

**Mayor**  
Kenneth Romney

# WEST BOUNTIFUL CITY

**City Administrator**  
Duane Huffman

**City Council**  
James Ahlstrom  
James Bruhn  
Kelly Enquist  
Mark Preece  
Andrew Williams

550 North 800 West  
West Bountiful, Utah 84087

**City Recorder**  
Cathy Brightwell

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**City Engineer**  
Ben White

**Public Works Director**  
Steve Maughan

## CITY COUNCIL MEETING

**THE WEST BOUNTIFUL CITY COUNCIL WILL HOLD A  
REGULAR MEETING AT 7:30 PM, ON TUESDAY,  
OCTOBER 3, 2017, AT CITY HALL, 550 N 800 WEST**

*Invocation/Thought – Kelly Enquist; Pledge of Allegiance – James Ahlstrom*

1. Accept Agenda.
2. Discuss drainage proposal from proposed West Bound Estates Subdivision at 1100 N 800 West.
3. Discuss Pages Lane Project (800W – 1100W)
4. Public Works / Engineering Report.
5. Administrative Report.
6. Mayor/Council Reports.
7. Approve Minutes from the September 19, 2017 City Council Meeting.
8. Executive Session for the Purpose of Discussing Items Allowed Pursuant to Utah Code Annotated 52-4-205.
9. Adjourn.

Individuals needing special accommodations during the meeting should contact Cathy Brightwell at (801) 292-4486 twenty-four hours prior to the meeting.

*This agenda was posted on the State Public Notice website, the City website, emailed to the Mayor and City Council, and sent to the Clipper Publishing Company on September 29, 2017.*

**Minutes of the West Bountiful City Council meeting held on Tuesday, October 3, 2017 at West Bountiful City Hall, 550 N 800 West, Davis County, Utah.**

Those in attendance:

**MEMBERS:** Mayor Romney, Council members James Ahlstrom, James Bruhn, Kelly Enquist, and Mark Preece

**EXCUSED:** Council member Andy Williams

**STAFF:** Duane Huffman (City Administrator), Steve Doxey (City Attorney), Police Chief Todd Hixson, Cathy Brightwell (City Recorder), Ben White (City Engineer), Steve Maughan (Public Works Director), Paul Holden (Director of Golf), Josh Virostko (Golf Superintendent)

**GUESTS:** Alan Malan, Gary Jacketta, Chris Jenson, Phil Holland

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

Kelly Enquist offered a prayer; James Ahlstrom led the Pledge of Allegiance.

**1. Accept Agenda.**

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

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

No public comment.

**3. Discuss Drainage Proposal from Proposed West Bound Estates Subdivision at 1080 N 800 West.**

Ben White explained that the property owned by the McKean family at 1080 N 800 West being proposed for development by Wright Development is designed to be a thirteen 10,000 square foot lot subdivision. The planning commission will hold a public hearing at the next meeting after which they will consider preliminary plat approval. Before the subdivision can be approved, drainage from the property must be discussed. One option being considered is to utilize golf course facilities for drainage.

Phil Holland, on behalf of Wright Development, said this can be a good situation where a developer and the City have an opportunity for a win/win. In place of on-site detention in the subdivision the city can direct irrigation water through the development to the golf course. His estimated costs and the extra piping versus the added net gain to the lot values nets a difference of about \$8300 which he proposes to contribute to the city for necessary golf course improvements.

There was discussion about the pros and cons of this option. Ben explained that we need to be able to control water on golf course. As proposed, water would come in on north and south and additional improvements would be needed between holes #1 and #9 to hold this extra water. He pointed out that the city wants the ability to control water on 800 West which is independent of the project's storm water. Public Works prefers public storm water lines stay in the street rather than the rear of lots 10, 11, 12, and 13 which he estimates would cost \$4-5k more.

Duane Huffman explained the intent of this agenda item is to give the developer a feel for what the city wants. Mr. Holland said they do have the data and would like to find a win-win for everybody without a lot of delay. City staff will continue to work with Wright Development on options related to sending the water through the golf course.

#### **4. Discuss Pages Lane Project (800 W – 1100 W).**

Ben White explained the scope of the project. While similar to the 2016 work on Pages Lane, this project will be more limited in scope as there is not a need to replace the water main line or install significant storm water improvements. A neighborhood meeting will be held soon to talk about impacts to driveways, fences, yards, etc., and to obtain construction easements.

The city recently sought and received grants totaling \$500k from UDOT for asphalt expansion, bike lanes, and sidewalks for Pages Lane between 800 West and 1100 West. The city has a \$120k match requirement.

Duane Huffman said we will try to model this project after the other Pages Lane project so we will offer grass or rock for park strips. Some lots will need re-grading to match the new sidewalk. If a lot is not landscaped we will offer topsoil behind the sidewalk and put back fences where needed.

There will be some necessary property acquisitions that will be discussed in closed session.

#### **5. Public Works/ Engineering Report.**

##### Ben White

- Destination Homes met with staff this morning and held its first stakeholder meeting this evening to begin a dialog with stakeholders. Another stakeholder meeting will be held tomorrow with follow-up the week of October 23. They have named their development Brookside Ranch.
- Planning commission will hold public hearings next week for the McKean subdivision and Hamlet PUD.

- High Gate Estates, the 26 - 1 acre lot development off 1100 West, may be in with something soon. They are negotiating for a little land to connect to 1450 West.

Steve Maughan

- Ovation is still trying to pass bacteria tests for water; he believes they are not getting enough water to flush the pipes. Samples were taken again today.

**6. Administrative Report.**

Duane Huffman

- Will be meeting with designers of the RAP Study next week to map out the final stage of the process. He was asked to put them in touch with Destination Homes so they can link together.
- New auditors will be here for field work next week. Council members are welcome to come chat with them.

**7. Mayor/Council Reports.**

James Ahlstrom – No report.

Mark Preece – No report.

James Bruhn commented that he has heard from several residents that Meet Candidates Night should not have been on a Monday.

Kelly Enquist – No report.

Mayor Romney – The Youth City Council is looking at holding a retreat in a couple weeks. They have a full schedule planned which includes speakers on Friday and Saturday nights and the Olympic Park in Park City. He said they haven't held an event like this in a while and it will be a good event for this great group of kids.

He asked the Chief about panhandling in the city. Chief Hixson said recently there has been an increase probably from Salt Lake City with some on 500 South/I-15 and by Costco. We can't tell them to leave when they are on public right of way but we make sure they are not blocking traffic or causing problems. He reminded everyone that it is a bad idea to give them money – instead money can be given for services which is a better way to help.

**8. Approve Minutes from the September 19, 2017 City Council Meetings.**

**MOTION:** *James Ahlstrom Moved to Approve the Minutes of the August 15 and September 12, 2017 meetings, as corrected. James Bruhn seconded the Motion which PASSED by Unanimous Vote of All Members Present.*

**9. Executive Session for the Purpose of Discussing the Purchase, Exchange, or Lease of Real Property Allowed Pursuant to UCA 52-4-205(d). Purchase of Land**

**MOTION:** *James Ahlstrom Moved to go into Executive Session at 8:50pm in the Police Training Room for the Purpose of Discussing the Purchase, Exchange or Lease of Real Property Pursuant to UCA 52-4-205(d); Mark Preece Seconded the Motion which PASSED.*

The vote was recorded as follows:

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

**MOTION:** *James Ahlstrom Moved to Close the Executive Session at 9:13 p.m. Kelly Enquist Seconded the Motion Which Passed by Unanimous Vote of All Members Present.*

**10. Adjourn.**

**MOTION:** *James Bruhn Moved to Adjourn this Meeting of the West Bountiful City Council at 9:15 p.m. James Ahlstrom seconded the Motion which PASSED by Unanimous Vote of all Members Present.*

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

  
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Cathy Brightwell (City Recorder)

