

**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

**City Recorder**  
Cathy Brightwell

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**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,  
MARCH 7, 2017, AT CITY HALL, 550 N 800 WEST**

*Invocation/Thought – Andy Williams; Pledge of Allegiance – Kelly Enquist*

1. Accept Agenda.
2. Public Comment (two minutes per person, or five minutes if speaking on behalf of a group).
3. Public Hearing to Vacate a Public Utility Easement on the North Boundary of 741 W 845 North.
4. Consider Resolution 409-17, A Resolution Authorizing the Mayor to Execute the Vacation of the North Public Utility Easement at 741 W 845 North.
5. Consider Ordinance 390-17, An Ordinance Rezoning on the Southeast Corner of Porter Lane and 1100 West from A-1 (1 Acre) to R-1-22 (1/2 Acre).
6. Consider Final Plat Approval for Olsen Farms 5A for Jeff Olsen at 1752 N 1100 West.
7. Public Hearing to Amend the Fiscal Year 2016-2017 Budget.
8. Consider Resolution 410-17, A Resolution Enacting the First Amendment to the FY 2016-2017 Budget
9. Consider Resolution 411-17, A Resolution Delegating Authority To Finalize The Terms And Conditions Of The Issuance And Sale By The Issuer Of Its Water Revenue Refunding Bonds, Series 2017 Authorizing The Execution By The Issuer Of A Supplemental Indenture Of Trust, And Other Documents Required In Connection Therewith; Authorizing And Approving A Bond Purchase Agreement; And Authorizing The Taking Of All Other Actions Necessary To The Consummation Of The Transaction Contemplated By This Resolution And Related Matters.
10. Consider Resolution 412-17, A Resolution Assigning Council Member Enquist to the Planning Commission.
11. Consider Purchase Approval for Chemical Storage Locker at Lakeside Golf Course.
12. Lakeside Golf Course 2016 Season Report.
13. Public Works/Engineer Report.
14. Administrative Report.
15. Mayor/Council Reports.
16. Approve Minutes from the February 21, 2017 Meeting.

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 March 2, 2017.*

**Minutes of the West Bountiful City Council meeting held on Wednesday, March 7, 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, Cathy Brightwell (City Recorder), Ben White (City Engineer), Steve Maughan (Public Works Director), Paul Holden (Golf Director), Josh Virostko (Golf Superintendent), Dallas Green (Asst. Golf Pro), Riley Morgan (Asst Superintendent)

**GUESTS:** Alan Malan, Reed & Bobbi Gardner, Gordon Carter, Jeffery Olsen, Brady Nowers, Michael Brodsky

Mayor Romney called the regular meeting to order at 7:33 pm.

Andy Williams offered a prayer; Kelly Enquist led the Pledge of Allegiance.

**1. Accept Agenda.**

**MOTION:** *James Bruhn Moved to Accept the Agenda as posted; James Ahlstrom 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. Public Hearing to Vacate a Public Utility Easement on the North Boundary of 741 W 845 North.**

**MOTION:** *Mark Preece Moved to Open the Public Hearing. James Ahlstrom Seconded the Motion which PASSED by Unanimous Vote of all Members Present.*

Ben White explained that the developer and the owner of Lot 4 in Stringham Farm Subdivision have completed a lot line adjustment to allow a little more buildable area on Lot 4, but in order for the newly acquired area to be buildable as desired a public utility easement must be relocated.

No public comments were offered.

**MOTION:** *James Bruhn Moved to Close the Public Hearing. Andy Williams Seconded the Motion which PASSED by Unanimous Vote of all Members Present.*

**4. Consider Resolution 409-17, A Resolution Authorizing the Mayor to Execute the Vacation of the North Public Utility Easement at 741 W 845 North.**

There was general discussion about relocating the easement. Ben White commented that before the easement can be vacated, releases from the required utility companies must be received.

**MOTION:** *James Ahlstrom made a Motion to Adopt Resolution 409-17 Authorizing the Mayor to Execute the Vacation of the North Public Utility Easement at 741 W 845 North. 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. Consider Ordinance 390-17, An Ordinance Rezoning the Southeast Corner of Porter Lane and 1100 West from A-1 (1 Acre) to R-1-22 (1/2 Acre).**

Ben White gave a brief history of the issue. In January, Hamlet Homes made application to rezone the property at the southeast corner of Porter Lane and 1100 West from A-1 to R-10 which the planning commission recommended to deny following the public hearing. Shortly thereafter, Hamlet Homes made a new application to rezone the property from A-1 to R-1-22. After a new public hearing, the planning commission recommended approval.

There was discussion about the general plan and a desire to maintain a rural buffer along Legacy Highway. Mr. White explained that due to the challenges of public utility easements and overhead power lines, the lots on the west side of this land will likely be larger than half acre.

Council member Williams received a letter from neighboring property owner, Kellen Frey, opposing the rezone.

In discussion, council members did not find the request problematic, and there was comment that it further matched the existing zones which have generally been A-1 west of 1100 West, R-1-22 between 1100 West and Prospector Trail, and R-1-10 on the east side of the residential district of the city.

Michael Brodsky, owner of Hamlet Homes, said he made a mistake by originally requesting the R-1-10 zone before better understanding the sentiment of West Bountiful. This proposal is more appropriate. He said there are still some environmental issues on the property, but he did not want to invest additionally until the property was rezoned. He added that he has talked with the adjacent property owner to the south and is not sure if it will be included in a potential project.

**MOTION:** *James Ahlstrom made a Motion to Adopt Ordinance 390-17 Rezoning the Southeast Corner of Porter Lane and 1100 West from A-1 (1 Acre) to R-1-22 (1/2 Acre). 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

**6. Consider Final Plat Approval for Olsen Farms 5A for Jeff Olsen at 1752 N 1100 West.**

Ben White explained that Jeff Olsen is seeking final plat approval for a one acre parcel situated between 1100 West and Eagle Glenn Circle. Mr. Olsen received the property from his grandmother which was set up to be cut into 2 - ½ lots; he is now ready to move forward and build a home. Following a public hearing in February 2016, planning commission recommended approval of the final plat, including the installation of roadside improvements (curb and sidewalk) on 1100 West.

Mr. Olsen stated that he is good with the subdivision requirements but is concerned about the house he intends to build. To get a daylight basement, the home as designed needs to be about thirty-eight feet high which is taller than the thirty-five foot maximum allowed in the zoning ordinance. He commented that the home behind him appears to be over forty feet tall. Mr. Huffman explained that a variance may be requested, but it is generally very hard to meet the standards that would allow the Council to grant a variance; another option would be a change to the ordinance.

**MOTION:** *Andy Williams made a Motion to Approve the Final Plat for Olsen Farms 5A at 1752 N 1100 West as recommended by staff and Planning Commission. 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

**7. Public Hearing to Amend the Fiscal Year 2016-2017 Budget.**

**MOTION:** *James Ahlstrom Moved to Open the Public Hearing. Mark Preece Seconded the Motion which PASSED by Unanimous Vote of all Members Present.*

No public comments were offered.

**MOTION:** *James Bruhn Moved to Close the Public Hearing. Andy Williams Seconded the Motion which PASSED by Unanimous Vote of all Members Present.*

**8. Consider Resolution 410-17, A Resolution Enacting the First Amendment to the FY 2016-2017 Budget**

Duane Huffman explained that the amendments proposed to the General Fund have not changed from what was presented at the last meeting.

**MOTION:** *James Ahlstrom made a Motion to Adopt Resolution 410-17 Enacting the First Amendment to the FY 2016-2017 Budget. 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

**9. Consider Resolution 411-17, A Resolution Delegating Authority To Finalize The Terms And Conditions Of The Issuance And Sale By The Issuer Of Its Water Revenue Refunding Bonds, Series 2017 Authorizing The Execution By The Issuer Of A Supplemental Indenture Of Trust, And Other Documents Required In Connection Therewith; Authorizing And Approving A Bond Purchase Agreement; And Authorizing The Taking Of All Other Actions Necessary To The Consummation Of The Transaction Contemplated By This Resolution And Related Matters.**

Duane Huffman explained that the Bonds went out to bid and this resolution authorizes the City to proceed. Council member Bruhn clarified that the city is not lengthening the term of the note or getting new money; we are getting a lower interest rate and saving the city money.

**MOTION:** *James Bruhn made a Motion to Adopt Resolution 411-17 Delegating Authority To Finalize The Terms And Conditions Of The Issuance And Sale By The Issuer Of Its Water Revenue Refunding Bonds, Series 2017 Authorizing The Execution By The Issuer Of A Supplemental Indenture Of Trust, And Other Documents Required In Connection Therewith; Authorizing And Approving A Bond Purchase Agreement; And Authorizing The Taking Of All Other Actions Necessary To The Consummation Of The Transaction Contemplated By This Resolution And Related Matters. Andy Williams 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

**10. Consider Resolution 412-17, A Resolution Assigning Council Member Enquist to the Planning Commission.**

James Ahlstrom stated that as the council liaison he does not believe this Resolution is necessary. There was some discussion on the issue.

**MOTION:** *James Bruhn made a Motion to Adopt Resolution 412-17 Assigning Council Member Enquist to the Planning Commission. Andy Williams Seconded the Motion which Passed by a vote of 3-2, with James Ahlstrom and Kelly Enquist voting Nay.*

**11. Consider Purchase Approval for Chemical Storage Locker at Lakeside Golf Course.**

Duane Huffman explained that chemical storage at Lakeside Golf Course was noted as inadequate in the 2014 safety inspection conducted by the Utah Local Government Trust, and since then the city has worked to find and budget a reasonable solution. The fiscal year 2017 budget includes \$12,200 for chemical storage. We looked at multiple options and based on the final cost and usability, staff recommends the purchase of the AG1200 Chemical Storage Locker for a total cost of \$11,999 which includes locker, exhaust system and shipping.

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

**MOTION:** *James Bruhn made a Motion to Approve the Purchase for a Chemical Storage Locker at Lakeside Golf Course. Andy Williams Seconded the Motion which Passed by unanimous vote.*

**12. Lakeside Golf Course 2016 Season Report.**

Paul Holden presented the 2016 Season Report for Lakeside Golf Course. The golf course continued to experience success during the 2016 season despite challenges like a very wet spring and one of the hottest summers on record. Course staff believes the success can be attributed to our continued emphasis on excellent customer service, excellent course conditions and the effective improvements to the golf course. We expect to enjoy continued success at Lakeside Golf Course.

There was discussion regarding financials, and Mr. Holden explained that driving range rates were increased and we have sold more merchandise. He said he is proud that the total rounds number has been consistently over 50,000 for the past two years and that Leagues have seen significant growth.

To continue to build on 2016's success, Mr. Holden talked about his plans to establish and execute an efficient advertising plan; use flexibility in pricing and promotions to maximize weekly revenue figures; increase membership in all leagues; retain tournaments from last season while scheduling an additional 5 new tournaments; continue emphasis on customer service, and continue targeted course and amenity improvements that deliver returns on investment.

He discussed long and short term needs and answered questions about several line items on the expense and revenue sheets. He commented that we currently have 60 carts and need to eventually increase to 70-72 as we frequently run out on weekends and rent carts for the largest tournaments. However, we will need additional space to store more carts as the cart barn is at capacity.

Mr. Holden concluded by saying the course has improved significantly and has gained a good reputation in the area. People love to play at Lakeside, the greens are in excellent shape and it's great for beginners which makes it attractive to corporate tournaments.

There will be more detailed discussion about the needs of the Course during upcoming budget sessions.

**13. Public Works/Engineering Report.**

Ben White

- Questar continues its work all over the City. The lines that cross the golf course will be bored from Jessi's Meadow to Lane Beattie's property, and Questar will need a place about 100 feet long to put the bore machine. They are also working on feeder pipes on 1200 North, and setting up for a main line on Porter Lane. They have yet to finalize

portions of the design which is concerning to us, and they continue to do a lot of potholing to see where to go.

Steve Maughan

- We are busy keeping up with Questar and will watch them closely through the summer. He has told them what we expect as far as road repairs; we will insist on the appropriate standards.
- He added that use at the Park has increased with good weather so we opened the restrooms and the heaters are working well.
- The 1200 North Legacy trailhead bridge that was covered with graffiti was cleaned as best we could and Scouts plan to paint it next weekend.

**14. Administrative/Finance Report.**

- Independence Day parade planning is underway and the applications are now on the website. Council members will be responsible for arranging cars to ride in the parade.
- There will be a budget work session at 6:00 pm on March 21 to discuss FY 2018 budget.
- The City issued an RFP for audit services today.
- We received two bids for our Parks Master Plan project.

**15. Mayor/Council Reports.**

Kelly Enquist reported that planning commission discussed cell towers and there were questions about whether having more than one vendor on a tower would require the addition of more buildings.

Andy Williams reported that the Youth Council worked on pantry packs to be donated to the Bountiful Pantry. They made about 200 packs. They are now stuffing eggs for the Easter Egg Scramble in April with a goal of 5000 eggs.

James Bruhn reminded members of the Arts Council concert this Friday showcasing the Maloy family.

He reported that Wasatch Integrated voted to close the waste energy facility, effective May 3. The plan now is to build a transfer station and haul waste to the Bayview Landfill which is ninety miles south. Factors that contributed to the decision include the costly upgrades needed by the facility and the loss of the Hill AFB contract for steam. The hardest part in the decision is that thirty-five employees will be let go.

Mark Preece – no report.

James Ahlstrom – no report.

Mayor Romney reported that the fire district is looking at purchasing land for a new Centerville station rather than rebuilding on-site.

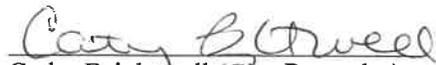
**16. Approve Minutes from the February 21, 2017, City Council Meeting.**

**MOTION:** *James Ahlstrom Moved to Approve the Minutes of the February 7, 2016 meeting as corrected. Andy Williams seconded the Motion which PASSED by Unanimous Vote of All Members Present.*

**17. Adjourn.**

**MOTION:** *James Bruhn moved to adjourn this meeting of the West Bountiful City Council at 9:10 p.m. James Ahlstrom seconded the Motion which PASSED by unanimous vote of all members present.*

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*The foregoing was approved by the West Bountiful City Council on Tuesday, March 21, 2017.*

  
Cathy Brightwell (City Recorder)

