

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,
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.

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NOTICE OF PUBLIC HEARING

A public hearing will be held by the West Bountiful City Council at its regular meeting on Tuesday, March 7, 2017 at the City offices, 550 N 800 West, beginning at 7:30 pm, or as soon thereafter as dictated by the agenda.

The purpose of the hearing is to receive public comment regarding the vacation of a Public Utility Easement on the north boundary of 741 West 845 North, West Bountiful.

All interested parties are invited to participate in the hearing. Written comments may be submitted prior to the meeting.

Cathy Brightwell
City Recorder

MEMORANDUM



TO: Mayor and City Council

DATE: March 2, 2017

FROM: Ben White

RE: Vacate and Relocate Utility Easement at 741 W 845 North

The developer and the owner of Lot 4, Stringham Farm Subdivision have completed a lot line adjustment to allow a little more buildable area on Lot 4. In order for the newly acquired Lot 4 area to be "buildable," a public utility easement must be relocated.

Staff believes there is a need and a value to the City for a Public Utility Easement between Lots 4 and 9. For that reason, relocation is recommended in lieu of simply vacating the easement. The yellow highlighted area on the attached drawing identifies the existing easement area to be vacated. The red lines represent the location of the new easement to be granted by the property owners.

The owner's of Lot 4 are anxious to begin construction of their new home. Construction cannot begin until the easement has been vacated. In an effort to expedite the process, a public hearing for this issue has been scheduled in advance of receipt of releases from the required utility companies.

If a motion to approve vacating the easement is made, it should state that prior to the Mayor executing the Release of Public Utility Easement Agreement, the following conditions be met.

1. The new easements be recorded, and
2. Releases are received from the required utility companies.

WEST BOUNTIFUL CITY

RESOLUTION #409-17

***A RESOLUTION OF THE WEST BOUNTIFUL CITY COUNCIL AUTHORIZING
THE CITY MAYOR TO EXECUTE THE VACATION OF THE NORTH PUBLIC UTILITY
EASEMENT LOCATED AT 741 W 845 NORTH***

WHEREAS, West Bountiful City has been petitioned by the above mentioned property owner to vacate and relocate a portion of the north public utility easement; and

WHEREAS, a public notice was published in the February 24, 2017 Salt Lake Tribune and Deseret News; and

WHEREAS, a public hearing was held on March 7, 2017 to receive public comment concerning the vacation of the easement.

NOW THEREFORE, BE IT RESOLVED by the City Council of the West Bountiful City as follows:

The West Bountiful City Council, having heard all arguments for and against the release of the utility easement, approves the release and hereby authorizes the City Mayor to execute the RELEASE OF EASEMENT for the properties located at 741 W 845 North.

EFFECTIVE DATE. This resolution shall take effect immediately upon receipt of releases from the public utility agencies.

Passed and approved by the City Council of West Bountiful City this 7th day of March, 2017.

Ken Romney, Mayor

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

ATTEST:

Cathy Brightwell, Recorder

When Recorded Return to:
West Bountiful City
550 North 800 West
West Bountiful, UT 84087

RELEASE OF PUBLIC UTILITY EASEMENT AGREEMENT
741 West 845 North
Tax ID: 06-381-0004

THIS RELEASE OF PUBLIC UTILITY EASEMENT AGREEMENT (“*Agreement*”) is entered into effective _____, 2017 (the “*Effective Date*”), between WEST BOUNTIFUL CITY, a Utah municipal corporation (the “*City*”), and REED W. and BARBARA JO GARDNER (collectively, “*Owner*”).

Owner owns certain real property located at 741 W 845 North, West Bountiful City, Davis County, State of Utah, which is more particularly described in the attached **Exhibit A** (the “*Property*”). The Property is subject to a public utility easement as depicted and described in the attached **Exhibit B** (the “*Easement*”). At Owner’s request, the City has adopted Resolution No.409-17, a Resolution authorizing the City to release its interest in the Easement, conditioned upon Owner’s agreement to indemnify the City in accordance with the terms of this Agreement.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. RELEASE OF EASEMENT. The City disclaims, relinquishes, and releases any right, title, or interest it may have in and to the Easement, conditioned on the performance of Owner’s obligations under this Agreement.

2. OWNER’S ACKNOWLEDGMENTS. Owner acknowledges that certain public utilities may have interests in the Easement, and that the City’s release of the Easement does not automatically extinguish those interests. Owner is solely responsible for the use of that portion of the Property which was subservient to the Easement, as depicted and described in **Exhibit B** (the “*Easement Property*”), and will use the Easement Property at Owner’s own risk.

3. RELEASE AND INDEMNIFICATION. To the fullest extent allowed under applicable law, Owner hereby releases, and agrees to indemnify, defend, and hold harmless the City and its officers, agents, employees, successors, and assigns from and against all liabilities, claims, damages, losses, suits, judgments, causes of action, costs, and expenses (including reasonable attorney and expert fees), arising out of: (a) Owner’s breach of this Agreement; (b) Owner’s use of the Easement Property; or (c) any act or occurrence on the Easement Property. With respect to Owner’s agreement to defend the City, the City will have the option of either providing for its own defense, or requiring Owner to undertake the defense of the City, either of which will be at Owner’s sole cost and expense.

4. DISCLAIMER OF WARRANTIES. The City makes no representations or warranties as to the availability of the Easement Property for any use intended by Owner, except to the extent of the release of the City’s interest in the Easement. The City will not be responsible for any injury to persons or property as a result of the design, installation, use, maintenance, or possession of improvements on the Easement Property.

5. MISCELLANEOUS.

a. Covenants Run with the Land. The covenants contained in this Agreement are covenants with respect to real property and will run with the land. Such covenants will be binding upon Owner's successors, assigns, agents, and legal representatives in the ownership or development of the Property. Owner, at Owner's expense, will record this Agreement or a memorandum of this Agreement with the Davis County Recorder.

b. Severability. The provisions of this Agreement are severable, and the invalidity or unenforceability of any provision of this Agreement will not affect the validity or enforceability of the remaining provisions.

c. Entire Agreement; Modification; Waiver. This Agreement constitutes the entire agreement and understanding of the parties with respect to its subject matter, and supersedes all previous or contemporaneous representations or agreements of the parties in that regard. No modification of this Agreement will be valid or binding unless made in writing and signed by both parties. Any waiver of any provision of this Agreement must be in writing and must be signed by the party waiving the provision.

d. No Third-party Beneficiaries. This Agreement is made for the exclusive benefit of the parties and their respective officers, employees, agents, attorneys, successors, heirs, and assigns. No other person or entity will have any interest under this Agreement or be classified as a third-party beneficiary.

e. Enforcement. In the event any party is required to bring a legal action to enforce the terms of this Agreement, the prevailing party in such action will be entitled to recover the party's costs and reasonable attorney fees.

IN WITNESS WHEREOF, the parties execute this Agreement as of the Effective Date.

THE CITY:

WEST BOUNTIFUL CITY

Kenneth Romney, Mayor

Attest:

Cathy Brightwell, City Recorder

OWNER:

REED W. GARDNER

BARBARA JO GARDNER

ACKNOWLEDGMENTS

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On _____, 2017, Kenneth Romney and Cathy Brightwell appeared before me and, being by me duly sworn, did acknowledge that they are the Mayor and City Recorder, respectively, of West Bountiful City, and that they executed the foregoing instrument as duly authorized representatives of the City.

Notary Public

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On _____, 2017, Reed W. Gardner and Barbara Jo Gardner appeared before me and, being duly sworn, did acknowledge that they are the owners of the Property referred to in the foregoing instrument and that they executed the foregoing instrument as the Owners' duly authorized representative.

Notary Public
|

EXHIBIT A
(Legal Description of the Property)

BEGINNING AT THE NORTHEAST CORNER OF LOT 3, STRINGHAM FARM SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 24-T2N-R1W, SLB&M, & RUNNING THENCE S 89°52'48" W 106.31 FEET ALONG THE NORTH SIDE OF SAID LOT 3; THENCE S 0°26'48" E 90.98 FEET TO THE NORTH SIDE OF 845 NORTH STREET & A POINT ON A 50.00 FOOT RADIUS CURVE TO THE LEFT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 20.14 FEET, (CENTRAL ANGLE = 23°04'55", CHORD BEARING & DISTANCE = N 88°56'20" W 20.01 FEET); THENCE N 00°26'48" W 190.57 FEET TO THE SOUTH LINE OF LOT 9 OF SAID SUBDIVISION; THENCE N 89°52'48" E 7.00 FEET ALONG SAID LINE; THENCE N 53°14'06" E 33.51 FEET; THENCE N 89°52'48" E 92.31 FEET TO THE EAST LINE OF SAID LOT 9; THENCE S 0°26'48" E 120.00 FEET TO THE POINT OF BEGINNING. BEING ALL OF LOT 4 & PART OF LOT 9, STRINGHAM FARM SUBDIVISION CONTAINING 0.38 ACRES

EXHIBIT B

(Depiction and Legal Description of the Easement)

BEGINNING AT A POINT WHICH IS S 89°52'48" W 10.00 FEET FROM THE SOUTHEAST CORNER OF LOT 9 STRINGHAM FARM SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, T2N-R1W, SLB&M, WEST BOUNTIFUL CITY, DAVIS COUNTY, UTAH AND RUNNING THENCE S 89°52'48" W 109.31 FEET ALONG THE SOUTH LINE OF SAID LOT 9; THENCE N 53°14'06" E 25.13 FEET; THENCE N 89°52'48" E 89.06 FEET; THENCE S 0°26'48" E 15.00 FEET TO THE POINT OF BEGINNING.

When recorded, return to:
West Bountiful City
550 N 800 West
West Bountiful, Utah 84087

GRANT OF EASEMENT
741 W 845 North, West Bountiful
Tax ID. 06-381-0011

REED W. AND BARBARA JO GARDNER, (collectively "Grantor"), Hereby CONVEYS to WEST BOUNTIFUL CITY, a Utah municipal corporation, ("Grantee"), for the sum of Ten Dollars and other considerations, an easement, insofar as the same lies within the property of Grantor, to construct, reconstruct, operate, repair, replace and maintain a public utility on, in, over, upon and across the following described property in West Bountiful City, Davis County, State of Utah:

Beginning at a point which in North 0°26'48" West along the lot line 13.00 feet from the southeast corner of Lot 9, Stringham Farm Subdivision located in the Northeast Quarter of Section 24, Township 2 North, Range 1 West, Salt Lake Base and Meridian, West Bountiful City, Davis County, Utah and running thence South 89°52'48" West 90.03 feet; thence South 53°14'06" West 21.78 feet; thence South 89°52'48" West 11.73 feet; thence North 53°14'06" East 33.51 feet; thence North 89°52'48" East 92.31 feet; thence South 0°26'48" East 7.00 feet to the point of beginning.

The Grantee shall be not responsible for the replacement or repair, any existing fences, driveways or landscaping including the appurtenances thereto, damaged or destroyed in the construction or maintenance of such public utility.

Grantor agrees not to construct any permanent structure or building within the easement area, but may cross the same with sidewalks, driveways, sod, shrubs, flowers, or similar landscaping, fences or similar improvements.

IN WITNESS WHEREOF, said Grantor has caused this instrument to be executed this ____ day of _____, 2017.

By: _____
Reed W. Gardner

Barbara Jo Gardner

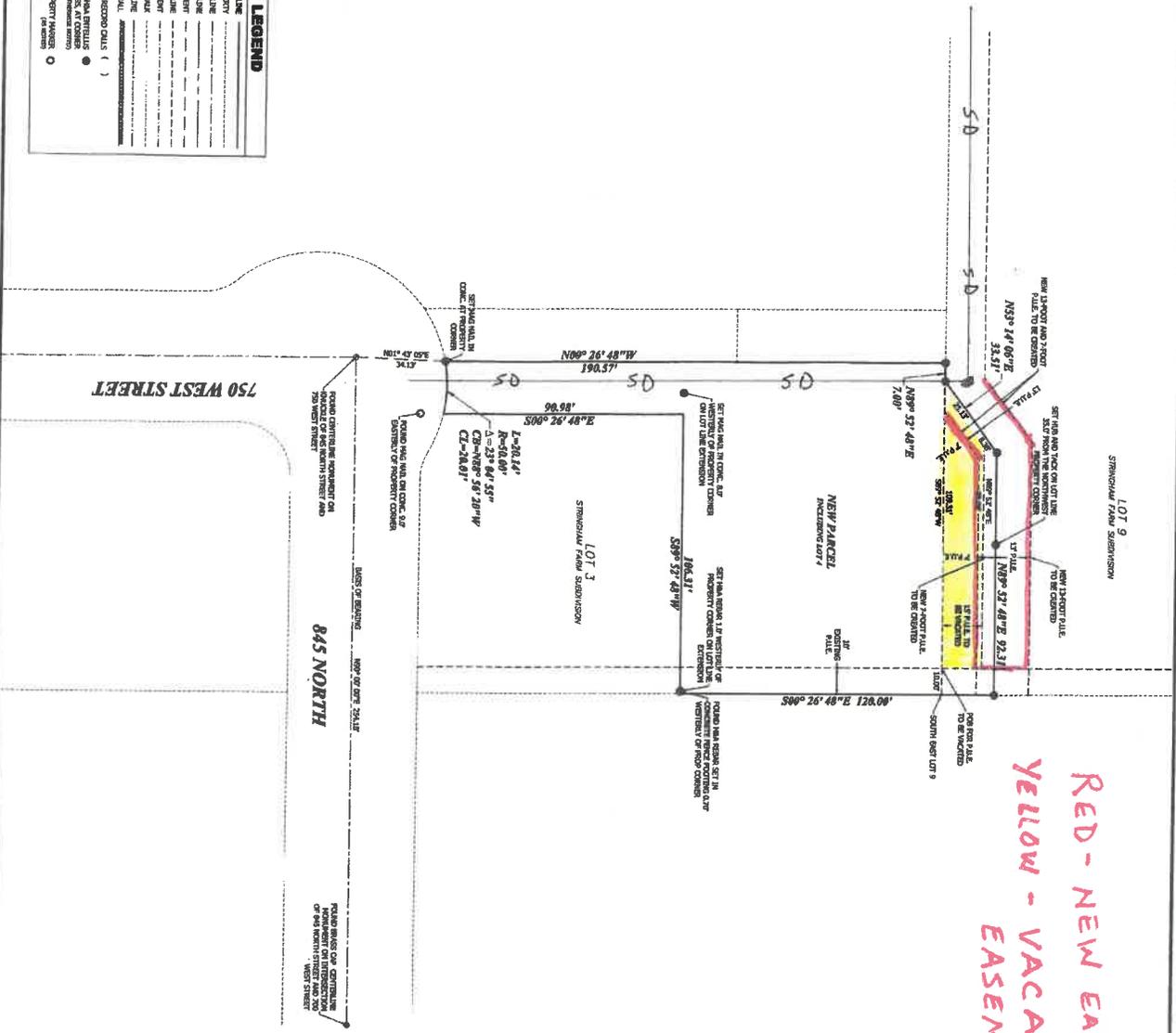
ATTEST:

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On ___ day of _____, 2017, Reed W. Gardner and Barbara Jo Gardner appeared before me and, being duly sworn, did acknowledge that they are the owners of the Property referred to in the foregoing instrument, and that they executed the foregoing instrument.

Notary Public

LEGEND	
ADJUSTED PROPERTY LINE	---
ROAD CENTERLINE	---
SECTION LINE	---
THE TO MARKMENT	---
LINE OF ADJACENT	---
CLASS CENTER, SIGNAL	---
POCKET LINE	---
WALL	---
RECORD DATA ()	()
SET POINT WITH HORIZONTAL	○
OR VERTICAL CENTER	○
FOUND PROPERTY MARKS	○
(AS SHOWN)	



RED - NEW EASEMENT
YELLOW - VACATE EASEMENT



CERTIFICATE
I, W. A. HILL, A PROFESSIONAL LAND SURVEYOR ACCORDING TO THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCEL OR PARCELS SHOWN ACCORDING TO UTAH STATE CODE § 20-2-201.



DESCRIPTION

NEW PARCEL
INCLUDING LOT 3, STINGHAM FARM SUBDIVISION
BEGINNING AT THE NORTHEAST CORNER OF LOT 3, STINGHAM FARM SUBDIVISION, LOCATED IN THE NORTHERLY QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASIN AND MOUNTAIN PLAINS MERIDIAN, UTAH COUNTY, UTAH; THENCE S00°00'00\"/>

LEGAL EASEMENT

BEARING OF A NORTH WHICH IS SOUTH 89°25'00\"/>

NEW 1/2 ACRE EASEMENT

BEARING OF A NORTH WHICH IS SOUTH 89°25'00\"/>

NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO SHOW THE PROPERTY CORNERS, THE BOUNDS OF EASEMENTS AND ESTABLISHED BETWEEN THE MONUMENTS SHOWN.

<p>REED GARDNER</p> <p>LOT 4 STINGHAM FARM SUBDIVISION LOCATED IN THE NE 1/4 OF SECTION 24, T. 2 N., R. 1 W., S.L.B.M. WEST BOUNTIFUL CITY, DAVIS COUNTY, UTAH</p>	<p>DATE: 08/20/2014</p> <p>BY: W. A. HILL</p> <p>PROJECT NO: 14522414</p> <p>CLIENT: REED GARDNER</p> <p>10301 BOUNTIFUL BLVD</p> <p>BOUNTIFUL, UT 84010</p> <p>PHONE: 801-298-2236</p>	<p>APPROVAL: 08/20/2014</p> <p>BY: W. A. HILL</p> <p>PROJECT NO: 14522414</p> <p>CLIENT: REED GARDNER</p> <p>10301 BOUNTIFUL BLVD</p> <p>BOUNTIFUL, UT 84010</p> <p>PHONE: 801-298-2236</p>	<p>APPROVAL: 08/20/2014</p> <p>BY: W. A. HILL</p> <p>PROJECT NO: 14522414</p> <p>CLIENT: REED GARDNER</p> <p>10301 BOUNTIFUL BLVD</p> <p>BOUNTIFUL, UT 84010</p> <p>PHONE: 801-298-2236</p>
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MEMORANDUM

TO: Mayor and City Council

MEETING DATE: March 7, 2017

FROM: Staff

RE: Request to rezone 25 acres at 940 West Porter Lane from A-1 to R-1-22

Hamlet Homes made application to the City to rezone approximately 25 acres on the southeast corner of Porter Lane and 1100 West from an A-1 zoning designation to R-1-10 designation in January which the Planning Commission recommended to deny. Hamlet then revised their request to rezone to a R-1-22 zone.

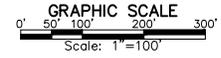
During the public hearings, there was significant opposition to the R-1-10 rezone. The R-1-22 request received moderate support with fewer negative opinions. The negative opinions included requests for buffers along Legacy Highway and concern about the reduction in agricultural land.

As part of the Planning Commission's deliberation, they requested to see what a half acre lot development concept would look like for the entire area including parcels to the south and east. This concept plan, prepared by staff, is included in the packet. The rezone request is just that, a rezone request only; any subdivision proposals would be considered at a future date.

As a change to the City's zoning map is a legislative act, the City Council has broad decision-making authority to approve or deny the request based on what the Council feels is best for the community.

The following motions would be appropriate:

1. Motion to table the item if additional information or consideration is necessary.
2. Motion to approve the rezone as recommended by the Planning Commission.
3. Motion to deny the rezone request.
4. Motion to approve the rezone request with a boundary different from the one proposed, such as leaving an A-1 buffer zone along Legacy Highway.



NO.	DATE	REVISIONS

DRAWN BY:

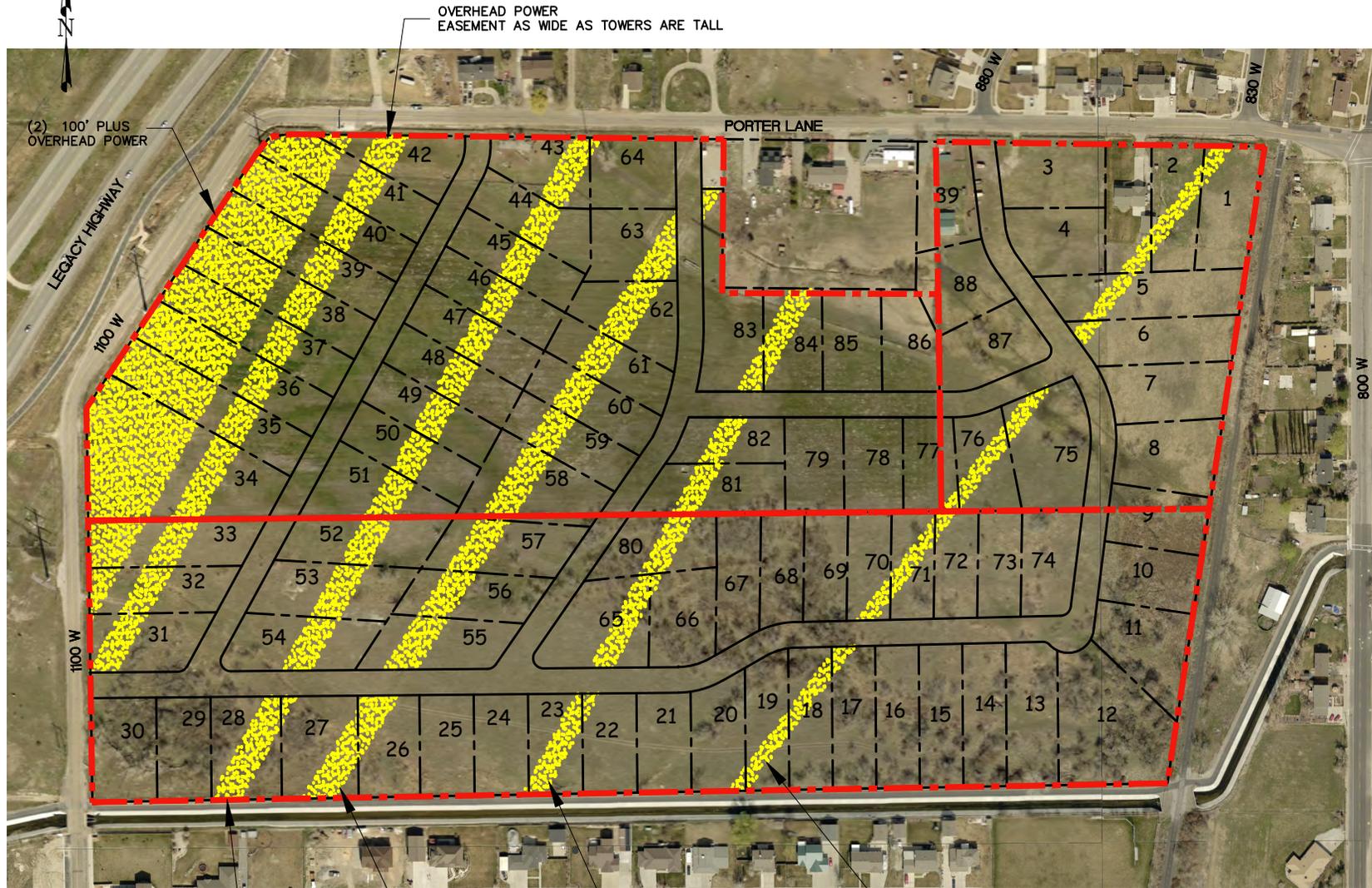
FILE NAME: NW_CORNER

DATE: 2-21-17

NORTHWEST QUADRANT
 1100 WEST AND PORTER LANE
 WEST BOUNTIFUL, UTAH

CONCEPT PLAN
R-1-22 VERSION

PROJECT NO:	16-050
SHEET NO:	C-01
SCALE:	1"=100'



(2) 100' PLUS
OVERHEAD POWER

OVERHEAD POWER
EASEMENT AS WIDE AS TOWERS ARE TALL

OVERHEAD POWER
EASEMENT AS WIDE AS TOWERS ARE TALL

52' PETROLEUM
EASEMENT

40' QUESTAR EASEMENT

30' SEWER EASEMENT

WEST BOUNTIFUL CITY

ORDINANCE #390-17

AN ORDINANCE REZONING THE PROPERTY AT THE SOUTHEAST CORNER OF PORTER LANE AND 1100 WEST TO R-1-22 AND AMENDING THE WEST BOUNTIFUL ZONING MAP TO REFLECT THE CHANGE

WHEREAS, Utah Code Annotated § 10-9a-101, *et seq.*, also known as the “Municipal Land Use, Development, and Management Act,” grants authority to the West Bountiful City Council to make changes to its Zoning Ordinances; and,

WHEREAS, an Application to Rezone the property at the southeast corner of Porter Lane and 1100 West to the R-1-10 Residential District was submitted by Hamlet Homes; and,

WHEREAS, the West Bountiful City Planning Commission held public hearings, after proper notice, on February 28, 2017, and recommends approval of the applicant’s request; and,

WHEREAS, the City Council finds that the parcels described below should be changed from the A-1 Agricultural District to the R-1-22 Residential District.

NOW, THEREFORE BE IT ORDAINED BY THE WEST BOUNTIFUL CITY COUNCIL THAT THE PROPERTY DESCRIBED BELOW BE CHANGED TO THE R-1-22 RESIDENTIAL DISTRICT AND THE WEST BOUNTIFUL ZONING MAP BE AMENDED TO REFLECT THE CHANGE.

06-011-0147:

BEGINNING AT A PT 1393 FT N FROM THE SW CORNER OF THE NW 1/4 OF SEC 13-T2N-R1W, SALT LAKE BASE AND MERIDIAN; THENCE N 311.70 FT; TH N 34°13'35" E 523.51 FT TO A POINT OF TANGENCY WITH A 1,892.06 FT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY 14.63 FT, MORE OR LESS, ALONG THE ARC OF SAID CURVE (CHORD TO SAID CURVE BEARS N 34°50'52" E 14.63 FT) TO A PT ON THE S LINE OF PROPERTY CONVEYED IN QUIT CLAIM DEED RECORDED 05/29/2009 AS E# 2455270 BK 4786 PG 1749; THENCE THE FOLLOWING THREE COURSES ALONG SAID PROPERTY: S 89°15'30" E A DISTANCE OF 80.04 FT TO THE BEGINNING OF A CURVE TO THE LEFT WITH A RADIAL DISTANCE OF 1826.44 FT; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 30.29 FT (LC BEARS S 36°17'17" W 30.28 FT) & S 89°01'25" E A DISTANCE OF 870.76 FT, MORE OR LESS; THENCE S 323 FT; TH E 270 FT TO SE CORNER PROPERTY CONVEYED IN 727-249 & TO THE SW CORNER OF PROPERTY CONVEYED IN WARRANTY DEED RECORDED 05/25/2016 AS E# 2941125 BK 6524 PG 762; THENCE ALONG THE S LINE OF SAID PROPERTY THE FOLLOWING COURSE: S 89°40'21" E 155.66 FT; TH S 409.94 FT; TH W 1669.8 FT, MORE OR LESS, TO POINT OF BEGINNING. LESS TO 1343-972. LESS TO 1472-59. CONT. 23.18 ACRES (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY

RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)

Page Two
Ordinance 390-17

06-011-0105

BEGINNING 808.19 FT N FROM SW CORNER NW 1/4 SECTION 13-T2N-R1W, SALT LAKE BASE MERIDIAN; THENCE N 34.92 FT; THENCE E 1669.8 FT, MORE OR LESS; THENCE S 34.92 FT TO THE NORTHEASTERLY LINE OF PROPERTY CONV BY 956-1150; THENCE S 89°51' W 1669.8 FT, MORE OR LESS, TO THE POINT OF BEGINNING. CONT. 1.55 ACRES

This ordinance will become effective upon signing and posting.

Adopted this 7th day of March, 2017.

By:

Ken Romney, Mayor

<u>Voting by the City Council:</u>	<u>Aye</u>	<u>Nay</u>
Councilmember Ahlstrom	_____	_____
Councilmember Bruhn	_____	_____
Councilmember Enquist	_____	_____
Councilmember Preece	_____	_____
Councilmember Williams	_____	_____

Attest:

Cathy Brightwell, City Recorder

MEMORANDUM



TO: Mayor and City Council

DATE: March 2, 2017

FROM: Ben White

RE: Olsen Farms 5A Subdivision (Jeff Olsen) @ 1752 N 1100 West

Mr. Jeff Olsen is seeking final plat approval for a one acre parcel of ground situated between 1100 West Street and Eagle Glenn Circle. The Planning Commission recommended final plat approval in February 2016.

Minimum Standards

The property is located in an R-1-22 zone which requires each lot be at least one-half acre (21,780 sq.ft.) in size. Each lot must also be a minimum of 85 feet wide, and have street frontage. The proposed subdivision meets these minimum criteria. There are existing utilities which encumber parts of the property but do not render the property unbuildable.

Improvements

Curb and sidewalk do not exist in front of the proposed Lot 1 on 1100 West, and as the improvements exist adjacent to Lot 1 on 1100 West and immediately across the street, staff and Planning Commission recommend requiring these improvements be constructed as part of the subdivision. At the time the Olsen Farms 5 subdivision was constructed, the curb and sidewalk improvements were installed in front of the proposed Lot 2 on Eagle Glen Circle, and utilities be stubbed to the property.

Recommendation

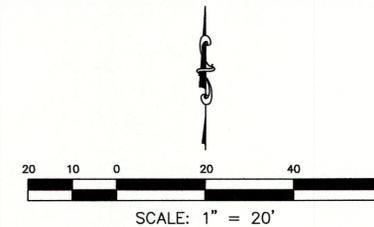
A Public Hearing was held before the Planning Commission on February 23, 2016. No substantive comments were received during the hearing. The Planning Commission made a recommendation to the City Council that the subdivision be approved with the condition that curb and sidewalk are extended along the 1100 West street frontage.

Staff recommends that the Olsen Farm 5a subdivision be granted final plat approval by the City Council with the following items to be completed prior to plat recordation:

1. Developer provides a current title report with no objectionable entries.
2. An improvement bond agreement is executed, and the required improvement bond be provided.
3. Payment of the storm drain impact fee for the newly created lot.

OLSEN FARM ESTATES 5A SUBDIVISION

LOCATED IN THE NE 1/4 OF SECTION 14 AND THE NW 1/4 OF SECTION 13,
TOWNSHIP 2 NORTH, RANGE 1 WEST, S.L.B.&M.
WEST BOUNTIFUL CITY, DAVIS COUNTY, UTAH
FEBRUARY 2016



SURVEYOR'S CERTIFICATE

I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 166385 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HERewith AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS HEREAFTER TO BE KNOWN AS OLSEN FARM ESTATES 5A SUBDIVISION.



VON R. HILL

BOUNDARY DESCRIPTION

BEGINNING AT A POINT NORTH 0°32'10" WEST 163.21 FEET ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH AND RUNNING THENCE SOUTH 89°47'11" WEST 110.42 FEET TO THE EAST LINE OF 1100 WEST STREET; THENCE ALONG SAID EAST LINE NORTH 22°17'47" EAST 164.54 FEET TO THE SOUTH LINE OF LOT 505, OLSEN FARM ESTATES PLAT 5; THENCE LEAVING SAID EAST LINE AND RUNNING ALONG THE SOUTH LINE OF SAID LOT 505 NORTH 89°47'11" EAST 263.05 FEET TO THE WEST LINE OF EAGLE GLEN CIRCLE; THENCE ALONG SAID WEST LINE SOUTH 0°32'10" EAST 152.00 FEET; THENCE SOUTH 89°47'11" WEST 216.48 FEET TO THE POINT OF BEGINNING. CONTAINING 1.029 ACRES.

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO PRIVATE LOTS, HEREAFTER TO BE KNOWN AS OLSEN FARM ESTATES 5A SUBDIVISION, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

SIGNED THIS ____ DAY OF _____, 20__.

L.L.C. ACKNOWLEDGMENT

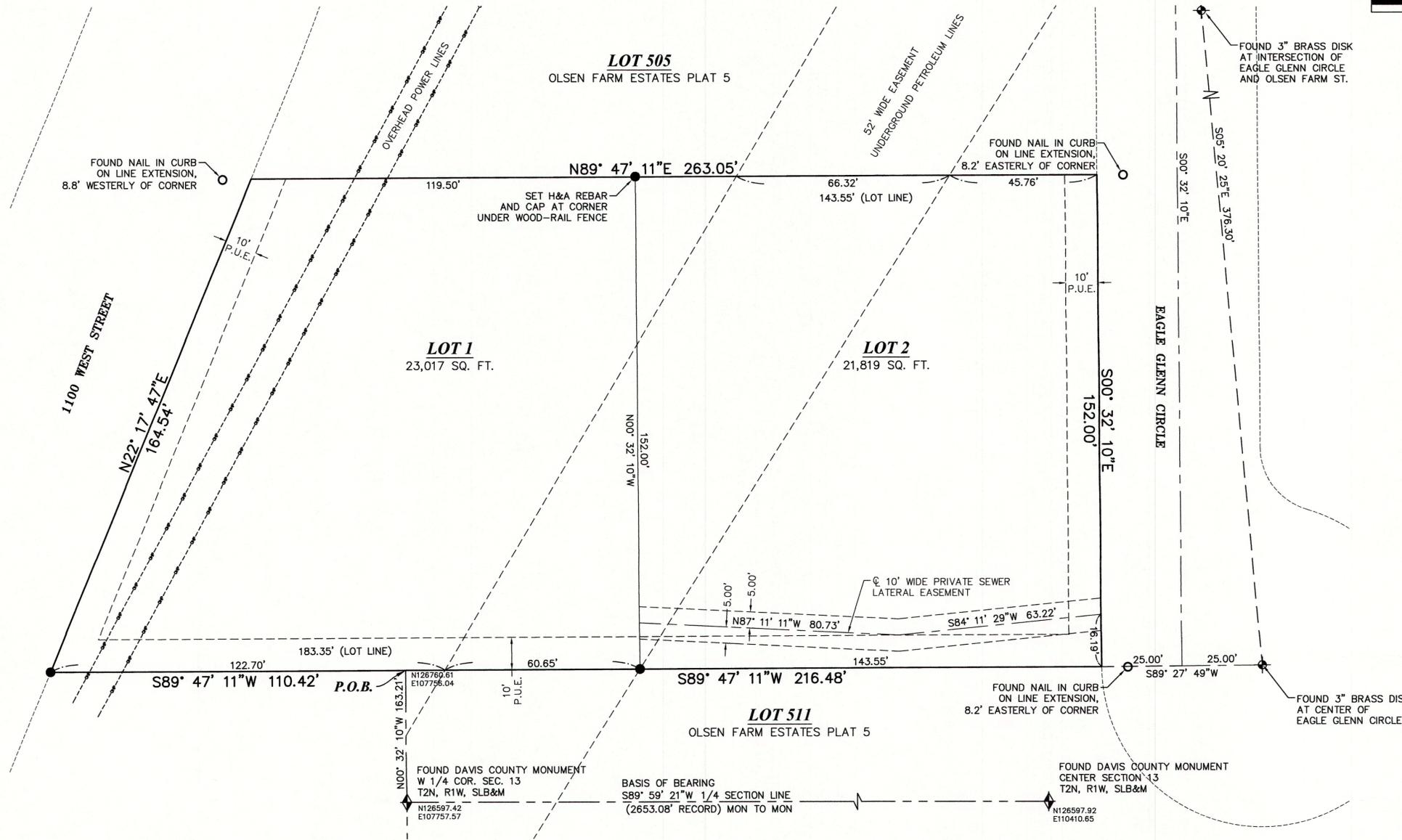
ON THE ____ DAY OF _____, 20__ THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____

WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS A MEMBER OF OLSEN RANCHES, L.L.C., AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____



GENERAL NOTES

1. ALL FRONT AND REAR LOT EASEMENTS SHOWN ARE 10.0' WIDE PUBLIC UTILITY EASEMENTS (P.U.E.) UNLESS OTHERWISE NOTED. INSIDE PERIMETER OF SUBDIVISION IS A 10.0' WIDE EASEMENT.
2. ALL SIDE EASEMENTS 7.00' WIDE.
3. ALL COORDINATES SHOWN ARE BASED ON DAVIS COUNTY SURVEYOR'S OFFICE DATUM.
4. P.U.E. DENOTES A PUBLIC UTILITY EASEMENT AND A DRAINAGE EASEMENT.
5. WETLAND AREAS ARE NOT TO BE DISTURBED

LEGEND

- SUBDIVISION LINE _____
- LOT LINES _____
- ROAD CENTERLINE _____
- SECTION LINES _____
- TIE TO MONUMENT _____
- PUBLIC UTILITY EASEMENT (P.U.E.) _____
- SET 5/8" REBAR AND H&A CAP, LS# 166385, AT CORNER (UNLESS OTHERWISE NOTED) ●
- FOUND PROPERTY MARKER (AS NOTED) ○

181 North 200 West, Suite #4
Bountiful, Utah 84010
Phone 801-298-2236
Fax 801-298-5983

PROJ# 1194001 (14-329)
12/23/2015
01/26/2016
02/22/2016

RECOMMENDED FOR APPROVAL

APPROVED THIS _____ DAY OF _____, 20__

WEST BOUNTIFUL CITY ENGINEER

RECOMMENDED FOR APPROVAL

APPROVED THIS _____ DAY OF _____, 20__ BY THE
PLANNING COMMISSION OF WEST BOUNTIFUL CITY.

CHAIRMAN: _____

WEST BOUNTIFUL CITY COUNCIL

PRESENTED TO THE CITY COUNCIL OF WEST BOUNTIFUL, UTAH THIS
DAY OF _____, 20__ AT WHICH TIME THIS SUBDIVISION
WAS APPROVED AND ACCEPTED.

MAYOR: _____

CITY RECORDER ATTEST: _____

RECOMMENDED FOR APPROVAL

APPROVED THIS _____ DAY OF _____, 20__

WEST BOUNTIFUL CITY ATTORNEY

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20__ AT _____

IN BOOK _____ OF _____

COUNTY RECORDER _____

BY _____ DEPUTY

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

NOTICE OF PUBLIC HEARING

A public hearing will be held by the West Bountiful City Council at its regular meeting on Tuesday, March 7, 2017 at the City offices, 550 N 800 West, beginning at 7:30 pm, or as soon thereafter as dictated by the agenda.

The purpose of the hearing is to receive public comment on proposed amendments to the FY 2016-2017 budget. 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 prior to the meeting.

Cathy Brightwell
City Recorder

MEMORANDUM



TO: Mayor & Council

DATE: February 16, 2017

FROM: Duane Huffman

RE: **Proposed Budget 1st Amendments for Fiscal Year 2016-2017**

The attached budget tables show changes recommended for the current fiscal year.

The process for the consideration and adoption of these changes is identical to that of a standard budget adoption. The steps are as follows:

1. Tentatively adopt changes;
2. Set Public Hearing;
3. Provide notice of public hearing and make tentative changes available for public inspection;
4. Hold Public Hearing;
5. Make modifications to changes as desired after receiving public input and vote on final adoption of amendment.

**Proposed Amendment #1 - General Fund
Fiscal Year 2016/2017**

Acct	Acct.Name	Actual 2013-14	Actual 2014-15	Actual 2014-16	ORIGINAL 2016-17	1st Amend 2016-17	Note
GENERAL FUND							
INTERGOVERNMENTAL REVENUE							
10-33-310	CLASS 'C' ROAD FUNDS	171,853	181,241	174,748	195,500	195,500	
10-33-320	GRANTS - STATE	9,767	12,206	13,201	2,600	2,800	Actual Collection
10-33-340	GRANTS - FEDERAL	25,890	443	23,648	-	-	
10-33-345	GRANTS - COUNTY/OTHER	-	25,000	-	-	-	
10-33-380	STATE LIQUOR FUND ALLOTMENT	9,508	8,401	8,012	8,400	9,200	Actual Collection
INTERGOVERNMENTAL REVENUE Total		217,018	227,290	219,610	206,500	207,500	
FINES AND FORFEITURES							
10-35-510	FINES & FORFEITURES	83,642	88,501	50,299	80,000	55,000	Based on previous year and current collections
FINES AND FORFEITURES Total		83,642	88,501	50,299	80,000	55,000	
MISCELLANEOUS REVENUE							
10-36-600	INTEREST EARNED - GENERAL	4,180	10,861	34,878	5,000	5,000	
10-36-611	INTEREST EARNED - OTHER/TRUST	1,116	18	27	-	-	
10-36-630	YOUTH COUNCIL FUNDRAISER	100	78	509	-	-	
10-36-640	SALE OF FIXED ASSETS	14,500	-	-	-	-	
10-36-650	FACILITY RENTAL	160	50	1,089	-	-	
10-36-685	ADVERTISING REVENUE	160	40	-	-	-	
10-36-690	MISC. REVENUE	37,340	20,984	13,512	8,000	22,000	ULGT Dividen; PEHP Rebate; Intership Scholarship
MISCELLANEOUS REVENUE Total		57,556	32,031	50,015	13,000	27,000	
CONTRIBUTIONS AND TRANSFERS							
10-38-800	TRANSFERS FROM WATER FUND	-	-	-	-	-	
10-38-805	TXFR FROM CAPITAL IMPROVEMENT FUND	135,000	-	5,823	-	-	
10-38-810	JULY 4TH DONATIONS/FEES	6,000	6,000	-	-	-	
10-38-820	K-9 DONATIONS	-	-	-	-	-	
10-38-860	CONTRIBUTIONS - PRIVATE	-	-	-	-	-	
10-38-870	TXFR'S FROM RAP TAX FUND	14,200	4,500	4,500	4,500	4,500	
10-38-894	TXFR'S FROM CAP PROJECTS	-	-	-	-	-	
10-38-895	TXFR'S FROM STREET IMPACT FEES	-	-	-	-	-	
10-38-896	TXFR'S FROM CAPITAL STREETS	7,500	-	-	-	-	
10-38-897	FROM POLICE FACILITIES FUND	2,165	2,165	2,015	2,165	2,165	

**Proposed Amendment #1 - General Fund
Fiscal Year 2016/2017**

Acct	Acct.Name	Actual 2013-14	Actual 2014-15	Actual 2014-16	ORIGINAL 2016-17	1st Amend 2016-17	Note
10-38-898	TRANSFERS FROM PARK IMPACT FEE	4,090	-	-	-	-	
10-38-899	CONTRIBUTIONS - FUND BALANCE	60,509	-	-	-	740,091	Required to fund settlement and other changes
10-38-900	CONTRIBUTIONS - CLASS C BALANCE	-	-	-	-	-	
10-38-901	CONTRIBUTIONS - BOND PROCEEDS	-	-	-	-	-	
CONTRIBUTIONS AND TRANSFERS Total		229,464	12,665	12,338	6,665	746,756	
TOTAL GENERAL FUND REVENUE		4,084,902	3,633,595	4,861,622	4,284,427	5,014,518	

ADMINISTRATIVE

10-43-110	SALARIES & WAGES	103,977	115,264	131,033	136,511	136,511	
10-43-114	SALARIES & WAGES - TEMP/P-TIME	12,302	11,970	13,943	13,000	13,000	
10-43-125	LONG TERM DISABILITY	648	681	783	800	800	
10-43-130	RETIREMENT	20,820	20,164	25,015	24,141	24,141	
10-43-131	GROUP HEALTH INSURANCE	26,113	23,649	27,366	27,081	27,081	
10-43-132	WORKERS COMP INSURANCE	242	795	1,377	2,000	2,000	
10-43-133	FICA TAXES	9,176	9,668	12,041	11,438	11,438	
10-43-134	ALLOWANCES - VEHICLE	2,200	2,400	2,400	2,400	2,400	
10-43-210	BOOKS, SUBSCRIPT, MEMBERSHIPS	5,099	4,727	4,719	5,000	5,000	
10-43-230	TRAVEL	-	4,362	-	-	-	
10-43-240	OFFICE SUPPLIES & EXPENSE	4,920	4,362	4,143	5,000	5,000	
10-43-241	POSTAGE	1,878	1,729	1,359	2,000	2,000	
10-43-250	EQUIPMENT SUPPLIES & MAINT	6,032	6,764	7,597	6,000	6,000	
10-43-311	CONSULTING SVCS - COMPUTER	10,691	8,803	9,456	12,500	12,500	
10-43-312	CONSULTING SVCS - GENERAL	-	-	-	-	-	
10-43-330	EDUCATION AND TRAINING	2,078	1,440	3,047	2,000	2,000	
10-43-440	BANK CHARGES	12,041	12,792	13,732	12,000	12,000	
10-43-610	MISCELLANEOUS SUPPLIES	-	-	-	-	-	
10-43-620	MISCELLANEOUS SERVICES	1,030	-	1,863	2,200	12,200	Compensation Consulstant
10-43-621	ADVERTISING	1,402	2,917	2,091	3,000	3,000	
10-43-740	CAPITAL OUTLAY - EQUIPMENT	-	7,876	-	12,000	12,000	
10-43-741	CAPITAL OUTLAY - SOFTWARE	-	299	-	-	-	
ADMINISTRATIVE Total		220,649	236,302	261,967	279,070	289,070	

**Proposed Amendment #1 - General Fund
Fiscal Year 2016/2017**

Acct	Acct.Name	Actual 2013-14	Actual 2014-15	Actual 2014-16	ORIGINAL 2016-17	1st Amend 2016-17	Note
NON-DEPARTMENTAL							
10-50-110	SALARIES & WAGES-EXITING EMPLOY	12,627	5,114	5,311	-	-	
10-50-132	WORKERS COMP INSURANCE	-	5,335	-	-	-	
10-50-133	FICA TAXES - OTHER PAY	-	19,569	-	-	-	
10-50-282	TELEPHONE-CELL	5,841	5,335	6,582	5,000	5,000	
10-50-309	COMPUTER NETWORK SERVICES	19,580	19,569	21,952	22,400	22,400	
10-50-310	AUDITING FEES	10,000	10,000	10,000	10,000	10,000	
10-50-311	ATTORNEY FEES	42,561	47,419	46,992	43,000	103,000	Legal Fees
10-50-312	AUTOMOBILE INSURANCE	8,653	7,783	8,406	7,800	7,800	
10-50-313	BUILDING INSPECTIONS	17,850	26,001	38,014	25,000	25,000	
10-50-509	PROPERTY INSURANCE	10,972	11,064	20,166	11,000	11,000	
10-50-510	LIABILITY INSURANCE	41,373	33,428	24,411	34,000	34,000	
10-50-511	INSURANCE BONDING	2,660	2,660	2,604	2,500	2,500	
10-50-608	EMERGENCY PREPAREDNESS CMTTE	13,297	8,383	3,062	3,000	3,000	
10-50-610	EMERGENCY SUPPLIES	114	-	-	2,000	2,000	
10-50-611	ELECTION EXPENSES	5,812	-	5,363	-	-	
10-50-612	WEST BOUNTIFUL ARTS COUNCIL	2,738	5,259	3,485	4,500	4,500	
10-50-613	ECONOMIC DEVELOPMENT	-	-	-	-	-	
10-50-614	CITY NEWSLETTER EXPENSES	6,639	6,069	5,774	5,500	5,500	
10-50-616	YOUTH COUNCIL EXPENSES	1,742	4,150	4,384	5,200	5,200	
10-50-617	YOUTH COURT EXPENSES	-	979	-	-	-	
10-50-618	HISTORICAL COMM PROJECTS	666	250	605	2,500	2,500	
10-50-619	COMMUNITY ACTION PROGRAMS	10	-	-	500	500	
10-50-620	ANIMAL CONTROL	11,540	8,990	4,507	10,000	10,000	
10-50-622	DAVIS ART CENTER DONATION	500	-	500	500	500	
10-50-623	SPECIAL COUNSEL	-	-	-	-	-	
10-50-631	EMPLOYEE INCENTIVE	1,007	979	1,218	1,000	1,000	
10-50-740	CAPITAL OUTLAY - EQUIPMENT	-	-	-	-	-	
10-50-741	CAPITAL OUTLAY - SOFTWARE	-	-	-	-	-	
NON-DEPARTMENTAL Total		216,182	202,453	213,338	195,400	255,400	

**Proposed Amendment #1 - General Fund
Fiscal Year 2016/2017**

Acct	Acct.Name	Actual 2013-14	Actual 2014-15	Actual 2014-16	ORIGINAL 2016-17	1st Amend 2016-17	Note
<u>PLANNING AND ZONING</u>							
10-53-110	SALARIES & WAGES	35,176	20,777	23,859	24,260	24,260	
10-53-125	LONG TERM DISABILITY	194	192	129	200	200	
10-53-130	RETIREMENT	5,622	5,775	3,663	3,715	3,715	
10-53-131	GROUP HEALTH INSURANCE	6,277	5,464	3,647	3,557	3,557	
10-53-132	WORKERS COMP INSURANCE	70	65	29	100	100	
10-53-133	FICA TAXES	2,583	2,478	1,768	1,856	1,856	
10-53-310	ORDINANCE ENFORCEMENT	-	-	-	-	-	
10-53-311	PROFESSIONAL PLANNERS	-	103	-	-	4,500	PUD Consultant
10-53-330	EDUCATION & TRAINING	-	-	-	200	200	
10-53-610	MISCELLANEOUS EXPENSES	145	103	29	1,000	1,000	
10-53-620	COMMISSION FEES	3,500	2,660	5,356	5,760	5,760	
PLANNING AND ZONING Total		53,567	37,514	38,479	40,648	45,148	
<u>CLASS "C" ROAD PROJECTS</u>							
10-61-270	CLASS C STREET LIGHTS	-	-	-	-	-	
10-61-310	PROFESSIONAL SERVICES	-	-	-	-	-	
10-61-410	ROAD REPAIRS	38,797	35,629	40,829	50,000	50,000	
10-61-413	STREET STRIPING	10,173	11,342	11,474	11,500	11,500	
10-61-625	SIDEWALK REPLACEMENT	3,517	777	13,490	14,000	14,000	
10-61-730	OVERLAY CITY STREETS	-	-	-	-	-	
10-61-731	CRACK SEALANT	8,200	10,050	10,975	10,000	10,000	
10-61-735	SLURRY SEAL	81,373	114,818	5,347	110,000	211,000	Previous year project/funding rolled into current year
10-61-740	CAPITAL OUTLAY	-	-	-	-	-	
CLASS "C" ROAD PROJECTS Total		142,060	172,615	82,116	195,500	296,500	
<u>DEBT SERVICE</u>							
10-85-815	PRINC.-SALES TX BOND-CITY HALL	112,000	115,000	118,000	115,000	115,000	
10-85-825	INT.-SALES TX BOND-CITY HALL	40,002	37,343	34,613	37,400	37,400	
10-85-836	DEFEASED BOND	-	-	(1)	-	-	
10-85-835	AGENT-SALES TX BOND-CITY HALL	1,500	1,100	1,100	3,600	5,600	Arbitrage Report
DEBT SERVICE Total		153,502	153,443	153,712	156,000	158,000	

**Proposed Amendment #1 - General Fund
Fiscal Year 2016/2017**

Acct	Acct.Name	Actual 2013-14	Actual 2014-15	Actual 2014-16	ORIGINAL 2016-17	1st Amend 2016-17	Note
TRANSFERS, OTHER							
10-90-800	TRANSFERS TO CIP FUND	-	-	-	380,000	-	Removed to fund settlement
10-90-810	TRANSFERS TO CAPITAL STREETS	-	328,500	212,500	-	-	
10-90-815	TRANSFERS TO STREETS PROJECTS - PROP ONE	-	-	-	-	-	
10-90-820	TRANSFERS TO STORM UTILITY	-	-	55,000	-	-	
10-90-850	TRANSFERS TO GOLF FUND	86,473	-	393,411	-	-	
10-90-899	APPROP INCREASE - FUND BALANCE	-	-	-	174,409	-	Removed to fund settlement
10-90-914	S/TAX PYMTS TO BTFL - COMMONS	113,423	122,215	120,514	127,585	127,585	
10-90-915	S/TAX PYMTS TO BTFL - GATEWAY	67,097	65,383	52,976	67,035	67,035	
10-90-916	S/TAX PYMTS TO DVPR: COMMONS	338,678	365,226	208,093	-	1,107,000	Settlement Agreement
TRANSFERS, OTHER Total		605,671	881,324	1,042,493	749,029	1,301,620	
GENERAL FUND REVENUE TOTALS		4,084,902	3,686,756	4,861,622	4,284,427	5,014,518	
GENERAL FUND EXPENDITURE TOTALS		3,774,819	3,678,970	3,970,695	4,284,427	5,014,518	
INCREASE/(DECREASE) FUND BALANCE		310,083	7,786	890,927	0	0	

General Fund Overview

	Actual 2010-11	Actual 2011-12	Actual 2012-13	Actual 2013-14	Actual 2014-2015	Actual 2015-2016	Final 2016-2017	1st Amend 2016-2017
OPENING FUND BALANCE	\$ 442,977	\$ 665,980	\$ 819,406	\$ 1,047,076	\$ 1,292,399	1,300,184	1,741,186	1,741,186
REVENUES								
Property Tax	591,494	1,068,194	1,008,091	1,021,561	708,193	1,935,091	1,306,500	1,306,500
Sales Tax	1,130,560	1,206,852	1,237,674	1,331,835	1,366,648	1,471,801	1,763,241	1,763,241
Other Taxes	426,049	416,848	456,275	486,370	501,146	576,694	597,000	597,000
License and Permits	73,384	89,972	206,553	101,861	119,965	157,692	93,200	93,200
Fines and Forfeitures	137,655	92,990	77,169	83,642	88,501	50,299	80,000	55,000
Other	377,328	265,196	431,470	446,515	278,679	247,044	238,200	253,200
Contributions and Transfers	13,189	33,837	2,294,769	33,251	17,544	41,420	11,665	11,665
Total Revenues	2,749,658	3,173,890	5,712,002	3,505,035	3,080,676	4,480,040	4,089,806	4,079,806
EXPENDITURES								
Personnel	1,173,362	1,081,025	1,260,226	1,283,783	1,286,452	1,387,376	1,484,624	1,484,624
Contract Services	177,241	194,216	188,611	176,386	186,149	201,970	203,300	267,800
Operating	568,528	807,228	513,992	654,258	655,086	598,505	773,960	884,960
Capital	117,423	51,767	572,065	488,902	27,915	95,873	295,200	295,200
Fire	329,774	371,762	398,817	416,408	435,345	490,766	580,313	580,313
Debt Service	160,328	162,628	2,128,951	153,502	153,443	153,713	156,000	158,000
Transfers Out	-	351,840	421,669	86,473	328,500	660,911	380,000	-
Loan Forgiveness/Settlement						449,924		1,107,000
Total Expenditures	2,526,655	3,020,464	5,484,332	3,259,712	3,072,890	4,039,038	3,873,397	4,777,897
ENDING FUND BALANCE	665,980	819,406	1,047,076	1,292,399	1,300,184	1,741,186	1,957,595	1,043,095
Reserved for Class "C" Roads	146,798	(20,489)	79,896	109,689		117,143	117,143	16,143
Reserved for Debt Service	162,287	162,487	-					
Reserved for Other				12,478	24,511	8,645		8,645
Less Due from other Funds	449,924	449,924	452,250	456,149	457,117			
AVAILABLE FUND BALANCE	(93,029)	227,484	514,930	714,083	818,556	1,615,398	1,840,452	1,018,307

42.2% 38.9% 47.9% 25.6%

WEST BOUNTIFUL CITY

RESOLUTION #410-17

A RESOLUTION ENACTING THE FIRST AMENDMENT TO THE FISCAL YEAR 2016-2017 BUDGET

WHEREAS, Section 10-6-125 of Utah Code enables the governing body to change the totals of any of the City’s budgeted funds; and,

WHEREAS, the City Council finds that adjustments are necessary in the General Fund to recognize transfers, revenues, and expenditures; and,

WHEREAS, a public hearing was properly set, noticed and held on March 7th, 2017 to receive public input regarding proposed changes to the City budget.

NOW THEREFORE, BE IT RESOLVED by the City Council of West Bountiful, Utah that the Fiscal Year 2016-2017 budget is amended per the attached Exhibit A.

EFFECTIVE DATE. This resolution shall take effect immediately upon passage.

Passed and approved by the City Council of West Bountiful City this 7th day of March, 2017.

<u>Voting by the City Council:</u>	<u>Aye</u>	<u>Nay</u>
Council member Ahlstrom	_____	_____
Council member Bruhn	_____	_____
Council member Enquist	_____	_____
Council member Preece	_____	_____
Council member Williams	_____	_____

Ken Romney, Mayor

ATTEST:

Cathy Brightwell, Recorder

WEST BOUNTIFUL CITY

RESOLUTION NO. 411-17

A RESOLUTION OF THE CITY COUNCIL OF WEST BOUNTIFUL CITY, UTAH (THE "ISSUER") 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.

WHEREAS, pursuant to the provisions of the Utah Refunding Bond Act, Title 11, Chapter 27, Utah Code Annotated 1953, as amended (the "Act"), the City Council (the "Council") of West Bountiful City, Utah (the "Issuer"), has authority to issue its Water Revenue Refunding Bonds, Series 2017 (the "Series 2017 Bonds") payable from the net revenues of its water system (the "System") for the municipal purposes set forth therein; and

WHEREAS, subject to the limitations set forth herein, the Issuer desires to issue its Series 2017 Bonds to (a) refund all or a portion of the Issuer's currently outstanding Water Revenue Bonds (the "Refunded Bonds"), and (b) pay costs of issuance of the Series 2017 Bonds, pursuant to this Resolution, and a General Indenture dated as of February 1, 2009 and a Second Supplemental Indenture date as of March 1, 2017, each by and between the Issuer and U.S. Bank National Association, as trustee (, the "Indenture"), in substantially the form presented to the meeting at which this Resolution was adopted and which is attached hereto as Exhibit B; and

WHEREAS, by Resolution adopted February 7, 2017 (the "Parameters Resolution"), the Council approved the issuance of the Series 2017 Bonds, established parameters therefor and directed the publication of a "Notice of Bonds to be Issued"; and

WHEREAS, in order to allow the Issuer, in the consultation with the Issuer's Municipal Advisor, Lewis Young Robertson & Burningham, Inc. (the "Municipal Advisor") flexibility in setting the pricing date of the Series 2017 Bonds, the Council desires to grant to either the Mayor (or any Mayor Pro Tem or similarly authorized officer) or the City Administrator (each a "Designated Officer"), the authority to approve the final interest rates, principal amounts, terms, maturities, redemption features, and purchase price at which the Series 2017 Bonds shall be sold, and to make any changes with respect thereto from those terms which were before the Council at the time of adoption of this Resolution, provided such terms do not exceed the parameters set forth for such terms in the Parameters Resolution; and

WHEREAS, the Council has determined that the Bond Purchase Agreement (the “Purchase Agreement”) with JPMorgan Chase Bank. (the “Purchaser”), for the purchase of the Series 2017 Bonds is acceptable and in the best interest of the Issuer, a substantially final form of which is attached hereto as Exhibit C.

NOW, THEREFORE, it is hereby resolved by the City Council of West Bountiful City, Utah, as follows:

Section 1. The terms defined or described in the recitals hereto shall have the same meanings when used in the body of this Resolution.

Section 2. All actions heretofore taken (not inconsistent with the provisions of this Resolution), by the Issuer and by the officers of the Issuer directed toward the issuance and sale of the Series 2017 Bonds, are hereby ratified, approved and confirmed.

Section 3. The Indenture and the Bond Purchase Agreement, in substantially the forms presented at this meeting and attached hereto as Exhibits B and C respectively, are hereby authorized, approved, and confirmed. The Mayor and the City Recorder (or designee, collectively, the “City Recorder”) are hereby authorized to execute and deliver the Indenture and either of the Designated Officers are hereby authorized to execute and deliver the Bond Purchase Agreement, in substantially the form and with substantially the content as the form presented at this meeting for and on behalf of the Issuer, with final terms as may be established by a Designated Officer, within the Parameters set forth in the Parameters Resolution, and with such alterations, changes or additions as may be necessary or as may be authorized by Section 11 hereof. The Designated Officers are each hereby authorized to specify and agree as to the final principal amounts, terms, discounts, maturities, interest rates, redemption features, and purchase price with respect to the Series 2017 Bonds for and on behalf of the Issuer by execution of the Bond Purchase Agreement, provided that such terms are within the Parameters set by the Parameters Resolution.

Section 4. The form, terms and provisions of the Series 2017 Bonds and the provisions for the signatures, authentication, payment, registration, transfer, exchange, redemption and number shall be as set forth in the Indenture. The Mayor and City Recorder are hereby authorized and directed to execute and seal the Series 2017 Bonds and to deliver said Bonds to the Trustee for authentication. The signatures of the Mayor and the City Recorder may be by facsimile or manual execution.

Section 5. The Designated Officers and other appropriate officials of the Issuer are hereby authorized and directed to execute and deliver to the Trustee the written order of the Issuer for authentication and delivery of the Series 2017 Bonds in accordance with the provisions of the Indenture.

Section 6. The Series 2017 Bonds shall be sold to the Purchaser in accordance with the Purchase Agreement presented to the Issuer. Said Purchase Agreement in the form attached hereto as Exhibit C is hereby authorized and approved, and the Mayor and City Recorder are hereby authorized to execute said Purchase

Agreement on behalf of the Issuer, with final terms established for the Series 2017 Bonds to be included therein.

Section 7. Upon their issuance, the Series 2017 Bonds will constitute special limited obligations of the Issuer payable solely from and to the extent of the sources set forth in the Series 2017 Bonds and the Indenture. No provision of this Resolution, the Indenture, the Series 2017 Bonds, or any other instrument, shall be construed as creating a general obligation of the Issuer, or of creating a general obligation of the State of Utah or any political subdivision thereof, or as incurring or creating a charge upon the general credit of the Issuer or its ad valorem taxing powers.

Section 8. The Designated Officers and other appropriate officials of the Issuer, and each of them, are hereby authorized and directed to execute and deliver for and on behalf of the Issuer any or all additional certificates, documents and other papers (including without limitation any escrow agreement in compliance with the Indenture) and to perform all other acts they may deem necessary or appropriate in order to implement and carry out the matters authorized in this Resolution and the documents authorized and approved herein.

Section 9. After the Series 2017 Bonds are delivered by the Trustee to the Purchaser, and upon receipt of payment therefor, this Resolution shall be and remain irrevocable until the principal of, premium, if any, and interest on the Series 2017 Bonds are deemed to have been duly discharged in accordance with the terms and provisions of the Indenture.

Section 10. The forms of the Indenture and the Bond Purchase Agreement and the other documents authorized and approved hereby are authorized and approved with such additions, modifications, deletions and changes thereto as may be deemed necessary or appropriate and approved by the Mayor (or, in the case of the City Manager executing the Bond Purchase Agreement, the City Administrator), whose execution thereof on behalf of the Issuer shall conclusively establish such necessity, appropriateness and approval with respect to all such additions, modifications, deletions and changes incorporated therein.

Section 11. For purposes of and in accordance with Section 265 of the Code, the Issuer hereby designates the Series 2017 Bonds as an issue qualifying for the exception for certain qualified tax-exempt obligations to the rule denying banks and other financial institutions 100% of the deduction for interest expenses which is allocable to tax-exempt interest. The Issuer reasonably anticipates that the total amount of tax-exempt obligations (other than obligations described in Section 265(b)(3)(C)(ii) of the Code) which will be issued by the Issuer and by any aggregated issuer during calendar year 2017 will not exceed \$10,000,000. For purposes of this Section, "aggregated issuer" means any entity which, (a) issues obligations on behalf of the Issuer, (b) derives its issuing authority from the Issuer, or (c) is directly or indirectly controlled by the Issuer within the meaning of Treasury Regulation Section 1.150-1(e). The Issuer hereby represents that (i) it has not created and does not intend to create and does not expect to benefit from any entity formed or availed of to avoid the purposes of

Section 265(b)(3)(C) or (D) of the Code and (ii) the total amount of obligations so designated by the Issuer, and all aggregated issuers for calendar year 2017 does not exceed \$10,000,000.

Section 12. It is hereby declared that all parts of this Resolution are severable, and if any section, clause or provision of this Resolution shall, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability of any such section, clause or provision shall not affect the remaining sections, clauses or provisions of this Resolution.

Section 13. All resolutions, orders and regulations or parts thereof heretofore adopted or passed which are in conflict herewith are, to the extent of such conflict, hereby repealed. This repealer shall not be construed so as to revive any resolution, order, regulation or part thereof heretofore repealed.

Section 14. This Resolution shall take effect immediately upon its approval and adoption.

Passed and approved by the City Council of West Bountiful City, Utah
this 7th day of, 2017.

By: _____

Mayor

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

ATTEST:

By: _____

City Recorder

(Other business not pertinent to the foregoing appears in the minutes of the meeting.)

Upon the conclusion of all business on the Agenda, the meeting was adjourned.

(SEAL)

By: _____
Mayor

ATTEST:

By: _____
City Recorder

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH
OPEN MEETING LAW

I, Cathy Brightwell, the undersigned City Recorder of West Bountiful City, Utah (the "City"), do hereby certify, according to the records of the City in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated, 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time and place of the March 7, 2017, public meeting held by the City Council of the City (the "City Council") as follows:

(a) By causing a Notice, in the form attached hereto as Schedule 1, to be posted at the principal offices of the City on March __, 2017, at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting;

(b) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be delivered to the Davis County Clipper March __, 2017, at least twenty-four (24) hours prior to the convening of the meeting; and

(c) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be posted on the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this March 7, 2017.

(SEAL)

By: _____
City Recorder

SCHEDULE 1
NOTICE OF MEETING

EXHIBIT B

SUPPLEMENTAL INDENTURE

EXHIBIT C

BOND PURCHASE AGREEMENT

WEST BOUNTIFUL CITY

RESOLUTION #412-17

A RESOLUTION CONSENTING TO ASSIGNMENT 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: Planning Commission Council member Kelly Enquist

This resolution shall take effect immediately upon passing.

Passed and approved by the City Council of West Bountiful City this 7th day of March, 2017.

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

MEMORANDUM



TO: Mayor & Council
DATE: March 2, 2017
FROM: Duane Huffman
RE: **Purchase Approval – Chemical Storage Locker**

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

Chemical storage at Lakeside Golf Course was noted as inadequate in the 10/3/2014 safety inspection conducted by the Utah Local Government Trust, and since then the city has worked to find and budget a solution. The FY 17 budget includes \$12,200 for chemical storage at Lakeside Golf Course.

City staff reviewed multiple options for how to properly store chemicals, including retro-fitting the current space, building our own storage space, and purchasing a storage locker. Based on the final cost and usability, staff recommends the purchase of the AG1200 Chemical Storage Locker for a total cost of \$11,999 (locker, exhaust system, shipping).



Finding : Chemical Storage
Date : Oct 03, 2014
Severity : 3 of 5
Inspector : Jason Watterson
Facility : Golf Course Maintenance
Address :
Corrected :

Observed Conditions:

Multiple chemicals stored together in a non-ventilated room, creating a hazardous condition for users.

Best Practices:

Incompatible chemicals shall be segregated to prevent accidental mixing.

Recommendations:

Provide storage cabinet for chemicals. Segregate incompatible chemicals.



AG1200 - Chemical Storage Locker

404.7 Cu Ft. Storage Capacity

[REQUEST A QUOTE](#)

Dim: 8'4"H x 7"W x 9'D
Approx. 3638 Lbs. Ship Weight
Sump Capacity 206 Gal.

Shelving: 3 Tier of shelving on side & back wall.

Door Style: 1-42" W x 80" H door installed with a UL Classified commercial grade keyed lockset. The door shall serve as personnel entrance and exit.



Approvals

OSHA - Complies with current OSHA regulations

FM - Factory Mutual Approved

NFPA - Designed in accordance with specifications set forth by the National Fire Protection Association

OSHA



Specifically designed for outdoor hazardous material storage and dispensing from 55-gallon drums containing flammable or combustible liquids. Outer wall is constructed of all-welded 16 or 12 gauge steel. Inner wall is constructed of 20 gauge steel. The double wall construction contains 3" of air space throughout. All Hazmat Storage Buildings are designed in accordance with the standards set forth by NFPA Code 30 and comply with OSHA and EPA regulations. All models are FM Approved for the storing and dispensing of flammable and combustible liquids. All electrical installations are U.L. Approved & Compliant to 1999 & 2002 NEC.



A & A Sheet Metal Products Inc.

PO BOX 1848
 La Porte, IN 46352-1848
 Tel: 888-326-7890 Fax: 888-324-3780
 Email: CustServ@SecurallProducts.com
 Website: SecurallProducts.com

Quote



Quote #	95956
Date	9/2/2016

Name / Address	Ship To
Lake Side Golf Course 1201 N 1100 W West Bountiful, UT 84087	Lake Side Golf Course 1201 N 1100 W West Bountiful, UT 84087

Terms (see below)	Lead Time (see below)	Rep
50% Down/50% before...	6 - 8 weeks (Est.)	KN

Qty	Item	Color/Mod	Description	Wt.	Open Mkt	Each	Total
1	Approvals		NOTE: Building may require State Approval. Please check with your Local Authorities (ie: Fire Marshall) to determine if State Approval and/or State Seal are required. Additional charges, options, and lead times may apply. Please talk with your customer service representative for additional information.			0.00	0.00T
1	AG1200	White	Securall Chemical Storage Lockers are Factory Mutual Approved, Intertek Tested, and SMaRT Certified. Agri-Chemical Storage Building 8'4"H x 7"W x 9'D Sump Capacity: 206 gals.	3375	No	8,742.00	8,742.00T
1	OP0020		200 CFM Non-Explosion Proof Industrial Exhaust System	45	No	812.00	812.00T
1	Shipping Dimension...		Shipping Dimensions: 8'4"H x 11"W x 8'D Weight: 3,420 lbs.		Yes		0.00T
1	Shipping FlatBed		Freight Estimate via FREIGHT ALL KINDS. * Off Loading and Installation Not Included.		Yes	2,445.00	2,445.00
1	Shipping PP&A		Prepaid and Add Freight Terms and Conditions: Customer/Consignee agrees to inspect product upon arrival for any freight damage. If freight damage is found the customer should refuse the shipment and note the damage on the Bill of Lading. If the damage is noted on the Bill of Lading and the product is not refused the customer agrees to pay for the return freight. A&A Sheet Metal Products/Securall will not file freight claims on behalf of the customer/consignee or accept the returned product if the above terms and conditions are not followed.		Yes	0.00	0.00T
1	SF AG <12		NOTE: Building may require State Approval. Please check with your Local Authorities (ie: Fire Marshall) to determine if State Approval and/or State Seal are required. Additional charges and lead times may apply. Standard Features *Standard options are mounted on rear of building. * Dust Proof Interior Lights w/Switch (1).		Yes		0.00T

This Quote is good for 30 days excepting clerical mistakes.	Cancellation Fees may apply.	Total
Called In/Website	Terms other than N30 may incur additional Administration fees. By placing a purchase order pursuant to this quote/estimate you are agreeing to the above Terms and Conditions. Acceptable payment methods are American Express, Visa or MasterCard, Check or Wire Transfer.	

This document and all information contained herein is proprietary and shall not be disclosed outside your organization, nor shall it be duplicated, used or disclosed for purposes other than as permitted under written agreement with Securall Products.



A & A Sheet Metal Products Inc.

PO BOX 1848
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Quote



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Terms (see below)
50% Down/50% before...

Lead Time (see below)
6 - 8 weeks (Est.)

Rep
KN

Qty	Item	Color/Mod	Description	Wt.	Open Mkt	Each	Total
			<ul style="list-style-type: none"> * Moisture Resistant Exterior Light w/Photocell (1). * GFCI Duplex Receptacle w/Weatherproof Cover. * R-11 Insulation in walls and ceiling. * Shelving (three tiers) w/Raised edges for secondary containment. * Building has double wall, welded construction, 3" airspace throughout. * Exterior walls are 12 or 16-gauge Galvannealed steel. Interior walls are 20-gauge cold roll. * One 42"W x 80"H, Door with a UL classified Commercial grade keyed lockset. * 16 Gauge steel sump. * Removable galvanized steel Safety Plank flooring. * Heavy Gauge forklift channels with open-end construction. * Bolt-down plates (4) with 7/8" diameter holes for wind and seismic bracing. * Inlet vents for natural ventilation with fire dampers if a fire rated building. * Load center is 120/240 Volt Single Phase, NEMA 3R, 60 Hz. * Hazard labeling (DOT Placard Holder, NFPA 704 rating signs). * Finish is a two-part aliphatic polyurethane. * Complies with NFPA Code 30. * Fire Rated Walls are Intertek tested and approved for either 2 or 4 Hours (If Installed). * Fire Rated Roofs are Intertek tested and FM Approved for 1.5 or 3 Hours (If Installed). * Building Factory Mutual approved, and UL listed accessories. * Electrical installed in accordance with the NEC 2011 and 2014 editions. <p>Estimated Lead Time: 6 - 8 Weeks Pending Drawing, State/PE approvals and production release*. *Please be aware that the availability and shipping time frames listed are estimates, not guarantees.</p>				

This Quote is good for 30 days excepting clerical mistakes.	Cancellation Fees may apply.	Total
---	------------------------------	--------------

Called In/Website	Terms other than N30 may incur additional Administration fees. By placing a purchase order pursuant to this quote/estimate you are agreeing to the above Terms and Conditions. Acceptable payment methods are American Express, Visa or MasterCard, Check or Wire Transfer.
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LAKESIDE GOLF COURSE 2016 SEASON REPORT

Section 1: Introduction

Section 2: Financials

Section 3: Play

Section 4: Facilities

Section 5: Next Season

Section 1: Introduction

Lakeside Golf Course continued to experience positive growth during the 2016 season even with challenges like a very wet spring and one of the hottest summers on record. Management believes this is because our continued emphasis on excellent customer services, excellent course conditions and the effective updates to the golf course. Lakeside is building a reputation in Utah's golfing community as a friendly course with elite conditions and expert staff.

Based on the course's improved conditions, especially on the greens, and word of mouth comments, it is fair to expect continued success at Lakeside Golf Course. This season showed a significant growth in most of our Leagues, with the most growth in the Men's League and Junior League. We plan to continue growth and improvements in these areas this upcoming year as well.

To continue and build upon 2016's success, management plans to focus on the following areas for the upcoming season:

- Establish and execute an efficient advertising plan, especially with social media;
- Use flexibility in pricing and promotions to maximize weekly revenue figures;
- Continue emphasis on customer service;
- Increase membership in all leagues, specifically the Men and youth leagues;
- Retain tournaments from last season while scheduling an additional 5 new tournaments;
- Continue establishing the reputation as one of the best maintained golf courses in the Davis/Salt Lake County Areas;
- Continue targeted course/amenity improvements that will deliver returns on investment;

Management would like to thank the City Council, Mayor, city staff, residents and golfers for the successful year. There remain several areas for improvement at Lakeside, and the continued potential for growth is exciting.

Paul Holden

Director of Golf

Section 2: Financial

LAKESIDE GROSS REVENUES													
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
2016	\$370	\$11,766	\$61,883	\$88,365	\$103,949	\$130,397	\$112,349	\$116,554	\$96,263	\$76,031	\$54,029	\$5,490	\$857,445
2015	\$7,930	\$45,354	\$75,917	\$92,391	\$92,639	\$120,978	\$120,792	\$124,532	\$90,856	\$72,712	\$29,424	\$17,679	\$891,203
2014	\$1,633	\$15,651	\$66,753	\$82,618	\$111,660	\$131,963	\$109,398	\$114,088	\$89,569	\$75,722	\$40,931	\$23,369	\$863,357
2013	\$107	\$121	\$47,537	\$76,396	\$107,041	\$124,174	\$107,427	\$105,930	\$75,669	\$59,089	\$40,799	\$9,613	\$753,903
2012	\$7,505	\$6,825	\$59,395	\$81,174	\$113,853	\$127,503	\$113,913	\$106,693	\$87,528	\$57,184	\$37,770	\$7,643	\$806,986
2011	\$2,483	\$12,567	\$35,313	\$62,788	\$74,224	\$122,853	\$127,288	\$124,734	\$98,390	\$62,714	\$23,668	\$13,431	\$760,453
2010	\$331	\$12,881	\$64,219	\$88,361	\$93,403	\$124,012	\$113,217	\$118,696	\$103,972	\$66,277	\$30,029	\$14,659	\$830,057
2009	\$1,091	\$4,901	\$57,701	\$101,485	\$126,208	\$126,280	\$125,814	\$123,349	\$98,998	\$56,725	\$28,713	\$6,315	\$857,580
2008	\$35	\$7,224	\$67,593	\$108,331	\$118,650	\$140,652	\$129,217	\$130,285	\$100,444	\$54,347	\$29,495	\$13,926	\$900,199
2007	\$388	\$9,993	\$62,389	\$102,404	\$98,878	\$127,935	\$111,194	\$118,392	\$82,623	\$50,354	\$31,991	\$0	\$796,541

LAKESIDE GROSS EXPENDITURES													
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
2016	\$51,493	\$50,747	\$61,470	\$99,043	\$53,790	\$68,795	\$122,957	\$70,609	\$82,999	\$88,653	\$58,261	\$31,099	\$839,916
2015	\$37,172	\$93,878	\$43,526	\$77,999	\$87,679	\$99,296	\$104,878	\$65,304	\$61,340	\$104,914	\$64,745	\$38,863	\$879,594
2014	\$35,631	\$43,822	\$55,852	\$76,015	\$74,229	\$91,117	\$94,883	\$79,364	\$58,517	\$97,417	\$54,149	\$33,412	\$794,408
2013	\$29,815	\$27,652	\$68,893	\$74,572	\$98,410	\$310,353	\$78,367	\$378,520	\$59,748	\$137,114	\$79,052	\$26,079	\$1,194,590

DETAILED REVENUES

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Green Fees													
2016	\$100	\$5,472	\$29,205	\$43,596	\$50,196	\$64,566	\$56,596	\$54,114	\$46,433	\$34,633	\$23,269	\$4,467	\$412,647
2015	\$4,542	\$24,877	\$39,112	\$42,016	\$42,597	\$56,603	\$58,467	\$58,187	\$43,768	\$33,552	\$14,195	\$11,949	\$429,867
2014	-\$193	\$6,496	\$30,840	\$37,074	\$51,991	\$63,091	\$54,178	\$55,094	\$46,513	\$36,609	\$17,643	\$14,510	\$413,846
2013	\$53	\$103	\$18,783	\$32,611	\$49,988	\$56,540	\$51,812	\$50,536	\$37,692	\$28,169	\$19,651	\$3,632	\$349,571
Punch Passes													
2016	\$0	\$1,196	\$4,250	\$6,547	\$8,475	\$8,666	\$4,276	\$7,693	\$3,074	\$1,521	\$1,731	\$0	\$47,429
2015	\$159	\$2,180	\$4,416	\$6,435	\$5,375	\$7,205	\$5,549	\$7,008	\$2,570	\$1,582	\$1,356	\$736	\$44,570
2014	\$249	\$1,792	\$5,760	\$6,069	\$7,746	\$9,465	\$4,981	\$6,721	\$2,622	\$1,693	\$553	\$1,121	\$48,773
2013	\$0	\$0	\$5,488	\$6,483	\$8,386	\$7,841	\$5,487	\$6,388	\$3,091	\$2,570	\$1,670	\$705	\$48,110
Rentals – Carts/Clubs													
2016	\$0	\$1,537	\$11,298	\$19,192	\$24,448	\$29,895	\$27,836	\$27,923	\$20,017	\$15,015	\$12,042	\$151	\$189,354
2015	\$1,549	\$8,709	\$13,332	\$22,171	\$24,182	\$32,188	\$32,349	\$31,425	\$20,700	\$12,287	\$4,971	\$2,590	\$206,452
2014	\$0	\$1,803	\$12,361	\$18,073	\$26,357	\$31,189	\$28,742	\$29,976	\$19,334	\$13,859	\$6,018	\$4,033	\$191,744
2013	\$0	\$0	\$9,243	\$15,338	\$23,919	\$29,847	\$27,940	\$27,897	\$19,086	\$12,426	\$8,224	\$82	\$174,001
Range													
2016	\$0	\$2,878	\$12,206	\$13,980	\$15,676	\$14,617	\$12,251	\$11,822	\$8,462	\$5,640	\$3,426	\$0	\$100,959
2015	\$652	\$5,980	\$13,846	\$13,160	\$13,207	\$12,608	\$11,311	\$11,719	\$7,326	\$4,517	\$951	\$318	\$95,596
2014	\$0	\$2,518	\$11,330	\$11,876	\$16,181	\$15,816	\$10,379	\$11,920	\$8,240	\$5,080	\$2,447	\$684	\$96,471
2013	\$0	\$0	\$12,614	\$13,594	\$15,817	\$15,625	\$11,676	\$10,734	\$6,746	\$4,448	\$2,105	\$82	\$93,441

Merchandise													
2016	\$270	\$683	\$4,924	\$5,050	\$5,155	\$12,653	\$11,389	\$15,002	\$18,276	\$19,223	\$13,560	\$871	\$107,056
2015	\$1,027	\$3,607	\$5,211	\$8,608	\$7,278	\$11,691	\$11,159	\$15,071	\$15,423	\$20,090	\$7,951	\$2,086	\$109,200
2014	\$1,097	\$3,044	\$6,458	\$6,596	\$7,780	\$11,258	\$9,202	\$9,086	\$11,456	\$17,653	\$13,776	\$2,375	\$99,783
2013	\$0	\$0	\$1,381	\$5,876	\$8,907	\$11,941	\$10,390	\$8,452	\$5,737	\$9,518	\$9,168	\$3,632	\$75,002
Café Lease													
2016	\$0	\$0	\$0	\$0	\$287	\$443	\$1,084	\$705	\$946	\$685	\$615	\$277	\$5,043
2015	\$0	\$0	\$0	\$0	\$0	\$683	\$1,957	\$1,123	\$1,070	\$685	\$0	\$0	\$5,518
2014	\$473	\$0	\$0	\$381	\$636	\$1,144	\$1,462	\$1,194	\$1,310	\$703	\$389	\$115	\$7,808
2013	\$0	\$0	\$0	\$0	\$0	\$1,363	\$0	\$1,028	\$1,756	\$484	\$0	\$0	\$4,632

DETAILED EXPENDITURES													
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Pro-Shop													
2016	\$27,844	\$31,016	\$28,982	\$35,207	\$24,423	\$29,117	\$43,680	\$29,960	\$39,351	\$25,197	\$20,590	\$15,374	\$350,742
2015	\$17,805	\$59,373	\$22,410	\$23,169	\$32,649	\$27,622	\$35,656	\$27,930	\$24,672	\$37,547	\$19,347	\$17,670	\$345,851
2014	\$8,915	\$28,593	\$37,730	\$28,555	\$33,596	\$30,118	\$31,209	\$29,976	\$29,396	\$31,828	\$21,767	\$12,780	\$324,463
2013	\$11,676	\$16,028	\$54,734	\$36,336	\$35,931	\$79,825	\$20,750	\$27,748	\$18,210	\$22,990	\$23,825	\$13,634	\$361,688
Course Maintenance													
2016	\$15,439	\$18,938	\$18,394	\$42,195	\$25,061	\$25,659	\$30,825	\$28,302	\$37,288	\$60,839	\$36,110	\$15,588	\$354,639
2015	\$18,798	\$18,903	\$14,012	\$25,476	\$35,415	\$31,493	\$44,428	\$31,082	\$29,000	\$47,123	\$43,509	\$15,130	\$354,368
2014	\$13,098	\$14,497	\$16,122	\$28,960	\$35,503	\$26,186	\$45,530	\$29,976	\$24,476	\$45,671	\$30,557	\$13,486	\$324,063
2013	\$13,232	\$10,828	\$12,055	\$21,273	\$48,106	\$31,667	\$50,107	\$33,005	\$36,684	\$30,278	\$38,860	\$11,472	\$337,567
Range													
2016	\$0	\$2,878	\$1,151	\$4,991	\$3,864	\$4,777	\$4,952	\$5,603	\$5,283	\$2,617	\$1,560	\$136	\$37,813
2015	\$0	\$2,852	\$822	\$3,278	\$5,133	\$4,391	\$5,255	\$4,814	\$3,813	\$4,678	\$689	\$59	\$35,786
2014	\$0	\$0	\$1,227	\$2,076	\$4,340	\$4,790	\$3,918	\$2,712	\$4,645	\$4,352	\$1,101	\$473	\$29,634
2013	\$0	\$0	\$1,333	\$1,997	\$4,502	\$3,484	\$6,350	\$3,450	\$3,114	\$2,534	\$2,192	\$186	\$29,142

Capital													
2016	\$0	\$0	\$0	\$480	\$0	\$2,758	\$0	\$6,743	\$1,077	\$0	\$0	\$0	\$11,058
2015	\$0	\$12,150	\$5,734	\$7,749	\$13,876	\$0	\$0	\$900	\$3,335	\$0	\$1,200	\$0	\$44,944
2014	\$12,801	\$0	\$0	\$0	\$0	\$0	\$0	\$16,700	\$0	\$0	\$0	\$0	\$29,501
2013	\$0	\$0	\$0	\$14,168	\$9,208	\$0	\$0	\$313,549	\$960	\$64,894	\$13,349	\$0	\$416,128
Equipment													
2016	\$5,268	\$520	\$12,943	\$16,170	\$442	\$6,483	\$43,500	\$0	\$0	\$15,556	\$0	\$6,004	\$106,897
2015	\$569	\$600	\$548	\$18,327	\$605	\$35,790	\$19,539	\$578	\$520	\$15,566	\$0	\$6,004	\$98,646
2014	\$817	\$732	\$773	\$16,424	\$790	\$30,024	\$14,226	\$0	\$0	\$15,566	\$723	\$6,672	\$86,747
2013	\$4,907	\$796	\$770	\$799	\$662	\$21,391	\$1,161	\$769	\$780	\$16,417	\$826	\$787	\$50,065

Section 3: Play

ROUNDS (9-hole equivalent)

	2016		2015		2014	
Total Rounds	50,222		53,112		43,069	
Open Play	37,271	74.2%	39,581	74.5%	32,515	75.5%
Tournament	5,390	10.7%	5,724	10.8%	4,550	10.6%
Men's League	3,934	7.8%	3,745	7.1%	3,000	7.0%
Barter	1,634	3.3%	1,847	3.5%	1,014	2.4%
Employee	1,033	2.1%	1,035	1.9%	880	2.0%
Ladies' League	363	0.8%	625	1.2%	460	1.1%
Birthday Promotion	259	0.5%	365	0.7%	500	1.2%
Juniors' League	338	0.7%	190	0.4%	150	0.3%

CARTS (9-hole equivalent)

	2016	2015	2014
Total Carts	35,365	37,056	30,206

DRIVING RANGE (small bucket equivalent)

	2016	2015	2014
Total Buckets	23,502	23,685	NA
Pass - Individual	17	13	7
Pass - Family	6	15	7
Pass - Corporate	7	22	3

* This figure represented a best-guess estimate

TOURNAMENTS

	2016	2014	2014
Total Tournaments	41	35	34
New	10	5	13
Returning	31	30	21
Non-Returning	4	4	3

Section 4: Facilities

Lakeside completed the following improvements during the 2016 season.

- New Tables and Chairs for Café
- New Range Cart
- New Aerification Machine
- New Cart Paths
- Repaired old Cart Paths
- New Maintenance Utility Vehicle
- New Green's Mower
- Storm Drain Improvements
- Fencing on 1100 West & 1200 North

The following sections outline short-term and long term facility/amenity needs at Lakeside:

Short Term

- #11 Tee Box Extension*
- Cart Paths
- Directional Signs around Clubhouse*
- 10 additional Carts
- Space for additional carts
- Update Range Ball Shed
- Cart Staging Area
- Update our Irrigation System
- New Pro Shop display counter
- Chemical Storage*
- Update/Add Outside Clubhouse lighting

Long Term

- Area to host tournaments and events
- Mechanic
- Grinder
- Pave Maintenance Yard
- Sand Pit Bins
- Maintenance Utility Vehicle
- Back 9 Restroom

* Included in FY 17 Budget

Section 5: Next Season

Lakeside is excited for the potential in 2017. Weather permitting, revenues and rounds played will continue to increase through strategic advertising, creating new tournaments, improvements to existing tournaments and various promotions during slow times of the year.

Advertising

- Men's League Sponsors for individual events and weekly play.
- Long Drive promoted through Golf Now.
- Golf Now – Commercials on NBC and Golf Channel
- Ads in Utah's Book of Golf- Utah book of golf is a book that is provided for free from the Utah Section PGA to all golf courses in the state which contains lists all the golf courses contact info and a calendar with all the year's tournaments.
- UGA – Utah Golf Association email blast
- Demo Days – Give Customers the opportunity to try the latest and greatest golf equipment from Titleist, TaylorMade, Ping and Callaway.
- Raise course awareness from website and increased Social Media traffic with contests, news and updates.
- Hire a Social Media/Advertising group to help manage our Social Media

New Tournaments

- Senior Amateur
- 2 Man Best Ball
- Heritage Seniors (132)
- U.S. Golf Classic (100)
- UJGC (144)
- JDR Fundraiser
- Visit smaller Salt Lake area/local businesses

Rates and Promotions

- Lakeside Clubs for kids
- Smart Cards
- Bounce Back Card for corporate tournaments
- Utah Golf Association Discount Card
- Golf & Lunch Specials
- PGA Golf Pass
- 2 For 1 Green Fees on Sunday Afternoon
- Contests and deals via Social Media promotion

Posting of Agenda - The agenda for this meeting was posted on the State of Utah Public Notice website and on the West Bountiful City website on February 28, 2017 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, February 28, 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 (Alternate) and Kelly Enquist (City Council)

MEMBERS/STAFF EXCUSED: Ben White (City Engineer) and Vice Chairman Terry Turner

STAFF PRESENT: Cathy Brightwell (Recorder) and Debbie McKean (Secretary)

VISITORS: Mike and Lynne George, Zach and Mike Brodsky, Shad Selmos, Wes Edward

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

1. Accept Agenda

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

2. Consider Request for Hamlet Homes to Rezone 24.73 acres on the Southeast Corner of Porter Land and 1100 West from A-1 (1 acre) to R-1-22 (1/2 acre).

Commissioner packets included a memorandum dated February 24, 2017 from Ben White regarding the Hamlet Homes R-1-22 Rezone request with attached concept site plans and diagram of power and utility corridors for visual reference only.

A public hearing was held at the last scheduled Commission meeting. Commissioners decided that they would like to have more information regarding the property and so the item was tabled for this meeting.

Staff noted in their memorandum that this is not a subdivision request and the concept plan reviewed this evening is subject to some adjustment if an actual subdivision plan was submitted. In addition, Mr. White explained in his memo that some lots, while not being buildable, can become so by adjusting lot lines. A survey will determine actual lot lines and better define property lines. Staff has some concerns about the lots listed as 31-54 on the conceptual diagram. Overhead power lines are higher than the width of the easement. Ben White's memorandum reminded the Commissioners that dead end streets cannot exceed 1000 feet in length. In regards to a PUD request as an option to the developer, it is still at the City's discretion whether or not to grant a PUD. Even though utility easement documents have been reviewed, the utility companies maintain the right to construct, operate and maintain their respective utilities.

Cathy Brightwell reviewed the information found in the memorandum from Ben White. Chairman Hopkinson reminded the Commissioners that this is not a conceptual discussion but for a rezone consideration only.

Commissioner's reviewed the information included in their packets with a brief discussion.

Commissioner Comments included:

- **Alan Malan:** Has mixed feelings because to him the layout of the property makes the land feel too condensed to still have the feel of open space.
- **Laura Charchenko:** Would like to keep the lots that about 1100 West kept at 1 acre parcels. If changed, she is concerned about setting a precedence.
- **Corey Sweat:** Favors the R-1-22 rezone as he wants to see landowners have their rights.
- **Mike Cottle:** Concerned that we will lose the rural feel in that area if lots are less than the 1 acre. He does however, support that some portion of the property could be rezoned to allow for some flexibility as the land has quite a few challenges.
- **Chairman Hopkinson:** Walked the land and feels that with mitigation things could work out. Land adjoining the property is already zoned ½ acre. He favors the request to rezone to R-1-22 parcels.
- **Councilmember Kelly Enquist:** Reminded the Commission that they need emergency vehicle turnarounds on stub streets.

Mike Brodsky was invited to take the stand and pointed out that he understands the requirements for the emergency vehicle turnarounds. He reminded the Commission that his company has a lot of information to obtain before they can come up with a true conceptual plan. He noted that the request for ½ acres comes because they will need some flexibility when planning out the development due to the utility easement challenges.

ACTION TAKEN:

Corey Sweat moved to recommend the rezone request for property located on the southeast corner of Porter Lane and 1100 West from A-1 (1acre) to R-1-22 (1/2 acre) to City Council as proposed. Laura Charchenko seconded the motion and voting was unanimous in favor among those present.

3. Discuss Proposed Changes to WBMC Chapter 17.68 Planned Unit Development Ordinance.

Commissioner packets included a memorandum dated February 23, 2017 from Ben White and Cathy Brightwell regarding the draft PUD Ordinance document and a revised copy of the proposals discussed for change in the document from the last meeting. Changes to the document were highlighted.

Changes to the Document:

17.68.010- Purpose and Intent

A paragraph from the City's current PUD Ordinance was copied and drafted into this document making it clear that granting of PUD's are strictly at the discretion of the City.

17.68.040- Base Density

Language was added to reaffirm that base density of all lots must meet the size requirements of the underlying zone.

17.68.060- Area

Changes were made to the language to include the minimum area required to qualify for a PUD consideration and includes different requirements for different zoning.

17.68.090- Density Bonus

Density Bonus has been reduced from the prior 30% consideration to 20% total granted.

Chairman Hopkinson, once again, expressed the heartburn he has over having a PUD Ordinance. He read a portion of 17.68.010 from the PUD Ordinance. He feels, if the City Council wants a PUD Ordinance in place that this is a good one, but he is not in favor of having a PUD Ordinance in our Code.

Commissioner Comments:

- **Alan Malan:** Pointed out that without a PUD Ordinance spot zoning could be used. He asked if we should consider taking out the R-1-10 zone all together.
- **Laura Charchenko:** Feels the new language in the ordinance is head and shoulders above our previous ordinance.
- **Corey Sweat:** Concerned that it is too open and too flexible for those wanting to develop. He feels it is a tool for government to be more involved than necessary.

- **Mike Cottle:** Agrees that we may not need a PUD Ordinance. Cathy Brightwell shared the reasons why Staff desires to have a PUD in place and noted that it sets limits that will help direct developers through the development process.
- **Chairman Hopkinson:** While not in favor of the PUD Ordinance, Chairman Hopkinson is happy with the changes for setting size limits by zone and lowering the bonus density allowance. He feels Staff has listened to their desires and request very well.
- **Councilmember Kelly Enquist:** Likes the changes made to the PUD Ordinance and feels there needs to be a PUD Ordinance in place.

Ms. Brightwell reminded them that no action can be taken this evening. A Public Hearing has been set for the next scheduled meeting.

Chairman Hopkinson instructed Staff to minimize and simplify the wording in 17.68.010 in the new language paragraph.

A Public Hearing has been set for the March 14th meeting.

4. Discuss Increased Height for Cell Towers in WBMC Chapter 17.88

Commissioner packets included a memorandum from Duane Huffman/Ben White dated February 24, 2017 regarding Cell Phone Tower Height with an attached redline copy of ordinance 17.88.140 Standard for Antennas and Antenna Support Structures.

At the last meeting, Staff put forth a proposal to be considered by the Commission in regards to changing language in WB Municipal Code 17.88 that governs land use development for wireless communication systems.

Staff feels it would be in the best interest of West Bountiful to let Verizon erect a tower on City property in the area of Jessie Meadow's subdivision. Verizon needs the full allowable height of tower to be built (which is currently 100 feet) per City Ordinance. After consulting with wireless tower officials, Staff recommends that our current ordinance be amended to allow towers to be built to the height of an additional 20 feet (total 120 feet). This would allow other wireless carriers to use the tower without having to erect multiple towers. Staff feels that it would best serve the City and its residents to make the proposed change to the ordinance.

Chairman Hopkinson recommends that we take Staff's recommendation to increase the allowance for the tower to 120' from 100'. In addition, he commented that individual carriers will want their own pad. Chairman Hopkinson informed Staff that towers can be decorated so as to camouflage their appearance. He suggested that City Council visit the cell phone towers located by the Industrial Complex bordering Centerville and West Bountiful to see what they look like.

A Public Hearing has been set for March 14th.

5. Staff Report

Cathy Brightwell

- Welcomed Council member Enquist as the official Planning Commission Liaison; his appointment will be confirmed by city council next week.
- FYI- There will be a Conditional Use permit for a deck that intrudes into the rear setback at the next scheduled meeting.
- City Council approved the Yards and Fences Ordinance, Annexation, and Subdivision time frames ordinances without changes from planning commission’s recommendations.
- McAlister’s Deli is open for business.

6. Approval of Minutes dated February 14, 2017 and the Special meeting held on February 16, 2017.

ACTION TAKEN:

Corey Sweat moved to approve of the minutes of the February 14, 2017 and the minutes of the Special Meeting held on February 16, 2017 meeting. Alan Malan seconded the motion and voting was unanimous in favor.

7. Adjournment

ACTION TAKEN:

Alan Malan moved to adjourn the regular session of the Planning Commission meeting at 8:25 pm. Laura Charchenko seconded the motion. Voting was unanimous in favor.

.....

The foregoing was approved by the West Bountiful City Planning Commission on March 14, 2017, by unanimous vote of all members present.

Cathy Brightwell – City Recorder

1 **Minutes of the West Bountiful City Council meeting held on Wednesday, January 21, 2017 at**
2 **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), Steve Doxey (City Attorney), Police Chief
10 Todd Hixson, Cathy Brightwell (City Recorder). Ben White (City Engineer), Steve
11 Maughan (Public Works Director)

12
13 **GUESTS:** Alan Malan, Jason Meservy, Nicholas Higgins, Koa Nordfors, Cooper Pase, Ely
14 Salmon, Isaac Ashby, Bryan VanHuizen, Mason Draper, Miles Murphy, Andy Mabey, Jeff
15 Dunn, Gary Merrell, Rob Page, Rhonda Perkes, Carson Haslam

16
17
18 Mayor Romney called the regular meeting to order at 7:30 pm.

19
20 Representing Boy Scout Troop #290, Koa Nordfors led the troop in the Boy Scout Oath; Miles
21 Murphy led the troop in the Boy Scout Law; and Isaac Ashby led the Pledge of Allegiance.

22
23 **1. Accept Agenda.**

24 **MOTION:** *James Bruhn Moved to Accept the Agenda as posted; Mark Preece*
25 *Seconded the Motion which PASSED by Unanimous Vote of all Members*
26 *Present.*

27
28 **2. Public Comment (two minutes per person, or five minutes if speaking on behalf of a**
29 **group).**

30
31 Rhonda Perkes, representing Congressman Chris Stewart's office, extended thanks for local
32 support and offered help with any issues the City may be pursuing. Congressman Stewart is on the
33 Intelligence committee and has recently introduced a Judgment Fund Transparency bill regarding
34 the funds for lawsuits against the federal government. She added that they recognize that city
35 government is the closest to the people and offered support with any issues affecting constituents
36 (Rhonda.perkes@mail.house.gov).

37
38 **3. Consider Ordinance 386-17, An Ordinance Amending the Zoning Map, and Annexing**
39 **Certain Real Property and Extending the Corporate Limits of West Bountiful City.**

40
41 Ben White provided history of the request from Al and Candice Jones, at approximately 161
42 N 1450 West, which began last August. The planning commission held a public hearing in October

43 to provide a forum for affected parties to ask questions and obtain additional information. The
44 neighboring Devereaux family considered annexing, but ultimately decided to wait, so this request
45 is specifically for the Jones' 5 acre parcel. This property is south and west of the 1450 West and
46 Millbridge intersection and is contiguous to the current city boundary.

47 In December, the City Council accepted the Annexation Petition, and did not receive any
48 objections to the annexation during the public comment period following the Petition acceptance,
49 and it meets the annexation requirements outlined in Utah Code Ann. 10-2-406.

50

51 ***MOTION:*** ***James Bruhn made a Motion to Adopt Ordinance 386-17 Amending the***
52 ***Zoning Map and Annexing Certain Real Property and Extending the***
53 ***Corporate Limits of West Bountiful City. Andy Williams Seconded the***
54 ***Motion which Passed.***

55 The vote was recorded as follows:

56 James Ahlstrom – Aye

57 James Bruhn – Aye

58 Kelly Enquist – Aye

59 Mark Preece – Aye

60 Andy Williams – Aye

61

62

63 **4. Discuss Issues Related to Potential Cell Tower at Jessi's Meadow Park.**

64 Duane Huffman explained that the City was approached by a firm representing Verizon
65 Wireless in late 2015 concerning the potential of locating a cell phone tower on city property off
66 1200 North. In order to better serve Legacy Parkway and surrounding areas, they were limited in
67 location options based on City Code which requires them to locate first on city property, if possible,
68 and difficulties with wetlands and high-voltage power lines.

69 Rather than the city owned property on 1200 North, staff is recommending the tower be
70 located on the undeveloped Jessi's Meadow Park and be accessed through the city property
71 commonly known as the west yard. This location meets Verizon's needs and will leave the
72 remaining property open for future use and development.

73 Verizon wants a 100 foot tower, which is the limit under current Code. City staff learned
74 that if the tower was increased to 120 foot, at least two additional carriers can be added eliminating
75 the need to add more towers in the future and bringing more revenue to the City. Increasing the
76 height requires an ordinance change and public hearing.

77 Staff would like Council input regarding location, height, and revenues before finalizing an
78 agreement and proceeding with the ordinance change process with the planning commission.

79 There was discussion about the proximity to power lines and potential radio wave
80 interference. Regarding access, staff proposes not to use the current access which is connected to a
81 home and does not reach all the way to the tower. Verizon will build access on the southern
82 boundary of our West Yard. Council member Ahlstrom suggested considering compensation for
83 this access.

84 Jeff Dunn lives just east of the proposed tower and discussed several concerns. First, will
85 there be blinking red lights on the tower? The base is proposed to be 2,500 sq. ft. which seems
86 large. Will there be flood lights on the building? He said one of the great things about this area
87 currently is that it is dark and quiet nature. Will there be a generator and how often will it run? He
88 would like to see the City limit noise as much as possible. He is also concerned about traffic to the
89 building and understands they will need a service road; he would like to see the road done before
90 Jessi's Meadow Rd is resurfaced. Is it possible to move the tower south of the creek which also
91 seems to be higher and drier land? It would be less disruptive to neighboring homes and not block
92 sunsets.

93 Staff will check on these issues and report back to Mr. Dunn and the City Council.

94

95 **5. Consider Resolution 408-17, A Resolution Approving the Amendment to the 2016**
96 **Interlocal Cooperation Agreement Between Davis County and the City of West**
97 **Bountiful for Animal Control Services.**

98 Duane Huffman explained that in July 2016, the City adopted a new interlocal agreement for
99 animal control services with Davis County which contemplated annual payment adjustments based
100 on costs, city use, and capital needs. Despite the proposed cost increase, staff believes this is the
101 best option for the City.

102 There was discussion on proposed costs and methods we use to keep prices down by
103 involving our police department. West Bountiful has done a good job keeping our costs down
104 especially as compared to surrounding cities.

105

106 **MOTION:** *Andy Williams made a Motion to Adopt Resolution 408-17, Approving the*
107 *Amendment to the 2016 Interlocal Cooperation Agreement Between Davis*
108 *County and the City of West Bountiful for Animal Control. James*
109 *Ahlstrom seconded the Motion which passed.*

110 The vote was recorded as follows:

111 James Ahlstrom – Aye

112 James Bruhn – Aye

113 Kelly Enquist – Aye

114 Mark Preece – Aye

115 Andy Williams – Aye

116

117

118 **6. Consider Ordinance 387-17, An Ordinance Amending the Government Records Access**
119 **and Management Provisions of the West Bountiful Municipal Code.**

120

121 Duane explained that recent changes to the State's records laws no longer permit legislative
122 bodies to act as the appeal authority for appeals related to GRAMA requests. Rather, State law now
123 requires that the appeal authority be either the chief administrative officer or a board comprised of
124 residents. State law also added a requirement that appellants of the local appeal authority's decision

125 be given the option of appealing a decision of the city's appeal authority to the state records
126 committee or district court.

127 As Wes Bountiful receives very few GRAMA requests, staff does not recommend
128 appointing a board and believes the option of having the city administrator hear appeals is
129 preferable. Additionally, staff recommends clarifying that GRAMA requests be submitted on a
130 standard city form, and that the city can require payment of past fees before processing a request,
131 and payment in advance if the fees are expected to exceed \$50.

132

133 ***MOTION: Mark Preece made a Motion to Adopt Resolution 387-17 Amending the***
134 ***Government Records Access and Management Provisions of WCMC***
135 ***2.56.050 as Proposed. James Bruhn seconded the Motion which passed.***

136 The vote was recorded as follows:

137 James Ahlstrom – Aye
138 James Bruhn – Aye
139 Kelly Enquist – Aye
140 Mark Preece – Aye
141 Andy Williams – Aye

142

143

144 **7. Consider Ordinance 388-17, An Ordinance Modifying Timeframes for Recording**
145 **Subdivisions.**

146

147 Ben White explained that Title 16 stipulates that a final plat approval is void if the plat is not
148 recorded within six months of the approval date by the Council. The city has approved three small
149 subdivisions in the last year and one has expired. Staff believes it makes better sense to extend the
150 timeframes. He also noted that if changes are made, they need to be included in the Waiver for
151 Small Subdivision action to make it consistent.

152 Planning Commission held a public hearing with no opposition, and recommended that
153 approval time frames for preliminary and final plats be twelve months with the possibility of a six
154 month extension.

155

156 ***MOTION: James Ahlstrom made a Motion to Modify Timeframes for Recording***
157 ***Subdivisions as Proposed. These changes will apply to any retrospective***
158 ***applications that have lapsed in the past year. Mark Preece seconded the***
159 ***Motion which passed.***

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

168 **8. Consider Ordinance 389-17, An Ordinance Amending WBMC Title 17 Related to**
169 **Residential Setback and Fencing Regulations.**

170

171 Ben White explained that staff became aware of an inconsistency related to setbacks in the
172 zoning code related specifically to corner lots. One section of the code identified two front yards on
173 corner lots, which would require a thirty foot setback from each street. Another area of the Code
174 required a thirty foot front setback and a twenty foot setback on the side yard facing the street.

175 Planning Commission held a public hearing on December 27, 2016, and spent a great deal of
176 time discussing various scenarios. Their recommendation includes additional definitions, twenty
177 foot side yard setbacks for all structures that require a building permit, an option for six foot privacy
178 fencing in street side yards, and small structures are allowed in the twenty foot side yard as long as
179 they are behind the house.

180 There was discussion about setbacks and fences especially on corner lots.

181

182 ***MOTION: Mark Preece made a Motion to Amend WBMC Title 17 Related to***
183 ***Residential Setback and Fencing Regulations as Proposed. James Bruhn***
184 ***seconded the Motion which passed.***

185 The vote was recorded as follows:

186 James Ahlstrom – Aye

187 James Bruhn – Aye

188 Kelly Enquist – Aye

189 Mark Preece – Aye

190 Andy Williams – Aye

191

192 **9. Consider Tentative Adoption of 1st Amendment to the Fiscal Year 2016/2017 Budget**
193 **and Set Public Hearing.**

194

195 Duane Huffman presented the proposed 1st Amendment to the FY 2016/2017 budget. He
196 explained there were several items to clean up and the recent settlement agreement was a good
197 reason to do so now. In addition to the settlement and associated legal fees, some of the changes
198 include a compensation consultant, PUD consultant, and rolling over previous year project/funding
199 for street seal coats. There was discussion about whether to continue to transfer funds into a West
200 Yard fund or use the money towards the settlement. Mr. Huffman recommended using it for the
201 settlement for now and taking another look at year end.

202 The process to amend is to tentatively approve these budget changes and follow up with a
203 public hearing which can be set for the next meeting on March 7.

204

246 should have stood up better. He has let the contractor know we're unsatisfied with the
247 work. Council member Preece also reported concerns of residents on 660 West
248 especially with additional traffic from the Centerville apartments. It's too dark, and we
249 may need to look at lighting. Ben White commented that we may see some development
250 on east side this year.

251 • Mayor Romney asked how we are doing on water leaks. Steve responded that we have
252 not had any main line breaks for awhile, only lateral breaks; we're in good shape.
253

254 **12. Administrative/Finance Report.**

255 • McAlister's Deli is holding a VIP day this Friday and everyone is invited. The grand
256 opening is on Monday.

257 • We would like to schedule a work session on March 21 to discuss the FY2018 budget.
258

259 **13. Mayor/Council Reports.**
260

261 Kelly Enquist was elected as the executive vice president for Mosquito Abatement. He
262 attended the American Mosquito conference in San Diego which was a good, informative
263 conference. Gary Hatch received numerous accolades from the national group.
264

265 Andy Williams thanked Council member Bruhn for covering the planning commission
266 meeting for him when he was ill. Youth Council will be putting together Pantry Packs at its next
267 meeting.
268

269 James Bruhn – Good concert Friday night; important that we support this monthly event.
270 Wasatch Integrated is still trying to figure out what to do with HAFB and their decision to produce
271 their own steam.
272

273 Mark Preece – Sewer Board continues to work on bond issue related to the Methane
274 Recovery Project. Bonds will be backed by Sewer district even though ½ paid for privately so the
275 district carries significant risk. There was a split vote by the board on the issue, but there are so
276 many revenue streams tied to the project that the majority was comfortable with it.
277

278 James Ahlstrom – Golf course fence looks amazing – adds value to surrounding properties.
279 Shout out to Cathy for good job on difficult minutes. What's the status on development in front of
280 At Home? Duane responded that he and Mayor met with the developer but nothing has happened
281 yet.
282

283 Mayor Romney – Fire district is working on budget and capital improvements. The Mayor
284 stated that even without a station, we have shortest response time of any city in the District.

285 Council of Governments (COG) wants to get UDOT to move forward with the West Legacy
286 Corridor.

287

288 **14. Approve Minutes from the February 7, 2016, City Council Meeting.**

289 **MOTION:** *James Ahlstrom Moved to Approve the Minutes of the February 7, 2016*
290 *meeting as presented. James Bruhn seconded the Motion which PASSED*
291 *by Unanimous Vote of All Members Present.*

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293 **15. Adjourn.**

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295 **MOTION:** *James Ahlstrom moved to adjourn this meeting of the West Bountiful City*
296 *Council at 9:12 p.m. Mark Preece seconded the Motion which PASSED by*
297 *unanimous vote of all members present.*

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301 *The foregoing was approved by the West Bountiful City Council on Tuesday, March 7, 2017.*

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Cathy Brightwell (City Recorder)