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 for Water Bill Adjustment Due to Broken Pipe From Jerald Chapman at 666 N 800 West.
4. Presentation by Debbie McKean Regarding Progress of Updating the West Bountiful History Book.
5. Consider Rezone Request from Hamlet Homes for Property at 1100 West and Porter Lane.
6. Consider Resolution #406-17, A Resolution Appointing Members to the Arts Council.
7. Consider Purchase Approval for Police Body Worn Camera System.
10. Administrative Report.
11. Mayor/Council Reports.
13. Executive Session for the Purpose of Discussing Items Allowed Pursuant to Utah Code Annotated 52-4-205.

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 January 12, 2017.
TO: Mayor & Council  
DATE: January 12, 2017  
FROM: Duane Huffman  
RE: Request for Water Bill Adjustment Due to Broken Pipe

Mr. Jerald Chapman at 666 N 800 W submitted the attached request for the Council to consider an adjustment to his December water bill that resulted from a broken water pipe. Per West Bountiful Municipal Code 13.04.040, the City Council acts as the Board of Equalization for water rates to “hear complaints and make corrections of any assessments alleged to be illegal, unequal, or unjust.”

Mr. Chapman connected to the municipal water system as of Nov 8, 2016. As such, there is a very limited record of water use:

- Nov 8 through Nov 29: 5,000 gallons (standard $50.00)
- Nov 30 through Dec 29: 112,000 gallons ($171.30 total – overage amount of $121.30)

As stated in Mr. Chapman’s letter, the cause of the leak was a slip of the newly installed connection near the meter. Mr. Chapman previously stated to staff that a driving reason that the leak was not repaired sooner was due to a family medical emergency.

The last time such a request came before the City Council was in 2014, when the Council adjusted $205 (the full overage amount) from a resident’s bill on 660 W due to similar circumstances. The City does not track or necessarily know how many leaks occur each year, but it is safe to say that there are several, and generally residents/businesses simply pay for the extra use.

The actual cost to the City to purchase the water lost in this leak is roughly $70 – this amount does not account for everything needed to deliver water within the system, simple the cost of the water itself.

The following are three options that the Council may be inclined to consider:

1. Forgive $121.30 (the full overage)  
2. Forgive $51.30 (the portion of overage after the costs of the water is charged)  
3. Require full payment.
I hooked up to West Bountiful City water about Oct 15, 2016. Nov 12 we noticed water seeping up out of the ground. We dug up the area where the water main hooked up to the existing pipe and discovered the connection tee had slipped and allowed the water to flow into the ground. We reconnected the tee & reinforced it so it wouldn’t happen again. I got my new water bill in early January and I owed $17,130 December water bill. I asked at the city office if West Bountiful had any kind of policy for water loss from broken pipes and was told to submit a request to the City Council for their consideration.

Thank you for your time.

Jerald R. Chapman
Hamlet Homes made application to City to rezone approximately 25 acres on the southeast corner of Porter Lane and 1100 West from an A-1 zoning designation to a R-1-10 (application attached). The current property owner provided consent to have Hamlet Homes represent them with the application.

A Public Hearing regarding the rezone request was held as part of the January 10th Planning Commission meeting. Comment was received from ten individuals. Eight opposed the rezone to R-1-10. The ninth and tenth persons were the applicant and the land owner speaking in favor. Many of the opposing individuals said they could support or consider an R-1-22 rezone request.

There was some comment and discussion related to the City’s General Plan for this area. The General Plan considers the preservation of open space and a rural character a high priority. The proposed future Land Use Plan in the General Plan designates this area as rural density (A-1). Staff does not believe that the General Plan legally prohibits the Council from granting the requested zone change if you find that it would be in the City’s best interest.

Following the Public Hearing the Planning Commission made a unanimous recommendation to City Council to deny the rezone request. The minutes from this meeting will not be official until the Planning Commission has chance to review and approve them at their next meeting.

As a change to the City’s zoning map is a legislative act, it falls to the City Council to make the final determination. Representatives from Hamlet Homes will attend the January 17th Council meeting to provide justification for their request. Because the Planning Commission recommended against this change, no ordinance has been drafted for the Council’s consideration.

The following motions would be appropriate for Tuesday’s meeting:
1. Motion to table the item if additional information or consideration is necessary.
2. Motion to direct staff to draft an ordinance for consideration at a future meeting that would enact a change to the City’s Zoning Map for this property.
3. Motion to take no further action on the request (essentially denying the request).
PROPERTY ADDRESS: 940 W Porter Lane, West Bountiful, UT

DATE OF APPLICATION: 12/27/2016

PARCEL NUMBER: 06-011-0147, 06-011-0105

CURRENT ZONE: A-1

PROPOSED ZONE: R-1-10

LEGAL DESCRIPTION ATTACHED: YES  [NO]

Applicant Name: Michael Brodsky

Applicant Address (if different than above): 308 E 4500 S, #200 Murray, UT 84107

Primary phone: 801-506-9611

Fax Number: NA

E-mail address: Michael@hamlethomes.com

Proposed Zone: R-1-10

Describe in detail the request for which this application is being submitted and the reasons why the change will benefit the people of West Bountiful. A separate sheet with additional information may be submitted if necessary.

Much of the adjacent property is currently zoned R-1-10. This rezone will bring the Property consistent with adjacent uses, at the same time provide quality homes for current and future residents of West Bountiful.

I hereby apply to rezone the property identified above in accordance with the provisions of Utah State Code 10-9a-503. I certify that the above information is true and correct to the best of my knowledge.

Date: 12/27/2016

Applicant Signature:

FOR OFFICIAL USE ONLY

Application & $150 Fee Received Date: 12/27/16

Public Hearing Date: 1/10/17

Letters sent to affected neighbors: 12/28/16

Planning Commission Approval: ____________________________

City Council Approval: ____________________________
NOTICE
OF
PUBLIC HEARING

The West Bountiful Planning Commission will hold a Public Hearing on Tuesday, January 10, 2017 at 7:30 p.m., or as soon thereafter as possible, at 550 North 800 West, West Bountiful, Utah, 84087.

The purpose of the hearing is to receive public comment regarding a request from Hamlet Homes to rezone, from A-1 to R-10, parcels 06-011-0147 and 06-011-0105 consisting of 24.73 acres on the southeast corner of Porter Lane (2200 North) and 1100 West.

A copy of the proposal may be viewed during regular business hours at the City Offices, or on the City website: www.WBCity.org. All interested parties are invited to participate in the hearing. Written comments may be submitted to the City Offices prior to the meeting.

Cathy Brightwell
City Recorder
PORTER LANE REZONE REQUEST
FROM A-1 TO R-1-10

Legend

- **R-1-10** (0.25 ACRE CURRENT)
- **R-1-22** (0.5 ACRE CURRENT)
- **A-1** (1 ACRE CURRENT)
- **CITY PROPERTY**
- **REZONE REQUEST TO R-1-10**
materials. Throughout this process, a commodity should be placed on ensuring that high-density development does not occur on property fronting 800 West. Increases in densities within the overlay zone may be conditionally awarded, but only upon demonstration that development proposals meet or exceed specific performance standards outlined in the Historic Preservation Overlay Zone ordinance. Performance standards in the new ordinance may include:

- Guidelines for new construction to ensure a seamless blend with neighboring historic structures (building materials, colors, size, styles).
- Guidelines for modifications to existing structures to ensure preservation of historic integrity (building materials, colors, styles).
- Setbacks consistent with historic precedence.
- Historic signage and street lighting.

**Gateway Enhancement**
A gateway is a prominent entrance to a city or community that provides visitors and residents with an initial glimpse into the character of the community. Gateways provide the first visual impression of a city. These first impressions are key in defining a city's role in the larger region. West Bountiful, like most cities along the Wasatch Front, is a suburban community bordered by more suburban communities. Often the municipal boundaries become blurred and indistinct. Gateway enhancements are one way to help create a sense of place and identity for a community. The goal is for visitors to know that they have entered a new City when they cross through a major gateway.

West Bountiful currently has a number of key gateways (500 South, Pages Lane, 400 North), and is soon to have two more as the Legacy Parkway and FrontRunner commuter rail are completed. West Bountiful has much to share with its neighbors and visitors, and the City’s gateways should reflect the City’s key values and qualities. Gateway enhancements should include both landscaping and signage. Designs should use consistent elements, yet be adaptable to various locations. Using similar design elements will create consistency and a seamless presentation to visitors regardless of which gateway they cross.

Another type of gateway which exists in West Bountiful, although not a physical threshold into the City, is the view of the City from the Legacy Parkway. Although people may not stop in West Bountiful, they should get a sense for the community when traveling along this corridor. By protecting the agricultural and open lands along the western edge of the City, West Bountiful conveys a clear statement to Legacy Parkway travelers that this is a city which cares about its heritage, natural resources, and future generations. Many communities do not have the opportunity, or foresight, to set aside large tracts of open space, and West Bountiful should display this tremendous resource.

**Commercial Districts**
West Bountiful has two primary commercial districts within its boundaries: 500 West and 500 South. Similar to a city’s gateways, the appearance of commercial districts can speak to the values and characteristics of a community. There are a number of components of commercial district/corridor designs that can greatly influence the overall feel and aesthetics of the community. Among other considerations, a good commercial district should take into account the following:

- Pedestrian amenities.
- Streetscape design.
- Building mass and scale.
- Architectural style and detailing.
- Building materials and colors.
- Signage standards (pole, monument, blade, flush mounted, materials).
- Permeability of storefronts (entrances and fenestration).
- Small setbacks.
- Fencing standards (privacy fences allowed, but height restrictions established).
- Landscaping standards (establish maintenance standards for groomed landscaping and upkeep of private yards).

Agricultural Preservation

The rural, open feel of West Bountiful was identified by the local community as one of the City's greatest assets. Residents expressed a desire to maintain the small town, rural feel of their community as the City plans for inevitable growth and development. Most of the land within West Bountiful's municipal boundaries was once agricultural land, and much of this has slowly transitioned into more suburban residential land uses over time. However, much of the western portion of the City still remains agricultural. In addition to the agricultural lands within the City's boundaries, there is a significant amount of undeveloped land identified for annexation between the Legacy Parkway and City's western border.

West Bountiful has an opportunity to be proactive in its land use planning to ensure the preservation of as much land as possible both within the existing municipal boundaries and potential annexation areas. While preservation of open space, rural character, and viewsheds are priorities for the City, the respect of private property rights is also a priority. Therefore, development will be allowed to occur within the current municipal boundary per the established base zoning.

Any new development that occurs within this preservation area should be clustered as much as possible to maximize preservation of open spaces between subdivisions. Clustered development is a strategy to maximize the amount of open space within a development plan. Development is grouped together in less sensitive areas rather than evenly spread out at a very low density. The cluster development scheme involves providing density bonuses to private developers in exchange for not building in sensitive areas. By granting density bonuses for clustering development, developers can achieve a profitable development level without having to build in sensitive areas.

Through clustering, an undeveloped preserve is created that may be jointly owned by the homeowners, or sold as a single very large tract to a single owner. Usually this remaining open space is placed under a conservation easement. Such easements often assign the local government an interest in the property, thereby preventing the easement from being removed without governmental approval. The easement prevents further subdivision or construction.

Clustered development does not mean "high density" development. The term is used to simply describe the layout and distribution of development lots. It does increase the allowable density of a small area, but the overall average density of the larger area remains the same. For example, consider an area with a base zoning of one dwelling unit per acre. In a 50 acre area, a typical development would contain 50 one-acre lots. Alternatively, the same area could also be developed with 50 one-half acre lots and 25 acres would be saved as open space. The development would have the same number of units, but 50% of its space is reserved for open space use. The purpose of clustering is not to allow increased densities, but rather to preserve open spaces within individual developments.

2.5 Tools and Implementation Strategies

There are a number of tools that West Bountiful can use to implement the Future Land Use Plan and achieve the goals and objectives outlined in this Chapter.
Future Land Use Map

A future land use map is one of the most valuable tools a City can employ to direct future land use patterns and decisions. West Bountiful’s Future Land Use Map, found in this chapter, outlines the manner in which the City would like all future land use patterns to be shaped. The map, and associated land use classifications, should be adopted and referred to when any new development or rezoning is proposed. The Map should serve as a guide to city planners when evaluating whether a proposed development or zone change is appropriate or consistent with the City’s plan for that particular area. Referring to the map when making these types of decision will ensure that all future development, or redevelopment, within the City is compatible with the desires and vision of both the City’s leaders and its residents. The map can be adjusted during the process of annual refinements to this General Plan, if circumstances arise in the future that suggest the need to do so.

City Ordinances and Zoning Map

A city’s zoning map and ordinances are the city’s primary tools for implementation of its Land Use Plan. Unlike a Future Land Use Map, a zoning map and ordinance gives a city legal authority to restrict what level and type of development can occur on a particular parcel.

West Bountiful should review and update the currently adopted City Code and Zoning map to ensure that they are consistent with the directions of the Future Land Use Plan and Map. The singular purpose for this rewrite would be the implementation of the West Bountiful General Plan. The General Plan would serve as a guide for this effort and would provide the rational basis for all needed changes. The following chart offers suggestions for how the current zoning ordinance and zoning map could be revised to best implement the General Plan.
WEST BOUNTIFUL CITY

RESOLUTION #406-17

A RESOLUTION APPOINTING MEMBERS TO THE
WEST BOUNTIFUL CITY ARTS COUNCIL

WHEREAS, the West Bountiful City Council established the Arts Council by adoption of Ordinance #360-14; and,

WHEREAS, pursuant to the above referenced Ordinance, the Mayor shall appoint six (6) and no more than twelve (12) voting members with the advice and consent of the City Council; and,

WHEREAS, several of the members terms are expiring and need to be re-appointed.

NOW THEREFORE, BE IT RESOLVED by the City Council of West Bountiful City that it consents to the Mayor’s re-appointment of the following individuals:

<table>
<thead>
<tr>
<th>Appointee</th>
<th>Term Expires</th>
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</thead>
<tbody>
<tr>
<td>Pat Soper</td>
<td>December 31, 2020</td>
</tr>
<tr>
<td>Rick George</td>
<td>December 31, 2020</td>
</tr>
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EFFECTIVE DATE. This resolution shall take effect immediately upon passing.

Passed and approved by the City Council of West Bountiful City this 17th day of January, 2017.

___________________________________
Ken Romney, Mayor

Voting by the City Council: Aye Nay
Councilmember Ahlstrom   
Councilmember Bruhn     
Councilmember Enquist   
Councilmember Preece    
Councilmember Williams

ATTEST:

_________________________________
Cathy Brightwell, City Recorder
TO: Mayor Romney & Council  
DATE: January 12, 2017  
FROM: Chief Todd Hixson  
RE: Purchase Approval – Body Camera System

The West Bountiful Police Department submits for and receives monies each year from the State of Utah Beer Tax Grant. Each year when the funding is not spent it rolls over and continues to accumulate. We currently have $25,444.98 dollars available to spend from the Beer Tax Grant. The money received from this grant must be spent on the detection and prosecution of alcohol related offenses that are in violation of the Alcohol Beverage Control Act. The state recently notified receiving agencies that if the funding is not spent during each calendar year, the following years funding may be reduced, denied, or taken back.

In addition to the Beer Tax Grant, we just received an additional $5000 in grant money from the state that must be used towards the purchase of BWC (Body Worn Cameras). This gives us a total of $30,444.98 in grant money to apply to the purchase of the BWC system. The additional expense will come from our existing budget.

The West Bountiful Police Department was one of the first police agencies to use body worn cameras. Our current BWC system is behind in technology and consistently failing to work as designed. It is not financially advantageous to continue repairing and replacing our current system.

The City’s procurement code requires that purchases of $10,000 or more first be approved by the City Council.

In accordance with the budget, we are requesting approval of the following purchase.

**WATCHGUARD Body Camera System, Server, and Installation.**

Total cost for system is $31,015.00.

Thank you for your consideration in this matter.

Todd Hixson  
Chief of Police - West Bountiful City
# Estimate

**Premier Vehicle Installation, Inc**  
3038 S Specialty Cir Ste C  
South Salt Lake, UT 84115

<table>
<thead>
<tr>
<th>Date</th>
<th>Estimate #</th>
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<tbody>
<tr>
<td>1/11/2017</td>
<td>12918</td>
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**Name / Address**  
West Bountiful Police Dept.  
560 North 800 West  
West Bountiful, Ut 84087

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<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Qty</th>
<th>Cost</th>
<th>Total</th>
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<tbody>
<tr>
<td>Install Labor</td>
<td>Install Labor-- Remove WatchGuard Transmitter Charging Cable, Install Vista Body Camera Charging Cradle</td>
<td>9</td>
<td>150.00</td>
<td>1,350.00</td>
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<td></td>
<td>9 Vehicles at 3 Hours each ($50.00 = $150.)</td>
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**Total**  
$1,350.00

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<tr>
<th>Phone #</th>
<th>Fax #</th>
<th>E-mail</th>
<th>Signature</th>
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</thead>
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<tr>
<td>801 - 478-3062</td>
<td>801 - 478-3064</td>
<td><a href="mailto:clint@premiervehicle.com">clint@premiervehicle.com</a></td>
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VISTA HD Wi-Fi Extended Capacity System

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<tr>
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<th>Quantity</th>
<th>MSRP</th>
<th>Direct</th>
<th>Extended</th>
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<tbody>
<tr>
<td>VIS-EXT-WF-4T</td>
<td>VISTA HD Wi-Fi Capacity Wearable Camera with 9 hours of continuous HD recording. Includes 32 GB of storage, Wi-Fi docking base, cables and 1 year warranty.</td>
<td>9</td>
<td>$1,435.00</td>
<td>$1,195.00</td>
<td>$10,755.00</td>
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VISTA HD Options and Accessories

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<th>Item Code</th>
<th>Description</th>
<th>Quantity</th>
<th>MSRP</th>
<th>Direct</th>
<th>Extended</th>
</tr>
</thead>
<tbody>
<tr>
<td>4RE-MOB-APP-001</td>
<td>VISTA Mobile Companion App (EL4/EL4 No Maintenance)</td>
<td>0</td>
<td>$90.00</td>
<td>$75.00</td>
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<tr>
<td>4RE-MOB-APP-002</td>
<td>VISTA Mobile Companion App (EL4/EL4 w/Maintenance)</td>
<td>0</td>
<td>$90.00</td>
<td>$75.00</td>
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<tr>
<td>HDW-ETH-SWT-005</td>
<td>4RE, VISTA Smart PoE Switch</td>
<td>9</td>
<td>$234.00</td>
<td>$195.00</td>
<td>$1,755.00</td>
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<tr>
<td>VIS-CHG-WF-8SE</td>
<td>VISTA Wi-Fi Charging Base, Antenna Kit, including cables</td>
<td>0</td>
<td>$240.00</td>
<td>$200.00</td>
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<tr>
<td>VIS-CHG-OTC-001</td>
<td>VISTA HD USB Charge and Upload Docking Base</td>
<td>10</td>
<td>$114.00</td>
<td>$95.00</td>
<td>$950.00</td>
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<tr>
<td>VIS-MNT-KF-001</td>
<td>VISTA HD Locking Magnetic Chest Mount</td>
<td>0</td>
<td>$90.00</td>
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<td>VIS-CHG-ST-001</td>
<td>VISTA HD Adjustable Chest Strap Kit</td>
<td>0</td>
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<tr>
<td>VIS-BT-CLP-120</td>
<td>VISTA HD Shirt Clip with Holder</td>
<td>0</td>
<td>$36.00</td>
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<td>VIS-BT-CLP-001</td>
<td>VISTA HD Duty Belt Clip</td>
<td>0</td>
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<td>VIS-MNT-VEL-001</td>
<td>VISTA HD, Velcro Backing Plate</td>
<td>0</td>
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<td>VIS-MNT-MOD-001</td>
<td>VISTA HD, Moda Mount</td>
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<td>VIS-MNT-RAM-001</td>
<td>VISTA HD Ram Mount - VISTA Mounting Plate with 1” Ram Ball</td>
<td>0</td>
<td>$42.00</td>
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<td>VIS-MNT-TRI-001</td>
<td>VISTA HD, TriPod Mount</td>
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<td>VIS-OSB-HUB-001</td>
<td>VISTA HD 7 Port USB Hub</td>
<td>0</td>
<td>$36.00</td>
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<td>VIS-ETS-OTC-001</td>
<td>VISTA HD 8 Bay Ethernet Transfer Station</td>
<td>0</td>
<td>$1,794.00</td>
<td>$1,499.00</td>
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<td>VIS-WRL-BAT-100</td>
<td>VISTA HD Extended Battery, Li-Ion, 3.6V 450mAh</td>
<td>0</td>
<td>$54.00</td>
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<tr>
<td>VIS-WRL-BAT-001</td>
<td>VISTA HD Standard Battery, Li-Ion, 3.6V 2700mAh</td>
<td>0</td>
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VISTA HD Hardware Warranties

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<tbody>
<tr>
<td>WAR-VIS-CAM-3RD</td>
<td>VISTA HD 3 Year No-Fault Warranty, Years 1 - 3</td>
<td>0</td>
<td>$466.00</td>
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Evidence Library 4 Web VISTA Device License and Combo Discount License

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<tbody>
<tr>
<td>KEY-EL4-DEV-002</td>
<td>Evidence Library 4 Web VISTA Device License Includes 1st Year of Software Maintenance</td>
<td>9</td>
<td>$180.00</td>
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<td>$1,350.00</td>
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<tr>
<td>KEY-EL4-DEV-004</td>
<td>Evidence Library 4 Web VISTA Combo Discount Device License Discount for ordering with 4RE</td>
<td>0</td>
<td>$90.00</td>
<td>$75.00</td>
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Total VISTA Equipment: $14,810.00

Taxes: 8.8% $1,300.00

VISTA TOTAL: $16,110.00

Wireless Video Transfer and Networking Options

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<tr>
<th>Item Code</th>
<th>Description</th>
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<tbody>
<tr>
<td>VIS-WRL-WT-005</td>
<td>4RE In-Car 802.11n Wireless Kit, 5GHz (2.4GHz is available)</td>
<td>9</td>
<td>$345.00</td>
<td>$285.00</td>
<td>$1,800.00</td>
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</tbody>
</table>

Total 4RE Equipment: $1,800.00

Taxes: 8.8% $150.00

4RE TOTAL: $2,050.00

Evidence Library, CLOUD-SHARE and Software Maintenance

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<tr>
<th>Item Code</th>
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<td>KEY-EL4-SRV-001</td>
<td>Evidence Library 4 Web Server Site License</td>
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Server Hardware and Software

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<tbody>
<tr>
<td>HDW-4RE-SRV-102</td>
<td>Small to Medium sized agency. (1-15 concurrent systems.) 3U RACK MOUNT 16 SATA Drive Server; Intel Xeon E5-2609 2.40GHz Quad Core, 8GB RAM, 2x128GB SSD 6GB/S MLC drives (boot) 3x500GB SATA 2,700 RPM drives (3x6), Windows Server 2008 R2 64-bit, SQL Server 2008 R2 (SCAL), 3-Year full service (on-site or reimbursed) warranty. This server system does NOT include supporting equipment like keyboards, network switches, monitor, etc.</td>
<td>1</td>
<td>$7,715.00</td>
<td>$6,940.00</td>
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Video Storage

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<tr>
<th>Item Code</th>
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<th>Quantity</th>
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<th>Direct</th>
<th>Extended</th>
</tr>
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<tbody>
<tr>
<td>HDW-4RE-SRV-116</td>
<td>8x16 Hard Drives, Server Dual 1.7, 208 rpm, 64GB Cache</td>
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Wireless Access Points

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<tbody>
<tr>
<td>WAP-KIT-056-001</td>
<td>WAP Access Point Kit, 802.11C, 5GHz, 50mm Directional</td>
<td>1</td>
<td>$455.00</td>
<td>$395.00</td>
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WatchGuard Video Technical Services

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<th>Description</th>
<th>Quantity</th>
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<th>Direct</th>
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</thead>
<tbody>
<tr>
<td>SVC-4RE-ONS-400</td>
<td>4RE System Setup, Configuration, Testing and Training (Quantity represents number of sites)</td>
<td>1</td>
<td>$2,780.00</td>
<td>$2,500.00</td>
<td>$2,500.00</td>
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Software & Server TOTAL: $13,055.00

**Note:**

This is only an estimate for 4RE related hardware, software and WG Technical Services. Actual costs related to a turn-key operation requires more detailed discussion and analysis, which will define actual back-office costs and any costs associated with configuration, support and installation. Please contact your sales representative for more details.

**Total Technical Services:** $12,805.00

**UPS Ground Shipping:** $250.00

Taxes: 8.8% $1,050.00

**Total Project Estimated At:** $29,665.00

**Quote Valid for 30 days**

**Notes:**

Applicable taxes may apply and are not necessarily accounted for on this estimate. Contact WatchGuard Video for a revised estimate. **ESTIMATE VALID FOR 30 DAYS**

Applicable taxes may apply and are not necessarily accounted for on this estimate. Contact WatchGuard Video for a revised estimate. **ESTIMATE VALID FOR 30 DAYS**

Applicable taxes may apply and are not necessarily accounted for on this estimate. Contact WatchGuard Video for a revised estimate. **ESTIMATE VALID FOR 30 DAYS**

Applicable taxes may apply and are not necessarily accounted for on this estimate. Contact WatchGuard Video for a revised estimate. **ESTIMATE VALID FOR 30 DAYS**
West Bountiful City Council Report January 17, 2017

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

**Reserve Officer Program**

No Information to Report

**Alcohol Officer Program**

No Information to Report

**Crossing Guards**

No Information to Report

**Personnel**

Officer Spencer Scheese is doing well during his field training. He attended Emergency Vehicle Operations during the week of January 9th.

**EMPAC**

EmPAC meeting was held on January 17, 2017.

**General Information**

The police department has been working on the FY 16/17 budget.

We received a $5000 grant to use towards new body cameras.
West Bountiful Police Department

Department Summary

12/1/2016 to 12/31/2016

<table>
<thead>
<tr>
<th>Arrests</th>
<th>10</th>
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<tbody>
<tr>
<td>Adult</td>
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<table>
<thead>
<tr>
<th>Activities</th>
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<tr>
<td>Admin</td>
<td>176</td>
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<tr>
<td>Assist</td>
<td>132</td>
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<td>Community Relations</td>
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<td>Investigation</td>
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<td>Suspicious Activity</td>
<td>33</td>
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<tr>
<td>Traffic</td>
<td>222</td>
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<tr>
<td>Vehicle Accident</td>
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Shift Time and Percent Accounted

1081 hr. 38 min. 53.9%

<table>
<thead>
<tr>
<th>Reports</th>
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<tbody>
<tr>
<td>CITATION REPORT</td>
<td>82</td>
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<tr>
<td>INCIDENT REPORT</td>
<td>87</td>
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<tr>
<td>OFFICER INFORMATION</td>
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<tr>
<td>POLICE VEHICLE IMPOUND</td>
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# Department Summary

## Crime Offenses

<table>
<thead>
<tr>
<th>Crime Offense</th>
<th>Cases</th>
<th>Percentage</th>
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<tbody>
<tr>
<td>ASSAULT</td>
<td>1</td>
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<tr>
<td>BURGLARY</td>
<td>3</td>
<td>5.9%</td>
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<tr>
<td>DAMAGE PROPERTY</td>
<td>5</td>
<td>9.8%</td>
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<tr>
<td>DANGEROUS DRUGS</td>
<td>5</td>
<td>9.8%</td>
</tr>
<tr>
<td>FAMILY OFFENSE</td>
<td>3</td>
<td>5.9%</td>
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<tr>
<td>FRAUD</td>
<td>3</td>
<td>5.9%</td>
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<td>JUVENILE STATUS OFFENSES</td>
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<td>THEFT</td>
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<td>TRAFFIC OFFENSE</td>
<td>14</td>
<td>27.5%</td>
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<tr>
<td>WARRANT SERVICE</td>
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<td>5.9%</td>
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## Accidents

<table>
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<td>1/11/2017</td>
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## Citation Violations

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<tbody>
<tr>
<td>DUI</td>
<td>1</td>
<td>0.9%</td>
</tr>
<tr>
<td>Fix it</td>
<td>26</td>
<td>24.5%</td>
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<tr>
<td>Misdemeanor</td>
<td>13</td>
<td>12.3%</td>
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<tr>
<td>Traffic</td>
<td>46</td>
<td>43.4%</td>
</tr>
<tr>
<td>Warning</td>
<td>20</td>
<td>18.9%</td>
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West Bountiful City Planning Commission

Posting of Agenda - The agenda for this meeting was posted on the State of Utah Public Notice website and the West Bountiful City website on January 6, 2017 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, January 9, 2017 at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

MEMBERS PRESENT: Chairman Denis Hopkinson, Alan Malan, Mike Cottle, Laura Charchenko, Corey Sweat and Andy Williams (Councilmember).

MEMBERS/STAFF EXCUSED: Vice Chairman Terry Turner.

STAFF PRESENT: Ben White (City Engineer), Cathy Brightwell (Recorder) and Debbie McKean (secretary).

VISITORS: Shad Seimos, Michael Brodsky, Zackary Brodsky, Corden Carter, Michael Hensley, James Behunin, James Bruhn, Paul Tingey, Kim McKeen, John Janson, Jessica Rancee.

The Planning Commission Meeting was called to order at 7:30 p.m. by Chairman Denis Hopkinson. Mike Cottle offered a prayer.

1. Accept Agenda

Chairman Hopkinson reviewed the agenda. Mike Cottle moved to accept the agenda as presented. Corey Sweat seconded the motion. Voting was unanimous in favor among members present.

2. Public Hearing to Receive Comments on a Rezone Request from Hamlet Homes for Property at 1100 West and Porter Lane (2200).

Introduction:

Ben White explained that Hamlet Homes has made an offer to purchase the Williams Property which is an A-1 Zone and has been identified in the City General Plan as a gateway to our community from Legacy Highway. The plan also puts open space and rural character as priorities in our city. The General plan is meant to be a land use guiding document when making
decisions in our City. Mr. White reviewed the zoning map and explained the reasons behind the
two areas that were previously allowed to be rezoned. He explained three rationales that could be
considered in making this decision for the prevailing zoning in this area.

ACTION TAKEN:

Laura Charchenko moved to open the public hearing at 7:40 pm to receive comments
on a Rezone Request from Hamlet Homes for Property at 1100 West and Porter Lane (2200
N). Alan Malan seconded the motion and voting was unanimous in favor among those
present to vote.

Public Comment:

- **Cathy Brightwell, City Recorder**, read four written comments that had been received by
the City prior to the hearing. The original documents will be attached to the minutes of
this meeting.
  - **Allyson McKeen Bown** - opposed to rezone to R10.
  - **Matt Bown** - opposed to rezone R10.
  - **Debbie McKeen** - opposed to rezone R10.
  - **Steven Larry Williams, trustee for Thomas and Janette Williams Family Trust** -
supports rezoning R10.

- **James Behunin** - Has been a resident for 28 years and has served 16 of those years in
different government capacities. He has had the opportunity to speak to most city residents
during that time and feels that the majority of the citizen’s do not want to stray from the
City’s General Plan. The General Plan was designed to create larger lot sizes and open
space on the west side of our City. He noted that many requests to rezone have been
denied. He explained the reasons for the rezoning of Olsen Farms and Birnam Woods and
noted that a large amount of land was donated in each of those developments that allowed
for some open space. He felt that with all the power lines and such there would be no way
to develop this land in less than 1 acre parcels. He stated that the General plan is part of
our city ordinances and is considered law. He reminded the Commission that considerable
citizen input was given in developing that plan and he would not recommend making
changes to this zoning without opening up the General Plan.

- **Michael Hensley** - He favors custom built homes rather than cookie-cutter houses that will
take away from the rural feeling of the City. He hopes the Commission will deny this
rezoning request.

- **Mike Brodsky with Hamlet Homes** - He does not wish to change the lifestyle of our
residents. His company built Birnam Woods. He explained that the property has
significant challenges with utility lines overhead and underground. These challenges
would need to be overcome in order to develop this land appropriately and he feels Hamlet
Homes is equipped to do this type of development. This development would have an HOA
and would include some open space. He feels the type of homes they building are not
cookie cutter style as referred to by one resident, rather they have updated features that are
conducive to today’s styles and environmental needs.

- **Kim McKean** - Likes to allow people to do as they desire on their property but realizes
that there are guides to follow and the General Plan is one of them. He stated just because
mistakes in zoning have been made in the past it is not an excuse to continue to make
exceptions. He feels that ½ acre lots maybe acceptable but definitely not ¼ acre. Mr.
McKean sees cons to this development but not a whole lot of pros.
• **Paul Tingey** - Feels that the land should be kept A-1. He stated that there are a lot of
  drainage issues on this property. He feels that Hamlet Homes are not quality homes.
• **Gordon Carter** - Does not want to see the land developed. He says the land has lots of
  drainage problems and lots should remain at 1 acre. He says there are major problems with
  this land and very little solutions have been made to address the drainage issues on that
  property.
• **James Behunin** - If this was to be rezoned to R-1-10 you could end up with over 100
  homes in this area if the surrounding parcels are also developed and the area would not be
  conducive to having that much traffic.

**ACTION TAKEN:**

Corey Sweat moved to close the public hearing at 8:05 pm. Mike Cottle seconded the
motion and voting was unanimous in favor among those present to vote.

3. **Consider Rezone Request from Hamlet Homes for Property at 1100 West and Porter
   Lane (2200).**

Commissioner packets included a site map showing the Porter Lane Rezone Request form
A-1 to R-1-10 and an application to Rezone from Michael Brodsky and Zachary Brodsky for
Parcel # 06-011-0147, 06-011-0105.

Chairman Hopkinson explained the area in discussion and some of the difficulties created in
addressing a higher density zone in that area. More of a concern to consider in his opinion is the
power lines overhead and oil lines/power and gas utilities running underground in this area. Mr.
Hopkinson informed the public of the Questar pipeline upgrades in our area this coming year.
There are some definite issues in this area with traffic, drainage and safety.

**Commissioner Comments/Questions:**

Mike Cottle asked why you would want to build in an area with all of the utilities and drainage
issues. Mr. Brodsky responded that he does not know all the answers or solutions until the
project is engineered. He feels that utility easements could be worked around. Everything is
still under investigation.

Chairman Hopkinson reminded the Commissioners that it is important to keep the rural feel and to
not set precedence for rezoning the west side at this time. He feels like we have enough
reasons to deny the request before them this evening.

Mike Cottle agrees we should keep to our General Plan.

Corey Sweat had no comments.
Laura Charchenko cannot imagine having the large amount of traffic in that area that this rezone request could create. She agrees that we should adhere to the General Plan.

Alan Malan was not too concerned about traffic but is concerned with the utilities and does not see how we could responsibly downzone that area.

**ACTION TAKEN:**

Corey Sweat moved to deny the request to rezone 940 West Porter Lane area. Alan Malan seconded the motion and a roll call vote was taken.

**Roll Call vote:**

- Alan Malan- Aye
- Laura Charchenko- Aye
- Denis Hopkinson- Aye
- Corey Sweat- Aye
- Mike Cottle- Aye

4. **Presentation on Results of Planned Unit Development Study by John Janson.**

John Janson was invited to take the stand and highlight the updates of the West Bountiful Planned Unit Development Ordinance. The reason we made the major change to this ordinance is because of the changes in State Law. Standards have to be in our Ordinances and must be adhered to. He reviewed a power point presentation explaining the changes in the Ordinance. In summary, the changes will provide clear application requirements, minimum acreage requirement for different zones in the City, more standard design requirements to assure quality development, simpler criteria for the bonus density-Rural design features and public benefit and up to a 30% density bonus with a list of items that would warrant a bonus but is open to other things the city could consider. The new PUD ordinance has a payment-in-lieu provision added and separates the rezone/development agreement process from the subdivision process.

Next step would be to hold a public hearing.

Laura Charchenko asked how the lot size portions were decided. Mr. Janson answered that they took an average of other types of PUD’s around. Mr. White pointed out that because the whole application is considered in bonus’ it will be easier to grade and a better way to decide whether or not it should be a PUD.

Chairman Hopkinson commented that some residents wonder why we even have a PUD ordinance in place and asked why we have to have it. Mr. Janson responded that we don’t have to on a rezone, but for a higher quality development and design that you may not get in a regular subdivision; the City is a partner in controlling the design. Mr. Hopkinson does not feel we have a lot of future land development that is conducive to becoming a PUD. Ben White
explained that if the City does not want to do a PUD they don’t have to. Property owners
have rights and PUD’s allow the City to have a say in developments that may otherwise be
undesirable if planned by a developer alone. Chairman Hopkinson referred to past
experiences of working with developers. He feels like the language presented in this
ordinance draft is the best so far. Mr. Janson says that it still has a lot of the language from
the current ordinance.

Alan Malan asked about adding new trails to the language under bonus densities. Ben White
pointed out that it is in the ordinance; language is broad but clear.

Corey Sweat suggested that the language in 17.68.100 dealing with payment in lieu be scrapped.
Ben White mentioned that it could be kept in and used for offsite improvements. Mr. Sweat
doesn’t like the message it sends and feels like the disadvantages outweigh the advantages of
keeping this in the ordinance.

Ben White suggested that language changes be made to staff and continue the discussion at
the next scheduled meeting to decide whether or not to recommend keeping the PUD ordinance or
get rid of it. A public hearing will need to be scheduled. Staff feels that we should still have the
ordinance in place. Chairman Hopkinson asked for Mr. Janson to return to the next meeting if
possible.

5.  Staff Report:

Ben White:

• Next meeting there will be a conditional use permit requesting a detached garage height
approval in Moss Farms. Encouraged Commissioners to study this out before the next
meeting.
• Ovation Homes is getting close to coming in for approval.
• 400 North construction has been detained because of the weather.
• Subdivision Ordinance requires 6 months to finish from the date of application. Ben asked
to maybe consider a longer term be put in place as two small subdivisions approved last
year have expired.

Cathy Brightwell:

• McCalister’s did not open as scheduled on January 9th. Opening will be the middle of
March. Complete Nutrition should open tomorrow.

6.  Approval of Minutes dated December 27, 2016

ACTION TAKEN:

Laura Charchenko moved to approve of the minutes dated December 27, 2016 as
presented. Corey Sweat seconded the motion and voting was unanimous in favor.
7. Adjournment

ACTION TAKEN:

Corey Sweat moved to adjourn the regular session of the Planning Commission meeting at 9:00 pm. Mike Cottle seconded the motion. Voting was unanimous in favor.

The foregoing was approved by the West Bountiful City Planning Commission on January 24, 2017, by unanimous vote of all members present.

Cathy Brightwell – City Recorder
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, Jaman 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
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.


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.

15. 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)