comment (two minutes per person, or five minutes if speaking on behalf of a group).
3. Consider Resolution 396-16, A Resolution Consenting to Various Assignments of Council Members.
4. Police Report.
5. Public Works Report.
 - a. Porter Lane Drainage
6. Engineering Report.
7. Administrative Report.
 - a. Finance Report
8. Mayor/Council Reports.
9. Approve Minutes from the September 20, 2016, City Council Meeting.
10. Executive Session for the Purpose of Discussing Items Allowed, Pursuant to Utah Code Annotated 52-4-205.
11. 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 13, 2016.

Minutes of the West Bountiful City Council meeting held on Tuesday, October 18, 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), Police Chief Todd Hixson, Paul Holden (Director of Golf), Ben White (City Engineer), Steve Maughan (Public Works Director), Cathy Brightwell (City Recorder), For worksession only: Denis Hopkinson, Terry Turner, Alan Malan, Laura Charchenko, Corey Sweat

VISITORS: John Janson, Eric Eastman, Stephanie Ivie

6:00 pm Joint Work session with Planning Commission to Discuss Planned Unit Development Moratorium.

Mayor Romney called the worksession to order at 6:05 pm. He welcomed everyone and said he is looking forward to gaining more knowledge about planned unit developments. He introduced John Janson who has been hired to help us through this process.

Mr. Janson summarized his background. He intends to review PUD theory, lead a values exercise, list issues and problems with PUDs, and then he will write up notes for a future meeting. Ultimately proposals will be developed to improve PUDs and to attain the community desires. A property owner/developer meeting for input will likely be held in the future.

The intent of a PUD is typically to add flexibility to defined standards; provide a means of dealing with difficult properties; minimize impacts on adjacent properties by thinking through transitions; in some cases to allow more density and “creativity;” and to deal with preserving open space.

In dealing with processing options a city must first decide a basic question – do you want to be able to say no? If so, conditional use permits (CUPs) are not the way to go as there is a presumption of approval, with conditions to mitigate any expected issues. Other options include a CUP with a development agreement (this is what most cities do); an overlay zone, but must decide what the trigger will be; or a rezone, likely with a development agreement.

Mayor Romney described several areas in the city where PUDs are attractive in order to address large properties with power lines, gas lines, etc., and then there are also some that only want to use it to increase density. How do we balance it? Most of our open space is A-1 which developers want to modify to get more lots. How do we get the right triggers in so we can be proactive – not reactive? Discussion followed.

Mr. Janson asked members to write down answers to some questions to help determine what the community values.

1. Time machine–when you look back in 20 years, what is the one thing that you want to have happened in the City?
2. What feature of West Bountiful makes you want to stay forever (not people)?

3. What makes West Bountiful different from other small towns?
4. What do you wish there was more of?
5. What do you wish there was less of?
6. What are the biggest issues facing the City?

He shared some of the responses but will provide a more detailed bubble diagram next week.

1. Consensus was development at 500 South& Legacy highway; others mentioned rural feel and getting rid of power lines
2. Quiet rural feel of town
3. Proximity to larger cities, clear distinction between residence and business areas
4. More open space, trails, parks. Road repairs, moderate income housing, mosquito abatement
5. Less traffic in town, unmaintained land, junky yards, road construction
6. Development, infrastructure, crime.

There was discussion about the differences and similarities in existing PUDS within the City (Charnell and Jessi's Meadow). He asked the group what they liked and didn't like about each one. Is there a policy/directive that you see as a result of looking at these PUDs that we should not overlook going forward? There was also discussion about Millbridge Estates which is like a PUD and collects an HOA fee, except they are all one acre lots. It is a very attractive development.

There was more discussion about the main issues the City wants to see with a PUD. What do we hope to achieve with increased flexibility? Is a trail system plan important? Is clustering okay as long as it comes with open spaces? What are the trade-offs?

The existing ordinance has formulas for a density bonus but it did not seem to work very well with most recent application; it was difficult to apply even though the intent was consistency. Those that were involved in creating the current ordinance said the thinking behind it was to provide a way to prove the project design brings benefits to the community, innovative site design, and bring in other amenities.

There was discussion about the large undeveloped land on the west side that will end up being developed and they will want more density. How can we ensure the needs and values of the community are met if we take away density bonus calculations?

Mr. Janson committed to email a summary of the discussion to city council members and planning commissioners. The next steps will be to draft PUD revisions for comment, hold a property owner/developer meeting, schedule a hearing with the planning commission on text changes, and then to the city council.

Regular Meeting

Mayor Romney called the meeting to order at 7:39 pm

Invocation/Thought – James Bruhn offered a thought; Andy Williams led the Pledge of Allegiance.

1. Accept Agenda.

MOTION: *Andy Williams 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).

No public comments were offered.

3. Consider Resolution 396-16, A Resolution Consenting to Various Assignments of Council Members.

MOTION: *James Bruhn made a Motion to Adopt Resolution 396-16 as described above. James Ahlstrom seconded the Motion which passed.*

The vote was recorded as follows:

James Ahlstrom – Aye
James Bruhn – Aye
Kelly Enquist – Aye
Mark Preece – Aye
Andy Williams - Aye

4. Police Report. (Chief Hixson)

- No Shave November began a little early. We are partnering with other agencies this year with 2/3 of the donations going to underprivileged children and 1/3 going to the Officer Memorial fund.
- Our reserve officer, Chamberlin Neff has resigned.
- Kudos to Sgt. Wilkinson for his excellent handling of a recent event.
- Of the 14 officers interviewed for our open position, the top 3 will be called back for Chief's interview next Monday.
- New vehicles are being outfitted for police use.
- Radar trailer was placed at 856 W Porter Ln. from September 15 until September 22. A total of 9025 vehicles traveled past the trailer, in both directions, with the average speed of 23.63 mph.

5. Public Works Report. (Steve Maughan)

- Porter Lane drainage ditch – Mayor, council member Bruhn, Ben and Duane visited the Porter Lane ditch. Best solution appears to be to increase maintenance as it is too flat to do much else at this point. Public Works will try to keep cleaner.
- Pages Lane update – By Monday we are hoping to have manholes and valves collared. We have worked with the contractor to develop a punch list to finish things up. It's been a long struggle but looks good and residents seem happy. Striping will go from 800 West east to Main Street.
- 500 South water project is going well. We are completely out of 500 South and moving to the water tank. There is a lot of detail work yet to be done around and to the tank.
- Fall clean-up runs October 15-22; we had a busy day on Saturday filling 3 dumpsters.
- Sidewalk replacement is done for the fall; we have used all the budgeted money. There is some backfilling to be done on Friday and then residents can get back in their driveways.
- We have marked out the soft spots on 700 West we would like to fix this year; there were more than expected. We need to get the road repaired before snow plowing. We will try to do as much as we can in-house.
- In response to a question from council member Bruhn, Steve explained that the restriping of 1100 W striping did not move the center line as far to the east as expected and we will shift it over more next time we stripe.

6. Engineering Report (Ben White)

- Questar has plans to replace high pressure gas lines through city which will include a fair amount of construction and affect 1450 West, 400 North, Jessi's Meadow, 2 holes on the golf course, Porter Lane and 640 West. They want to change alignment of the gas lines to run in our streets right of way. Duane Huffman reminded Council that the City adopted a new pipeline ordinance a few years ago that requires Questar them to make application before they begin construction and allows the City to receive fair compensation for the use of a right-of-way by a transmission line.
- In response to questions, Ben provided an update on the UDOT 400 N project.

7. Administrative Report (Duane Huffman).

- Finance Report - Overall things look good. Sales tax continues to grow, building permits are down but remain on budget, and Class C Road funding is still being delayed but we should receive it in a few weeks. Cities will not get what we thought but going forward we should receive our fair share of the new gas tax. We will need a budget amendment to deal with chip seal as it was budgeted for last year but rolled over into this year.

- Christmas on Onion Street – Arts Council asked if Council wants the elementary school choir to sing. Council responded yes as long as they are outside and start no earlier than 7 pm.
- Field work portion of audit is underway. If any council members have questions or are interested in talking to them, they would be more than happy to oblige.
- Duane suggested a looking into developing a recreation master plan using a process similar to those used for General Plans. Would probably hire consultant to help us go through the process to identify needs and what we want to see in future and to make sure we're prioritizing correctly and have a methodical plan to move forward. Council member Ahlstrom agreed that we need a well thought out plan and the process should include community involvement. Duane will research and bring back ideas at a future meeting.

8. Mayor/Council Reports.

James Ahlstrom – nothing to report.

Mark Preece – YCC retreat is at the end of month at Country Inn & Suites. They have begun planning for Christmas on Onion Street.

He went to Greeley, CO to visit a methane recovery facility with the Sewer District. It is a little different than the local Sewer Board's primarily because it is a for-profit business but was very interesting to see how they handle garbage.

James Bruhn – Wasatch Integrated is holding an open house tonight to show how the trammel is working and talk about more equipment costs to separate garbage. Due to conflicts with city council meetings, they will schedule another open house for those who were unable to attend. The new plans are for a \$10M project so they want to educate and get feedback.

The sale of the landfill is a done deal.

Andy Williams – He will be attending the YCC retreat on October 28 at the Country Inn & Suites.

Planning Commission is still looking at fencing issues in an attempt to balance safety issues on corner properties with home owner property rights, and he encouraged the Council to drive around and look at fences throughout the city. At this point, it is not likely they will recommend a lot of changes from the current practice. They also held a public hearing on the annexation request for 1450 West; several neighbors attended to get more information and will let us know if they want to join in.

Kelly Enquist attended the mosquito convention and talked about some great stories they heard. Mosquito Abatement has finished spraying for the year.

Mayor Romney reported that the South Davis Recreation board is going through the budgeting process. They are looking at tax levies; one pays the Bond and one goes to capital improvements and operations. There are some issues that need to be addressed with the current facility so the board will start working on projections for future costs/income (rates have never been increased since the Rec Center opened).

Fire board is trying to determine the best way to fund the department moving forward – completely through a property tax or through a mix with assessments to the members.

9. Approve Minutes from the September 20, 2016, City Council Meetings.

MOTION: *James Ahlstrom Moved to Approve the Minutes from the September 20, 2016 City Council Meetings. Andy Williams seconded the Motion which PASSED by Unanimous Vote of All Members Present.*

10. 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).

MOTION: *James Ahlstrom Moved to go into Executive Closed Session at 8:55 in the Police Training Room to discuss character. Mark Preece seconded the Motion which passed.*

The vote was recorded as follows:

James Ahlstrom – Aye
James Bruhn – Aye
Kelly Enquist – Aye
Mark Preece – Aye
Andy Williams - Aye

MOTION: *James Ahlstrom moved to close the executive session at 9:58 pm. Mark Preece seconded the Motion which PASSED by unanimous vote of all members present.*

11. Adjourn.

MOTION: *James Ahlstrom moved to adjourn this meeting of the West Bountiful City Council at 10:00 p.m. Mark Preece seconded the Motion which PASSED by unanimous vote of all members present.*

The foregoing was approved by the West Bountiful City Council on Tuesday, November 1, 2016.

Cathy Brightwell
Cathy Brightwell (City Recorder)

