

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
ITS REGULAR MEETING AT 7:30 PM, ON TUESDAY,
JANUARY 3, 2017, AT CITY HALL, 550 N 800 WEST**

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 Request from Mike and Tiffany Sowby to Connect to Water System at Pre-2008 Water Impact Fee Rate.
4. Consider Final Plat Approval for Trail's End Subdivision at 528 N 660 West.
5. Consider Resolution #404-17, A Resolution Appointing Members to the Emergency Preparedness Advisory Committee.
6. Consider Resolution #405-17, A Resolution Modifying the Fiscal Year 2017 Consolidated Fee Schedule for City Park Reservations.
7. Public Works/Engineer Report.
8. Administrative Report.
9. Mayor/Council Reports.
10. Approve Minutes from the December 20, 2016, City Council Meeting.
11. Executive Session for the Purpose of Discussing Items Allowed Pursuant to Utah Code Annotated 52-4-205.
12. 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 December 29, 2016.

Minutes of the West Bountiful City Council meeting held on Wednesday, January 3, 2017 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), Steve Doxey (City Attorney), Police Chief Todd Hixson, Ben White (City Engineer), Steve Maughan (Public Works Director), Cathy Brightwell (City Recorder)

GUESTS: Alan Malan, Mike Sowby, Jason Meservy, Sam Barlow, Riley Farr, Jamon Price, Jono Larsen, Jesse Titmus, Ryan Chapman, Geoff Seth, Clint Mason, Justin McIvain, Mark

Mayor Romney called the regular meeting to order at 7:32 pm.

From Bountiful Boy Scout Troop 896, Jono Larson recited the Boy Scout oath, Ryan Chapman recited the Scout Law, and Jaman Price led the Pledge of Allegiance

1. Accept Agenda.

MOTION: *James Bruhn Moved to Accept the Agenda as Posted. Andy Williams 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 comment.

3. Consider Request from Mike and Tiffany Sowby to Connect to the City Water System at the Pre-2008 Water Impact Fee Rate.

Duane Huffman provided background information as included in the packet memorandum. Council member Ahlstrom asked if other neighbors have paid the current rate, and Mr. Huffman responded that he is aware of one neighbor who did not take the 2010 offer and has since paid the current impact fee to connect to city water. Mr. Ahlstrom commented that from a consistency standpoint it is difficult to grant the request without specific justification.

Council member Bruhn stated that the City put in an expensive water line after annexing the neighborhood into the city even though there were only seven homes at the time, and he believes the current rate should be used.

MOTION: *James Bruhn Moved to Deny the Sowby's Request to pay a lower fee than the current rate. Andy Williams Seconded the Motion which PASSED by unanimous vote of all members present.*

4. Consider Final Plat Approval for Trail's End Subdivision at 528 N 660 West.

Ben White summarized the request by Mr. Youngberg for a two lot subdivision. The Planning Commission debated the curb/sidewalk issue and recommend a public improvement deferral agreement due to possible negative drainage impacts to neighbors, but added if he chooses to put in curb and sidewalk he is welcome to do so. Mr. Youngberg commented that while he prefers to have curb and sidewalk, he is concerned about possibly dumping water on downhill neighbors.

Mayor Romney asked what the future plans are for 660 West. Mr. White responded that probably within the next six years the City will likely be doing work on the waterline and the road and at that time would like to consider adding storm drain. He said the status quo regarding drainage on the street is not great but it appears to be working so caution should be used not to disrupt it.

Ben White said an additional item has come up that affects the subdivision. Typically when the City approves subdivisions, easements are on the property lines. If an easement is added on the north side of this property an existing building will need to be removed. He said there appears to be no need to have the easement now, and if the Council feels one may be needed later, one can be placed on the south property line. The current power easement will come part way up the center of the two lots.

MOTION: *Andy Williams Moved to Approve Final Plat for Trail's End Subdivision to include a deferral agreement for street improvements, no utility easement on the north property line, payment of the fees for the new lot (water right fee, storm drain impact fee, and the final plat fee), and a title report with no objectionable entries. 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
Andy Williams – Aye

5. Resolution 404-17, A Resolution Appointing Members to the Emergency Preparedness Advisory Committee.

MOTION: *Mark Preece made a Motion to Adopt Resolution 404-17 appointing members to the Emergency Preparedness Advisory Committee. 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
Andy Williams – Aye

6. Resolution 405-17, A Resolution Modifying the Fiscal Year 2017 Consolidated Fee Schedule for City Park Reservations.

Duane Huffman explained that last year the Council discussed adding the two boweries near the new playground as well as the baseball fields, basketball court, and volleyball court to the list of amenities for reservation at the City Park. Making these items available for reservation would not prevent them from generally being used on a first-come-first-served basis, but would allow for their orderly use when groups are interested in ensuring their availability. He provided five options for consideration.

Council member Ahlstrom said he likes Options 4 and 5 which would raise the current rates for both residents and non-residents as our fees are lower than surrounding cities. He likes having lower rates for residents than non-residents.

Council member Enquist asked if reserving the baseball fields would interfere with the youth baseball league. Mr. Huffman responded that the fields would only be reserved during non-league season. He added that he does not expect the basketball and volleyball courts to be reserved often but there are times when someone may want to guarantee usage for a family gathering or birthday party.

MOTION: *James Bruhn made a Motion to Adopt Resolution 405-17 using Option Three which adds the two small boweries near the new playground and baseball/volleyball/basketball facilities to the list of available amenities for reservation, leaves resident rates at the current level, and adjusts non-resident rates. Kelly Enquist 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

7. Public Works/Engineering Report

Steve Maughan reported that he and his crew have been spending most of their time dealing with the large amounts of snow on the roads. Salt has been an issue - it gets a crust on it and it takes a lot of manual effort to remove the chunks; it has been challenging. Mayor Romney commended them on doing a good job plowing.

Ben White reported that the Planning Commission voted to recommend adoption of modifications to residential district yard setbacks and fence regulations. They spent a lot of time trying to fix big inconsistencies in our ordinances. The language will come before the City Council soon.

The City received a rezone request from Hamlet Homes for property at Porter Lane and 1100 West. A public hearing is scheduled for next week. There are many challenges with the property due to several utility easements running through it.

Staff continues to work with Questar on their pipeline project. It looks like there is agreement on the use of 1450 West, and they have informed us they will not use the road in Jessi's Meadow due to technical problems. Staff continues waiting to see what is worked out with Lane Beattie property to determine the impact to the golf course.

8. Administrative Report (Duane Huffman).

Duane Huffman reported that the new PUD ordinance draft will be presented to the Planning Commission next week, and City Council members are invited to attend. If they like what is presented, a public hearing will be scheduled for the next meeting, and the draft will likely move on to City Council sometime in February.

He also reminded the Council that the annual strategy meeting is scheduled for January 26th at 6:00 pm with the location likely at the Golf Course.

9. Mayor/Council Reports.

Kelly Enquist – No report.

Andy Williams reported that the Planning Commission has spent a lot of time on the new ordinance for setbacks and fences. City Council will want to review it but should keep in mind how much time and effort the Commission has spent to get it right.

James Bruhn - No report.

Mark Preece - No report.

James Ahlstrom – No report.

Mayor Romney – No report.

10. Approve Minutes from the December 20, 2016, City Council Meeting.

MOTION: *James Bruhn Moved to Approve the Minutes as presented. Mark Preece seconded the Motion which PASSED by Unanimous Vote of All Members Present.*

11a. Executive Session For The Purpose of Discussing Pending Litigation Pursuant to Utah Code Annotated, 52-4-205 (c).

MOTION: *James Ahlstrom Moved to Go Into Executive Session in the Police Training Room for the Purpose of Discussing Pending Litigation. Mark Preece seconded the Motion which passed.*

The vote was recorded as follows:

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

MOTION: *James Bruhn Moved to close the Executive Session at 10:00 pm. Andy Williams seconded the Motion which passed by unanimous vote of all members present.*

11b. Executive Session For The Purpose of Discussing The Competence, or Physical or Mental Health of an Individual Pursuant to Utah Code Annotated, 52-4-205(a).

MOTION: *James Ahlstrom made a Motion to go into Executive Session at 10:02pm for the Purpose of Discussing the character, professional competence, or physical or mental health of an individual clarifying that no direction will be provided tonight. 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 Bruhn Moved to close the Executive Session at 10:35 pm. James Ahlstrom seconded the motion which passed by unanimous vote of all members present.*

12. Adjourn.

MOTION: *Mark Preece moved to adjourn this meeting of the West Bountiful City Council at 10:36 p.m. James Ahlstrom seconded the Motion which PASSED by unanimous vote of all members present.*

The foregoing was approved by the West Bountiful City Council on Tuesday, January 17, 2017.


Cathy Brightwell (City Recorder)

