

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

Phone (801) 292-4486
FAX (801) 292-6355
www.WBCity.org

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 2, 2018
AT CITY HALL, 550 N 800 WEST**

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

1. Approve the Agenda.
2. Public Comment - two minutes per person, or five minutes if speaking on behalf of a group.
3. Presentation by Salt Lake Chamber of Commerce Regarding Housing Gap Coalition.
4. Discussion on City's General Plan.
5. Consider Approval of Purchase – Police Vehicle & Associated Equipment for \$49,292.60.
6. Public Works/Engineering Report.
7. Administrative Report.
8. Mayor/Council Reports.
9. Consider Approval of Minutes from the September 18, 2018 City Council Meeting.
10. Executive Session for the Purpose of Discussing Items Allowed Pursuant to UCA § 52-4-205.
11. Adjourn.

Those needing special accommodations can contact Cathy Brightwell at 801-292-4486 24-hrs 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 28, 2018.

Minutes of the West Bountiful City Council meeting held at 7:30 p.m. on **Tuesday, October 2, 2018** at West Bountiful City Hall, 550 N 800 West, Davis County, Utah.

Those in attendance:

MEMBERS: Mayor Kenneth Romney, Council members James Bruhn, Kelly Enquist, Mark Preece, and Andy Williams

STAFF: Duane Huffman (City Administrator), Steve Doxey (City Attorney), Chief Hixson, Ben White (City Engineer), Steve Maughan (Public Works Director), Cathy Brightwell (Recorder)

EXCUSED: James Ahlstrom will be late

VISITORS: Alan Malan, Gary Jacketta, Michael Hensley, Jessica Pitt, Debbie Smith, Will VanderToolen, April Vowles, Ryan Blackburn

Mayor Romney called the regular meeting to order at 7:30 pm. Kelly Enquist provided an invocation; James Bruhn led the Pledge of Allegiance.

1. Approve Agenda

MOTION: *James Bruhn made a Motion to approve the agenda as posted. Kelly Enquist 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.

Mike Hensley asked for an update on his remarks to the council from a few weeks ago when he asked for a 4-way stop at Pages Lane and 1100 West, for a solution to the rocks and gravel all over 1100 West, and for some kind of dust barrier between the homes just south of the canal and construction at Mountain View Estates.

Duane Huffman responded that the city staff agrees a 4-way stop at Pages and 1100 West is a good idea but is concerned about implementing a new traffic option during construction. There was also discussion about how speeding issues on 1100 West have been addressed by adding more speed limit signs, including purchasing signs that flash when the speed limit is exceeded. The goal is to change behavior and then move the signs to other problem locations.

Steve Maughan said he is watching dirt and gravel tracked on the road from construction and one contractor was shut down yesterday due to dirt on the roads. He said it would be nice if we could make it stop but it is hard to deal with all the contractors currently working in the city. When we see problems, we are having them clean the streets, and we cleaned 1100 West gutter to gutter by the

canal after the last meeting. Regarding dust, he said he is working with contractors to keep the dust down, but it is hard to stop the dust completely during construction.

Jessica Pitt (resident) said she is following up from her earlier request to address speed on 1100 West. She is happy to see the new signs but there is still a lot of speeding and she believes speed bumps would be most effective.

Chief Hixson commented that he sent officers out the night she raised the issue at city council meeting. They have been aggressively stopping a lot of drivers (92 vehicles from July 16 – August 5) and giving warnings (60), and citations (32) depending on speed. He acknowledged the problem and his department's efforts to focus on the area but they also have to spread out around the city and deal with other police issues too.

3. Presentation by Salt Lake Chamber of Commerce Regarding Housing Gap Coalition.

Brynn Mortensen, representing the Salt Lake Chamber of Commerce, presented information collected for the Utah Housing Gap Coalition. The following are highlights of her presentation.

The Salt Lake Chamber is a coalition of 8000+ members around the state. A new study shows a shortage of 54k housing units for families, based on 2011-2017 data. This shortage drives up median prices which could exceed \$700k in the next 26 years, pricing out many, including occupations like teachers.

Other factors are contributing to the rising cost of homes, including land costs and topography, construction worker shortages, demographic and economic growth (Utah currently leads the nation in population growth), and NIMBYism (not in my back yard.)

The Housing Gap coalition, working with Wasatch Front Regional Council, Utah League of Cities and Towns, and other groups, is attempting to address these issues before Utah become a Seattle or San Francisco.

The chamber is visiting all cities to get the message out. Municipalities could review their General Plans to include moderate income housing options, look at zoning and fees to see if there are areas to improve, and sign the support resolution, which had not been provided to the city as of this presentation. Ms. Mortensen said the coalition recognizes that every city is different and one of the reasons they are visiting cities is to try to find out more about the individual needs so they can be supportive.

Mayor Romney responded that West Bountiful is unique. West Bountiful has a very rural feel and residents want horses, and animal property is in high demand right now. He said we try to balance rural life with community needs. He added that he agrees that transportation hubs are a good place to focus high density but unfortunately in West Bountiful those areas may be too close to refineries for life safety issues.

4. Discussion on City's General Plan.

Duane Huffman recognized the members of the public here tonight that have stated they are concerned that the discussion of the City's General Plan is tied to the Salt Lake Chamber's presentation on Affordable Housing and assured them it is a matter of coincidence. He said the city has been working for some time on the moderate-income housing report due later this year.

Mr. Huffman explained the city's last full General Plan update concluded in 2007 and while state law does not require the plan be updated after any set number of years, it is wise to periodically review and update the plan as necessary. Do the values expressed in the visioning statements still accurately reflect the community? What progress has been made towards the stated goals and objectives? Is there a need to fully or partially update anything?

There was discussion about current policies in the General Plan. For example, it contemplates higher density such as townhouses and mixed use but mostly in perimeter areas like 500 West and 500 South

Mr. Huffman stated that one item we should add is a transportation map, also called an official map, as defined by State Code. It is intended to be part of the General Plan that looks at where/how roads will go in the future. This is critical with future west side development. He also talked about the moderate-income housing requirements. We have always reviewed and submitted required reports on moderate-income housing.

Mr. Huffman offered several ways to proceed. One extreme would be to hire a consultant to engage in a comprehensive update, and the other extreme would be to update based on the recently completed parks study, moderate income housing plans, and a transportation map.

Mayor Romney allowed comments from the public.

Jessica Pitt stated that she doesn't think it is necessary to pay someone to make small changes to the General Plan. Most residents moved here because of the rural feel and want to keep it that way. She asked if the General Plan included zoning regulations and Mr. Huffman responded that the General Plan provides high level goals while the municipal code deals with details such as zoning.

Will VanderToolen said he has been a resident since early the 80's and came to see the chamber presentation. He lives on 600 West and the traffic has increased so much that most parents won't allow their children to play in the front yards any longer. He loves West Bountiful, thinks it is a great place to be, but neighbors and those travelling to/from high density areas to the north and south need to slow down.

April Vowles - 869 W 400 North has lived in the city for 4 years. She agrees traffic is a problem. She said she must cross 400 N/800 W twice to get her kids to school, and it's a crazy dangerous intersection. She has even been honked at for crossing the street with her kids. She asked if there will be a time when we need to put in traffic lights? Mayor Romney responded that we're not quite there yet. It probably could not be justified until we are fully built out to the west, but it would be a good place to consider at that point. He added that crossings should improve at that intersection when the new school is built.

Following discussion about the General Plan options there was agreement that no big changes need to be made so the simple process would be the best route for updates. The planning commission is asked to begin a minimal approach.

Council Member Ahlstrom arrived.

5. Consider Approval of Purchase – Police Vehicle & Associated Equipment for \$49,292.60.

Chief Hixson explained they are replacing the old Dodge Charger with a new Ford Explorer. The purchase was approved as part of the budget process but needs to be formally approved now that we are ready to buy. There was some discussion about vehicle preferences and the Chief explained he prefers Ford Explorers for officers as they are easier to maneuver and trucks for Sergeants who have more equipment to carry.

MOTION: *Mark Preece made a Motion to Approve the Purchase of Police Vehicle and Associated Equipment for \$49,292.60. Andy Williams seconded the Motion which PASSED by unanimous vote of all present.*

6. Public Works Report (Steve Maughan)

- Thank you to Nate Buzbee whose last day was last week. We are advertising for a new hire and plan to review applications on October 15.
- Pages Lane construction has ramped up. Almost all concrete (curb, gutter, sidewalk) is done on the east end so now will be filling in asphalt on the edges. There is some sewer work ongoing.
- Kinross Estates – most infrastructure is in place.
- Mtn View Estates – they are bringing in a lot of fill to build roads up 3-6 feet. There was discussion about broken up concrete on the property and the need to make sure it gets hauled off and not buried. Sewer work is under way connecting to Kinross.
- Highgate Estates – sewer is complete and storm drain is close to being finished. They will begin installing water pipe in a week or so. The developer has reached an agreement with Holly regarding the existing sewer industrial waste line and it will be coming out.

Engineering Report (Ben White)

- Planning commission will hold a public hearing next week for Atwater Estates subdivision preliminary plat. They will also be considering updates to the subdivision code based on comments received from the consultant we hired last year to clean it up.
- Pages Lane construction– we won't finish this year; it may look like it's done, but they will just close things up for the winter. They'll be back next spring to clean it up and finish it.

7. Administrative Report (Duane Huffman)

- Financial auditors are here this week.
- Completed the Fall inspection for risk management today.
- Referenced a recent settlement with Volkswagen regarding fraud emissions that will bring money to the State. They intend to use the money to help public agencies replace larger diesel trucks by providing a 50% match.
- Working with Steve Doxey on franchise agreements. We discovered that Century Link's agreement expired 10 years ago.

- Wasatch Front Regional Council will hold a regional planning group meeting here on October 30 beginning at 4pm.

8. Mayor/Council Reports

Kelly Enquist inquired about the economic status of the Commons as both Paradise Bakery and Pei Wei are gone. Mr. Huffman responded that we have not heard directly from the developer.

Andy Williams – The Youth Council leadership retreat will be this weekend in Logan. They are also planning a Halloween “Haunted Hall” in the city offices the end of October.

James Bruhn – Arts Council event next week will be cowboy poetry. Wasatch Integrated continues work on the transfer station. He asked about delays with Pages Lane construction and possible liquidated damages. Mr. Huffman responded that it will be discussed when the contractor has more time, either this winter or after the project is complete.

Mark Preece commented that curb is going in on the north end of 600 West and it will be nice to finally have it done. The sewer district is running algae tests – they are having better success at the West Bountiful facility than the North Salt Lake facility.

James Ahlstrom – no report.

Mayor Romney – no report

9. Approve Minutes from the September 18, 2018 City Council Meeting.

MOTION: *James Bruhn made a Motion to approve the September 18, 2018 City Council meeting minutes. Andy Williams seconded the Motion which PASSED by unanimous vote of all members present.*

10. Executive Session, if necessary, for the Purpose of Discussing Items Allowed Pursuant to Utah Code Annotated 52-4-205(1)(a).

Mayor Romney asked for a closed meeting to discuss the character, professional competence, or physical or mental health of an individual, and strategy related to the potential exchange of land. Council member Ahlstrom stated he will not participate in the portion of closed meeting regarding land.

MOTION: *James Ahlstrom made a Motion to go into Executive Session at 9:00 pm in the Police Training Room to Discuss the Character, Professional Competence, or Physical or Mental Health of an Individual, and Proposed Exchange of Land. Andy Williams seconded the Motion which PASSED.*

The vote was recorded as follows:

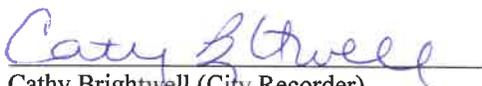
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|----------------------|---------------------|
| James Ahlstrom – Aye | Mark Preece – Aye |
| James Bruhn – Aye | Andy Williams - Aye |
| Kelly Enquist – Aye | |

MOTION: *James Bruhn made a Motion to close the Executive Session. Kelly Enquist seconded the Motion which PASSED by unanimous vote of all members present.*

11. Adjourn Meeting.

MOTION: *James Bruhn made a Motion to adjourn this meeting of the West Bountiful City Council 9:34 pm. Mark Preece seconded the Motion which PASSED by unanimous vote of all members present.*

The foregoing was approved by the West Bountiful City Council on November 20, 2018 by unanimous vote of all members present.


Cathy Brightwell (City Recorder)



