

Mayor
Kenneth Romney

WEST BOUNTIFUL CITY

City Administrator
Duane Huffman

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

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City Recorder
Cathy Brightwell

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.



MEMORANDUM

TO: Mayor and City Council

DATE: September 27, 2017

FROM: Ben White

RE: Pages Lane Construction between 800 W and 1100 West

Staff is in the process of finalizing the bid package for next year's Pages Lane II project, and the intent of this memo is to seek council input on the draft of project. Staff has a goal of scheduling in late October a neighborhood meeting where we will discuss project scope, schedule, landscaping options, and address resident concerns.

Project Description

To extend the work that occurred east of 800W on Pages Lane, the city recently sought and received grants totaling \$500K from UDOT for asphalt expansion, bike lanes, and sidewalks for Pages Lane between 800 W and 1100 W. 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. The project as currently envisioned includes:

1. Expanding asphalt to the street's complete width;
2. Striping the street with bike lanes on both sides of the street, with space for on-street parking;
3. Completing curb/gutter in areas where it is currently missing on both sides of the street;
4. Completing partially developed intersections;
5. Completing sidewalk in areas where it is currently missing on both sides of the street;
6. Overlaying the entire street with 2" of new asphalt (existing asphalt will first be ground);
7. Replacing or repairing fences, sidewalks and driveways impacted by the new construction with like kind materials;
8. Completing new park strips similar to the 2016 Pages Lane project with either (a) sod or (a) weed barrier/stone per homeowners' preference.
9. Where needed, re-grading private property to match new sidewalk;
10. Where needed, replacing sod in landscaped yards and repairing un-landscaped property with 4" of topsoil;
11. Limited water system improvements such as replacing a few older hydrants laterals and installing stubs to underdeveloped properties;
12. Limited storm water improvements such as a few new catch basins and boxes.

In addition to the UDOT grants, the project will be funded in part with funding from Dominion Energy (in lieu of a repair overlay they had planned) and an estimated \$120K in city road funds.

1 **Minutes of the West Bountiful City Council meeting held on Wednesday, September 19, 2017 at**
2 **West Bountiful City Hall, 550 N 800 West, Davis County, Utah.**

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4 Those in attendance:

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

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

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13 **GUESTS:** Alan Malan, Corey Sweat, Judy Allen, Mike Perfili, Lola and Boyd Brown,
14 Michelle VanHuizen, Bryce Cindrach, Carson Young, Zac Boswell, Christine Williams,
15 Kaysa & Don Hulet, Xander Hulet, Nate Hulet, Mason Draper, Hayden Paxton, Denise
16 Montgomery, Ryan Cross, Shannon Hulet, Truleigh Newbold, Hallie Anderson, Trista Eggett,
17 Asher Stack, Mike Cottle, Rock Winegar, Madi Stokes, Audrey Stokes, Mikayla Williams,
18 Brandon Wood, Kirt Johnson, Tonya Boswell, Kathy Anderson, Sharon Williams, LaMar &
19 Anne Williams, Mary Stephenson, Stephanie Morrill, David & Blythe Boswell, Brian, Sara &
20 Sadie Boswell, Richard Barton, Sarah Williams, Hannah Gotschall, Lonnie Gotschall, Brenda
21 Rull, Jessica Johnson, Teresa Romney, County Commissioners Jim Smith & Randy Elliott

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25 Mayor Romney called the meeting to order at 7:30 pm.

26
27 Andy Williams offered a prayer; Kelly Enquist led the Pledge of Allegiance.

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30 **1. Accept Agenda.**

31 **MOTION:** *James Bruhn Moved to Accept the Agenda as discussed; James Ahlstrom*
32 *Seconded the Motion which PASSED by Unanimous Vote of all Members*
33 *Present.*

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36 **2. Swearing In of 2017-2018 Youth City Council.**

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38 Mayor Romney introduced the 2017-2018 Youth City Council and conducted the swearing in
39 of all members present.

40 Mayor Hallie Anderson, Megan Charchenko (Recorder), Truleigh Newbold (Co-recorder),
41 Brandon Wood (Secretary), Michelle Van Huizen (Publicity Head), Sydney Morrill (Co-publicity
42 head), Preston Huggard (Treasurer), Bryce Cindrach (Web Administrator), Xander Hulet (Co- Web
43 Administrator), Madeline Stokes (Historian,) Zach Boswell, Trista Eggett, Christina Williams,
44 Mikayla Williams, Hayden Paxton, Carson Young, Mason Draper, Asher Stock.

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46 **3. Public Comment (two minutes per person, or five minutes if speaking on behalf of a**
47 **group).**
48

49 Rock Winegar, 1445 E 250 East, Bountiful, stated he recently purchased a lot in Stringham
50 Farms subdivision and is concerned about the proposed walkway to the church off 855 West. He is
51 here representing himself and his neighbors the Davis's. He said they are excited it will be there but
52 has a few concerns. The plan calls for a width that may cause problems. As proposed, it will be 6-7
53 feet wide which would allow 4-wheelers and other machinery. In addition to reducing the width, he
54 suggests using fencing of a material that is stronger than vinyl which cracks and breaks as is apparent
55 along the walkway to the school just south of this property.

56 In response to questions, he acknowledged that as homeowners to each side of the walkway
57 they will be responsible for maintenance similar to the sidewalk in front of homes, but that he has
58 some concerns about liability issues if someone is injured on the walkway.

59 Council member Ahlstrom provided history on the school walkway just to the south of their
60 property and discussed the width of the walkway, maintenance and liability. As a homeowner living
61 next to the path, he said there have not been any liability issues or problems with mechanized
62 vehicles.

63 Mr. Winegar said he was surprised that this issue has been decided between the city and
64 landowner with little involvement from the church or its members. The path will access private
65 property which is different than the path to the school.

66 Mayor Romney thanked Mr. Winegar and told him his suggestions will be considered. He
67 added that the church has requested a gate.

68
69 **MOTION:** *James Ahlstrom Made a Motion to Modify the Agenda by Moving to Agenda*
70 *Item 7; James Bruhn Seconded the Motion which PASSED by Unanimous*
71 *Vote of all Members Present.*
72
73

74 **7. Consider Resolution 421-17, A Resolution Approving the Exchange of Title Involving**
75 **Moss Farms Lots 207 and 304.**
76

77 Duane Huffman explained that the Ahlstrom family owns Moss Farms lot 304 and Egget
78 Acres lot 4, and gave a short history of the initial Exchange of Title for these lots. This land use
79 action did not amend the Moss Farm Subdivision plats but it did allow separate legal land parcels to
80 be connected to the Moss Farm lots.

81 The Ahlstrom's are selling their property with the home going to one buyer and the land that
82 is lot 4 of Egget Acres to the neighboring Johnson family.

83 With the original land use transaction ratified by the City Council by way of an approval of an
84 Exchange of Title, it seems appropriate that the City Council now approve an Exchange of Title
85 acknowledging this exchange.

86 Steve Doxey added that this simple Exchange of Title and Notice of Approval is required to
87 be approved by the city council as the City's land use authority.

88
89 **MOTION:** *Andy Williams Moved to Adopt Resolution 421-17, A Resolution Approving*
90 *the Exchange of Title Involving Moss Farms 207 and 304; Mark Preece*
91 *Seconded the Motion which PASSED.*

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93 The vote was recorded as follows:

94 James Ahlstrom – Abstain
95 James Bruhn – Aye
96 Kelly Enquist – Aye
97 Mark Preece – Aye
98 Andy Williams – Aye
99

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101 **4. Discussion with County Commissioners.**
102

103 Davis County Commissioners Jim Smith and Randy Elliott explained that due to their
104 meetings being held on Tuesday mornings they find it helpful to travel to city council meetings
105 around the county to communicate with residents and city officials and keep up on activities.

106 They talked about several issues including Proposition 1 revenues which they plan to use for
107 regional projects with cities. Council member Ahlstrom asked if that includes capital equipment they
108 might be willing to share with cities. The commissioners responded that it is a good suggestion and
109 there may be some equipment available, although those purchased with Class B funds have
110 restrictions.

111 There was also discussion about possible joint projects unique to West Bountiful such as
112 extending the Onion Parkway (east-west) trail towards the City Park, and working together to
113 efficiently plow the frontage road west of Legacy Highway.

114 Mayor Romney asked what impacts they see in the future regarding services to deal with the
115 homeless and crime moving into the area from Salt Lake City. Commissioners responded that
116 homelessness is a problem. Commissioner Smith said he wishes Salt Lake had focused more on
117 lawlessness than homelessness. He knows some of these people will gravitate to Davis County and
118 that could impact economic development which we will have to be prepared to deal with. Affordable
119 housing will be important. He added that what keeps him up at night though is the opioid problem
120 which in ruining families and careers and is increasing incarceration numbers. This is both a mental
121 and physical health issue that we need to prepare for.

122 Several additional issues were raised by the commissioners: They are looking at how to better
123 use county property such as the events center and equestrian center in ways to generate business.

124 They added that library services usage is increasing, a lot due to increased demand for computer use.
125 They are adding a library in Syracuse, looking at options to improve or replace the Bountiful library,
126 and ways to improve library services for the West Bountiful, Woods Cross, and North Salt Lake area.

127 They are also working to continue Legacy trail agreements for better maintenance, fire road,
128 flood plains, public safety, and animal control and asked how these core functions could be
129 improved. Commissioner Elliott stated that they are looking for a new Animal Control director, and
130 in the meantime, he is covering the department.

131 Mrs. Montgomery, West Bountiful resident, commented that the homelessness issue,
132 specifically Salt Lake's efforts to clean up the Rio Grande area, has definitely affected our city. She
133 gave an example of her son's car being broken into this week and his wallet was found in the Rio
134 Grande area. She said criminals are given train passes when they get out of jail which makes it easy
135 to go to surrounding cities to commit crimes. It is a difficult problem and we need help with
136 solutions.

137 The commissioners closed by thanking the Mayor and Council for giving them time on the
138 agenda and told them they appreciate what local officials do to help citizens.

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141 **5. Consider Ordinance 394-17, An Ordinance Adopting Updates to Construction Standards**
142 **and Specifications for West Bountiful City.**

143

144 Ben White explained that a recent law changes the definition of Construction Standards and
145 Specifications to be considered as land use regulations so they are now required to be approved by
146 ordinance. The planning commission held a public hearing on the proposed changes and
147 recommended approval.

148 The only substantive change to the Standards is to improve the minimum asphalt pavement
149 criteria.

150

151 **MOTION:** *Andy Williams Moved to Adopt Ordinance 394-17, An Ordinance Updating*
152 *Construction Standards and Specifications; James Bruhn Seconded the*
153 *Motion which PASSED.*

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155 The vote was recorded as follows:

156 James Ahlstrom – Aye

157 James Bruhn – Aye

158 Kelly Enquist – Aye

159 Mark Preece – Aye

160 Andy Williams – Aye

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163 **6. Consider Ordinance 395-17, An Ordinance Repealing Fire/EMS Impact Fees.**

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165 Duane Huffman explained that the South Davis Metro Fire Agency is now its own taxing
166 entity and charges its own impact fees. As a result, West Bountiful is required to remove fire impact
167 fees from its Municipal Code and Consolidated Fee Schedule.
168

169 **MOTION:** *James Bruhn Moved to Adopt Ordinance 395-17; An Ordinance Repealing*
170 *Fire/EMS Impact Fees; James Ahlstrom Seconded the Motion which*
171 *PASSED.*
172

173 The vote was recorded as follows:

174 James Ahlstrom – Aye
175 James Bruhn – Aye
176 Kelly Enquist – Aye
177 Mark Preece – Aye
178 Andy Williams – Aye
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181 **8. Consider Resolution 422-17, A Resolution Replacing Terry Turner on the Planning**
182 **Commission and Appointing Corey Sweat as Full Commissioner.**
183

184 Terry Turner has moved out of the city so is being replaced by Corey Sweat who has been the
185 alternate commissioner since 2014. The city is seeking applicants to fill the alternate position.
186

187 **MOTION:** *Mark Preece Moved to Adopt Resolution 422-17; James Bruhn Seconded the*
188 *Motion which PASSED.*
189

190 The vote was recorded as follows:

191 James Ahlstrom – Aye
192 James Bruhn – Aye
193 Kelly Enquist – Aye
194 Mark Preece – Aye
195 Andy Williams – Aye
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197 Mayor Romney gave oath of office to Commissioner Sweat.
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200 **9. Police Report.**
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202 Chief Hixson gave a brief report on police activities for the past month.

- 203 • There have been multiple burglaries including four stolen vehicles, the most recent was
204 that of our building official while he was inspecting a home, and a firearm taken from a
205 car. He said all but one of the vehicles have been recovered so far and they have a host of
206 suspects. There is also a report of possible mail thefts on 2300 North.

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- Testing has been completed on 15 candidates for the new police officer position and background checks are being run on the top candidate.
 - From January to August 2016 compared to the same period in 2017 there has been approximately 120% increase in arrests – a very busy year and our officers are doing a great job.
 - An EmPAC meeting was held tonight. We continue to get requests to display our CERT trailers at regional safety fairs.

216 **10. Public Works/ Engineering Report.**

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218 Ben White - Hamlet's request for a PUD for Kinross Estates (1100 W and Porter Ln) will be

219 on the next planning commission agenda. They are not asking for more density, but need flexibility

220 on lot sizes due to challenges on the property that include utility corridors and contamination from an

221 old oil leak. The McKean subdivision will also be at planning commission and then the drainage

222 issue will come to the next city council meeting prior to preliminary plat approval.

223

224 Steve Maughan – Ovation (Thurgood) is moving along well. They have wrapped up sewer,

225 storm drain and secondary water. The compaction has been good; they plan to pave before winter.

226 He said he is happy to learn that Thurgood will be doing the backyard drains for the project. Also,

227 there is no schedule yet to cap the existing wells.

228 Council member Bruhn asked if we require fabric to be used under the asphalt and if it helps

229 prolong the life of the road. If so, should we have them add it out of the money we are getting as part

230 of this project? Steve and Ben responded that we do not currently require fabric but it will help

231 extend the life of the road. Steve will talk with the contractor about it.

232 Dominion has completed the main line from North Salt Lake which is feeding other areas.

233 They are in the process of putting everything back together now at the south end of the city and still

234 doing some work on the north end. They need to have everything tied in by October 1 or they are

235 subject to fines.

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237 **11. Administrative/Finance Report.**

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- Destination Homes is attempting to schedule stakeholder meetings to discuss and get input on their west side development project. The stakeholder meetings will be held on October 3,4,5 and the design meetings will be held on October 23, 24, 25. Council member Ahlstrom said he favors this process and hopes it will eliminate a lot of rumors as we move through the process. He suggested schools and churches be dovetailed into the charette. Duane asked that suggestions of residents who would like to be involved in the stakeholder meetings be forwarded to him so he can pass them on to the developer.

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- Duane presented a finance report for the fiscal year to-date as of August 31, 2017. He summarized the report and stated revenues and expenses looked good. There are a couple items from last year that overlapped into the current year, like the council chambers audio/visual project, but overall we're right where we should be.

12. Mayor/Council Reports.

James Ahlstrom – no report.

Mark Preece – no report.

James Bruhn – Wasatch Integrated is busy having the old building torn down and liquidating assets. He is going to Baltimore for the waste national conference.

Andy Williams – This year's youth city council looks to be a good group of kids. They will be working on revisions to their bylaws and it was explained that what they decide is only a recommendation; city council will make the final decision. He said they are trying to find good leadership training opportunities for them.

Kelly Enquist – He reported that Mosquito Abatement has identified 22 positive pools for the West Nile virus. They are still spraying upon request.

Mayor Romney – The South Davis Recreation board is having problems finding green space to fill the needs for soccer, football and lacrosse. He suggested we keep this in mind as the west side develops. There is a proposal for a public-private partnership for a tennis facility in North Salt Lake to be used as a revenue generating facility with the Rec Center. He added that the Rec Center was grateful to the city for letting them use our mowers to prepare the school field for soccer and football this season.

The Fire board is working on bonding for the new Centerville station and other approved upgrades. The recent Summerwood fire was tough and they were very lucky the wind was not bad. SDMFA also deployed two trucks to the Uintah fire.

13. Approve Minutes from the August 15, 2017 and September 12, 2017 City Council Meetings.

