

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
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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 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.

WEST BOUNTIFUL CITY

RESOLUTION #396-16

A RESOLUTION CONSENTING TO VARIOUS ASSIGNMENTS OF COUNCIL MEMBER DUTIES

WHEREAS, West Bountiful is an active and vibrant community; and

WHEREAS, West Bountiful City has various boards, commissions, and activities; and

WHEREAS, U.C.A 10-3b-104 grants the Mayor the authority to appoint members of the City Council to various assignments and functions, with the advice and consent of the Council.

NOW THEREFORE, be it resolved by the City Council of West Bountiful, Utah that the body consents to the following assignments of council members as made by the Mayor:

Assignment	Council Member
Arts Council	James Bruhn
Planning Commission	Andrew Williams
Youth City Council	Mark Preece Andrew Williams
Wasatch Front Regional Council	James Ahlstrom
Davis Unified Economic Development Group (DUED)	Kelly Enquist
Emergency Preparedness Advisory Committee	Mark Preece

This resolution shall take effect immediately upon passing.

Passed and approved by the City Council of West Bountiful City this 18th day of October, 2016.

Ken L. Romney, Mayor

<u>VOTING:</u>	<u>YEA</u>	<u>NAY</u>
James Ahlstrom	___	___
James Bruhn	___	___
Kelly Enquist	___	___
Mark Preece	___	___
Andrew Williams	___	___

ATTEST:

Cathy Brightwell, City Recorder

WEST BOUNTIFUL CITY POLICE DEPARTMENT

Todd L. Hixson
Chief of Police

550 North 800 West
West Bountiful, Utah 84087
Office 801- 292-4487/Fax 801-294-3590

Kenneth Romney
Mayor

West Bountiful City Council Report October 18, 2016

Statistics are from September, 2016; the other information reported is collected between council meetings.

Reserve Officer Program

No Information to Report

Alcohol Officer Program

Chamberlin Neff, our part-time alcohol enforcement officer has resigned. Since his promotion in the Utah Highway Patrol and the Utah National Guard his time commitments no longer allow for a part-time position with West Bountiful.

Crossing Guards

No Information to Report

Personnel

The hiring process is going well. We received 21 applications; 20 met the minimum qualifications for the position. We had 16 RSVP to test for the position. One was offered a full-time position at a different police department prior to testing and one did not show up leaving 14 candidates that tested. We were happy with the quality of those that applied and believe we will find a great police officer.

Allen Van Wagoner was one of four police officers that took part in the Davis Reads event. There were approximately 700 people that attended the event. Allen had the pleasure of reading a book to the entire crowd. I have received feedback from the school district that Allen represented West Bountiful well.

EMPAC

The EmPAC meeting was held on October 18, 2016 at 5:30 pm.

General Information

The new vehicles are in. The process of outfitting them for police use will begin immediately.

We put the radar trailer at 856 W 2200 N (Porter Ln.) from September 15 at 2000 hrs until September 22 at 2030 hrs. A total of 9025 vehicles traveled past the trailer (going both east and west); the average speed was 23.63 mph.

West Bountiful Finance Report

	Prior YTD	Current YTD	Budget	YTD % of Budget	Notes
General Fund Revenues					
Taxes	\$676,507	\$1,251,571	\$3,861,362	32%	Large property tax payment. Sales tax finally up.
Licenses and Permits	\$50,816	\$24,555	\$91,700	27%	Building permits down, but still on budget.
Intergovernmental	\$35,629	\$0	\$206,500	0%	Class C Road Funding Delayed
Charges for Services	\$2,029	\$14,238	\$25,200	56%	
Fines	\$15,300	\$15,462	\$80,000	19%	
Misc	\$13,152	\$1,292	\$13,000	10%	
Contributions/Transfers	\$0	\$0	\$6,665	0%	
Total GF Revenue	\$793,432	\$1,307,119	\$4,284,427	31%	
General Fund Expenditures					
Legislative	\$13,136	\$11,825	\$49,281	24%	
Court	\$6,172	\$5,472	\$32,300	17%	
Administrative	\$63,092	\$77,428	\$279,071	28%	
Engineering	\$17,733	\$23,107	\$85,653	27%	
Non-Departmental	\$100,296	\$130,862	\$195,400	67%	Need to re-code network upgrades to Admin
Govt. Buildings	\$14,999	\$13,258	\$97,200	14%	
Planning/Zoning	\$9,034	\$11,027	\$40,648	27%	
Police	\$221,462	\$352,423	\$1,129,459	31%	Police Radios
Fire	\$118,819	\$145,130	\$580,313	25%	
Streets	\$69,254	\$47,569	\$285,029	17%	
Class C	\$12,187	\$239,375	\$195,500	122%	Chip Seal with left over revenues from FY 16
Transportation	\$0	\$4,896	\$157,000	3%	
Parks	\$54,199	\$64,298	\$252,542	25%	
Debt	\$17,306	\$0	\$156,000	0%	
Transfers/Sales Tax Sharing	\$131,498	\$47,575	\$749,029	6%	
Total GF Expend	\$849,188	\$1,174,244	\$4,284,425	27%	

West Bountiful Finance Report

	Prior YTD	Current YTD	Budget	YTD % of Budget	Notes
RAP Tax Fund					
Revenues	\$52,029	\$55,656	\$231,597	24%	
Total RAP Expend	\$38,208	\$4,192	\$165,000	3%	
RDA Fund					
Revenues	\$89	\$0	\$490,654	0%	
Expenditures	\$17,989	\$25,544	\$490,654	5%	
Governmental Impact Fees					
Revenues	\$42,092	\$10,476	\$37,620	28%	
Expenditures	\$10,061	\$63,500	\$253,020	25%	
Jessi's Meadows					
Revenues	\$29	\$0	\$12,100	0%	
Expenditures	\$455	\$1,520	\$24,440	6%	
Streets Capital					
Revenues	\$276	\$0	\$212,500	0%	
Expenditures	\$27,270	\$0	\$555,000	0%	
Water					
Revenues	\$394,807	\$362,161	\$1,877,673	19%	Drop in impact fees/water rights
Expend (non-capital)	\$166,270	\$127,508	\$999,662	13%	Delayed debt service payment
Capital	\$53,266	\$247,287	\$1,604,000	15%	

West Bountiful Finance Report

	Prior YTD	Current YTD	Budget	YTD % of Budget	Notes
Solid Waste					
Revenues	\$94,072	\$94,460	\$373,000	25%	
Expenditures	\$74,393	\$77,161	\$349,903	22%	
Storm Water					
Revenues	\$42,044	\$24,288	\$117,000	21%	Drop in impact fees
Expenditures	\$10,635	\$12,839	\$64,739	20%	
Golf					
Revenues	\$340,607	\$330,038	\$983,850	34%	
Expenditures					
Pro-Shop	\$68,089	\$81,311	\$337,039	24%	
Grounds	\$104,510	\$96,129	\$458,564	21%	
Range	\$13,882	\$25,835	\$54,554	47%	Range Picker purchase
Café/Merch	\$24,404	\$34,492	\$82,500	42%	
Debt	\$8,629	\$40,877	\$43,560	94%	Need to re-code mower purchase
Golf Expend Total	\$219,514	\$278,644	\$976,217	29%	

1 **Minutes of the West Bountiful City Council meeting held on Wednesday, September 20, 2016**
2 **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, Kelly Enquist,
7 James Bruhn, Mark Preece, and Andrew Williams
8

9 **STAFF:** Duane Huffman (City Administrator) and Steve Doxey (City Attorney), Police
10 Chief Todd Hixson, Paul Holden (Director of Golf), Ben White (City Engineer), Steve
11 Maughan (Public Works Director), Cathy Brightwell (Recorder)
12

13 **VISITORS:** Alan Malan, Brandon Wood, Justin Wood, Ginnette Wood, Preston Huggard,
14 Sadee Pack, Aupera VanHuizen, Hallie Anderson, Ellie Jensen, Jake Jensen, Alex Evans,
15 Tonya Boswell, Mary Stephenson, Audrey Stokes, Matthew Stokes, Madeline Stokes, Jason
16 Nielsen, Jennifer Nielsen, Madison Nielsen, Ethan Till, Zac Boswell, Dana Marie & Jared
17 Huggard, Ryan Pack, Michelle VanHuizen, Madison Parker, Boswell family, Carson
18 Young, David Young, Bryce Cindrich, Rockwell Eggett, Cindy Price, Craig Price, Heather
19 Cindrich, Kelly Nee
20
21

22 **Work session at 6:15 pm**
23

24 Mayor and Council met at Lakeside golf course to take a tour of the Prospector trail. During the
25 tour, the Council discussed general maintenance of the areas to the east and west of the asphalt path.
26 Staff will be more aggressive with weed killer and mowing to ensure that the right-of-way will
27 remain in a condition that will allow on-going maintenance. On the section north of Porter Lane, the
28 Council briefly discussed possible uses for the property between the trail and the street.
29

30 **Regular Meeting at 7:30 pm**
31

32 Mayor Romney called the meeting to order at 7:30 pm
33

34 Invocation/Thought – James Ahlstrom offered a thought; Mark Preece led the Pledge of Allegiance.
35
36

37 **1. Accept Agenda.**
38

39 Agenda will stay as proposed except we will break for executive session at 9pm and resume
40 remainder of meeting after executive session, if necessary.

41 **MOTION:** *James Bruhn Moved to Accept the Agenda As Proposed. Andy Williams*
42 *Seconded the Motion which PASSED by Unanimous Vote of all Members*
43 *Present.*
44

45 **2. Swearing in of 2016-2017 West Bountiful Youth City Council.**

46
47
48
49

Mayor Romney gave the Oath of Office to the 2016-2017 West Bountiful Youth City Council.

50 Officers include: Mayor - Justin Wood, Mayor pro tem - Ellie Jensen, Secretary - Rockwell
51 Eggett, Recorder - Madison Parker, Treasurer - Konner Larsen, Co-publicity head - Hallie
52 Anderson, Co-publicity head - Madeline Stokes, Web administrator - Carson Young
53 Historian - Sadee Pack, Historian - Michelle Van Huizen

54
55 General members include: Zachary Boswell, Bryce Cindrich, Alex Evans, Preston Huggard,
56 Jake Jensen, Madison Neilson, Brandon Wood

57

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

60

61 No public comments were made.

62

63 **4. Consider Request for Code Interpretation by Mr. and Mrs. Price for Home Addition at**
64 **1163 N 725 W.**

65

66 Duane Huffman summarized the issue and referred to the meeting packet memo. The house
67 was constructed around 1978, and sits farther back from the front lot line and at a different angle
68 than is shown on the original plans. This resulted in a portion of the house encroaching into what
69 staff proposes to be the rear yard setback. Because the front lot line is circular, there could be
70 different interpretations as to which lot line is considered the rear line. The Price's now desire to
71 construct an addition to the home, but depending on how City Code is interpreted, the addition (as
72 well as a portion of the existing home) would extend eleven feet two inches into the rear setback
73 (including the deck).

74 There was discussion about the details of the home and lot layout. Mr. Price stated that they
75 are actually asking for a correction as the home was inspected when built and it must have met the
76 setbacks in place at that time. He added that what staff is now proposes as rear yard was likely
77 designated as side yard at the time.

78 There was more discussion about the unique aspects of this situation and that whatever
79 decision is made will be specific to this situation.

80

81 ***MOTION: James Ahlstrom made a Motion to treat the south property line as the rear***
82 ***yard; with this designation, the home has always been in compliance with***
83 ***setback requirements and the homeowners will be able to build their***
84 ***addition using the appropriate rear yard setbacks. This determination is***

85 *based on the unique and limited circumstances of this specific property.*
86 *James Bruhn seconded the Motion which passed by unanimous vote of all*
87 *members present.*
88

89 **5. Consider Variance Request (if needed) by Mr. and Mrs. Price for Home Addition at**
90 **1163 N 725 W.**

91
92 Variance request is no longer needed
93

94 **6. Consider Authorization of \$15,000 for Storm Pipe Plan for Drainage of Water Under**
95 **Prospector Trail Onto Lakeside Golf Course.**
96

97 Mayor Romney summarized the drainage issue affecting property along 800 West and
98 Lakeside Golf Course when properties to the east irrigate. To fix the problem, the plan is to install a
99 new 420 foot long storm drain pipe along hole #8, parallel to the Trail right of way. The proposed
100 fix will eliminate flooding on the course and provide the ability to direct water into ponds. The City
101 has obtained several bids for the project; Kapp Construction is the lowest.

102 To allow storm water to flow and prevent damage and loss of revenue at Lakeside, staff
103 recommends proceeding with Kapp Construction for \$15,000.
104

105 **MOTION:** *James Ahlstrom made a Motion authorizing the \$15,000 expenditure for*
106 *the Storm Drain Pipe plan. James Bruhn seconded the Motion which*
107 *passed by unanimous vote of all members present.*
108

109 **7. Consider Ordinance 379-16, An Ordinance Repealing and Replacing WBMC 12.04.020**
110 **Regarding The Responsibility for Repair of Certain Street Improvements**
111

112 Duane Huffman summarized the issue and referred to previous council meeting discussions
113 on the subject. This ordinance attempts to enact the consensus of discussions from the December 1,
114 2015 meeting which includes: 1. The City would cover repairs for what is deemed normal wear and
115 tear; 2. Property owners would be responsible for 100% of the costs of removing trees or roots that
116 have caused damage to sidewalk and curb; and 3. In cases where it is clear that the sidewalk has
117 been damaged by act or omission such as trees, settled sprinkler lines, and heavy vehicles property
118 owners would be required to participate in at least 50% of the costs.

119 There was discussion about the proposal and Duane commented that the proposed 50%
120 resident contribution is quite generous compared to other cities and only applies to single family
121 residences. He added that the proposal includes flexibility to extend payments for residents who
122 can show financial need and provisions for those that qualify as poverty level.

123 There was more discussion about timing on repairs and priorities would be set based on
124 available budget and the City's discretion.
125

126 **MOTION:** *Mark Preece Moved to Approve Ordinance 379-16, An Ordinance*
127 *Repealing and Replacing WBMC 12.04.020 Regarding The Responsibility*
128 *for Repair of Certain Street Improvements. Andy Williams seconded the*
129 *Motion which PASSED.*
130

131 The vote was recorded as follows:
132 James Ahlstrom – Aye
133 James Bruhn – Aye
134 Kelly Enquist – Aye
135 Mark Preece – Aye
136 Andy Williams - Aye
137

138 **8. Consider Resolution 395-16, A Resolution Adopting a Storm Water Management Plan.**
139

140 Ben gave a short summary of the issue and explained that the City is required to adopt the
141 new Storm Water Management Plan by Resolution so it will be binding on the community.

142 **MOTION:** *James Ahlstrom Moved to Approve Resolution 395-16, A Resolution*
143 *Adopting a Storm Water Management Plan. Andy Williams seconded the*
144 *Motion which PASSED.*
145

146 The vote was recorded as follows:
147 James Ahlstrom – Aye
148 James Bruhn – Aye
149 Kelly Enquist – Aye
150 Mark Preece – Aye
151 Andy Williams - Aye
152

153 **9. Consider Ordinance 380-16, An Ordinance Modifying WBMC Section 13.30 – Storm**
154 **Water Management.**
155

156 **MOTION:** *James Ahlstrom Moved to Approve Ordinance 380-16, An Ordinance*
157 *Modifying WBMC Section 13.30 – Storm Water Management. Kelly*
158 *Enquist seconded the Motion which PASSED.*
159

160 The vote was recorded as follows:
161 James Ahlstrom – Aye
162 James Bruhn – Aye
163 Kelly Enquist – Aye
164 Mark Preece – Aye
165 Andy Williams - Aye

166
167 **10. Consider Ordinance 381-16, An Ordinance Modifying WBMC Chapter 15 – Building**
168 **& Construction.**

169
170 **MOTION:** *James Ahlstrom Moved to Approve Ordinance 381-16, An Ordinance*
171 *Modifying WBMC Section Chapter 15 – Building & Construction. James*
172 *Bruhn seconded the Motion which PASSED.*

173
174 The vote was recorded as follows:
175 James Ahlstrom – Aye
176 James Bruhn – Aye
177 Kelly Enquist – Aye
178 Mark Preece – Aye
179 Andy Williams - Aye
180

181 **11. Consider Ordinance 382-16, An Ordinance Modifying WBMC Chapter 16 –**
182 **Subdivisions.**

183
184 Ben explained the changes including references to a hundred-year storm. There was some
185 discussion on bonds and definitions of storm events.

186
187 **MOTION:** *James Ahlstrom Moved to Approve Ordinance 382-16, An Ordinance*
188 *Modifying WBMC Section Chapter 16 - Subdivisions. James Bruhn*
189 *seconded the Motion which PASSED.*

190
191 The vote was recorded as follows:
192 James Ahlstrom – Aye
193 James Bruhn – Aye
194 Kelly Enquist – Aye
195 Mark Preece – Aye
196 Andy Williams - Aye
197

198 **12. Public Works Report. (Steve Maughan)**
199

- 200
- 201 • Pages Lane project is moving along. Landscaping is being done; they have laid sod and
 - 202 installed irrigation and should be done in next few weeks. Asphalt is scheduled for the
 - 203 end of next week.
 - 204 • 500 South Water project is underway and they're moving along nicely. Kudos to MC
 - 205 Green - it is a joy to work with an experienced contractor with the right equipment and
 - 206 knowledgeable employees.
 - 207 • Safety/Preparedness fair is this Saturday at WXHS. We plan to take our loader over to
 - 208 display.
 - We are exercising water valves around town and cleaning storm drain boxes.

- 209 • Council member Bruhn thanked Steve for the clean-up on Porter Lane – it looks better
210 than it has in years, and thanked Steve for his all around good work.
211

212 **13. Engineering Report (Ben White)**
213

- 214 • Planning Commission – at its last meeting granted a setback reduction (3 ft.) for a new
215 owner on 500 South that owns the property from Bountiful Collision to the RR tracks.
216

217 **14. Administrative Report (Duane Huffman).**
218

- 219 • Police report was unintentionally left out of packet; will add it to the next meeting.
220 • Duane and Ben met with the new PUD expert to go over what the City is looking for.
221 He recommends a joint work session with planning commission on October 18.
222

223 **15. Mayor/Council Reports.**
224

225 Mayor Romney mentioned an email went out regarding Weber water on Porter Lane and its
226 affect on water pressure. Weber Basin said they will go door to door and modify sprinklers if
227 necessary.

228 There is a fence complaint regarding the north side of the church on 600 West. Apparently
229 it was installed above the ground so it may be a few inches higher than the allowed 6 feet.
230

231 James Ahlstrom suggested the City consider putting in pickle ball courts and parking on the
232 property west of Prospector trail and north of Porter Lane. He would like staff to get estimates as
233 part of our RAP tax wish list as there is large demand for pickle ball.
234

235 Mark Preece – the new Youth Council will be great; they are ready to get busy and will help
236 out at the South Davis Safety fair on Saturday.

237 The Sewer Board is progressing smoothly with the Methane Recovery project and a public
238 hearing is coming up; bonds can be issued by year end. He and other members of the Board will be
239 travelling to Denver to tour a private methane recovery facility.
240

241 James Bruhn reported on the Utah League of Cities and Towns conference. He said he
242 attended a class on state contracts and was surprised to find that there are hundreds of items
243 available in state contracts. In addition to lower prices, many contracts come with longer
244 warranties.
245

246 Andy Williams reported that planning commission had spent a lot of time on the storm water
247 issues and was happy to pass them on to city council. He mentioned they are still looking at
248 ordinance changes for yards and fences and made a suggestion to drive around town and look at

249 corner lot fences to have a better idea of the issue when it comes forward from planning
250 commission.

251 He also asked if we should be considering nominations for the Beyond the Badge
252 recognition program. Chief Hixson provided input and thanked Council for their support.

253
254 Kelly Enquist reported that the Mosquito Abatement board when to a hanger in Ogden to
255 tour the facility where the spraying operation is located. They heard interesting stories of spraying
256 incidents, etc.

257 The EmPAC meeting was good; guests included Ed Swanke and Heather Gardner. They are
258 looking for volunteers to help at Preparedness fair on Saturday, and discussed neighborhood watch
259 programs.

260
261 In response to questions, Chief Hixson reported that Officer Breeze is gone and they have
262 received applications for 20 qualified applicants and will begin the interview process soon. He
263 talked about the great response we get when displaying our EmPAC/CERT Trailer at various fairs.
264 Regarding Neighborhood Watch, he reported that signs have been put up around 1100 West south
265 of the golf course. We are working to put together a collaborative process that works for everyone.

266

267 **16. Approve Minutes from the September 6, 2016, City Council Meetings.**

268 **MOTION:** *James Ahlstrom Moved to Approve the Minutes from the September 6,*
269 *2016 City Council Meetings. James Bruhn seconded the Motion which*
270 *PASSED by Unanimous Vote of All Members Present.*

271

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

274

275 **MOTION:** *James Ahlstrom Moved to go into Executive Session in the Police Training*
276 *Room to discuss pending or reasonably imminent litigation. James Bruhn*
277 *seconded the Motion which passed.*

278

279 The vote was recorded as follows:

280

281 James Ahlstrom – Aye

282 James Bruhn – Aye

283 Kelly Enquist – Aye

284 Mark Preece – Aye

285 Andy Williams - Aye

286

