

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 Engineer
Ben White

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CITY COUNCIL MEETING

**THE WEST BOUNTIFUL CITY COUNCIL WILL HOLD A
REGULAR MEETING AT 7:30 PM ON TUESDAY, DECEMBER 18, 2018
AT CITY HALL, 550 N 800 WEST**

Invocation/Thought – James Bruhn; Pledge of Allegiance – Andy Williams

1. Approve the Agenda.
2. Public Comment - two minutes per person, or five minutes if speaking on behalf of a group.
3. Public Hearing Regarding an Amendment to the Pages Lane Meadow Subdivision Plat Consolidating Lots 8 & 9 and Revising the Associated Public Utility Easements.
4. Consider an Amendment to the Pages Lane Meadow Subdivision Plat Consolidating Lots 8 & 9 and Revising the Associated Public Utility Easements.
5. Consider Final Plat Approval for the Ferlin 2-Lot Subdivision at 918 W Porter Lane Consisting of 2.5 Acres.
6. Consider Resolution #446-19 Reappointing Denis Hopkinson to the Planning Commission and Alan Malan to the Emergency Preparedness Advisory Committee.
7. Public Works/Engineering Report.
8. Police Report.
9. Administrative Report.
10. Mayor/Council Reports.
11. Consider Approval of Minutes from the December 4, 2018 City Council Meeting.
12. Executive Session for the Purpose of Discussing Items Allowed Pursuant to UCA § 52-4-205.
13. 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 December 13, 2018.

Minutes of the West Bountiful City Council meeting held at 7:33 p.m. on **Tuesday, December 18, 2018** at West Bountiful City Hall, 550 N 800 West, Davis County, Utah.

Those in attendance:

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

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

VISITORS: Alan Malan, Gary Jacketta, Rick and Lori Ferlin, Mike Meredith, Denis Hopkinson

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

1. Approve Agenda

MOTION: *James Bruhn made a Motion to approve the amended agenda. Mark Preece 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 Meredith, 644 W 2200 North, is concerned with the striping at the intersection of Porter Lane and Child Lane (640 West). There is no striping for a right-hand turn in the southbound lane so vehicles are using the bike lane as a turn lane which is dangerous for the vehicles staying in the correct lane and planning to turn right. He said he has almost been hit twice and hopes something can be done to fix it.

There was discussion about how to improve the traffic flow at the intersection. On Pages Lane, dashed lines have been used for about 50 ft. before the corners. Public Works will evaluate the striping when temperatures permit. Mr. Meredith said he is okay with anything that helps people understand how to safely move through the intersection.

3. Public Hearing Regarding an Amendment to the Pages Lane Meadow Subdivision Plat Consolidating Lots 8 & 9 and Revising the Associated Public Utility Easement.

Ben White explained that Mason Green owns lots 8 and 9 of the Pages Lane Meadow Subdivision. Lot 9 is a flag lot behind Mr. Green's house which is located on lot 8. The Green's would like to join the two lots into one and eliminate the public utility easement along the common

lot line, so they can build an accessory structure in a location that is currently restricted due to the configuration of the flag lot line and easements.

There are two actions under consideration with this request. (1) vacate the public utility easement; and (2) amend the subdivision plat to join lots 8 and 9 into one lot. Mr. White added that no new lots are created with this amendment; the remaining lot meets the minimum requirements for the R-1-22 zone; the public utility easement proposal is acceptable to staff; and Weber Basin is requiring that the unused irrigation service for the flag lot be terminated in the park strip so only one service lateral is available for one lot.

MOTION: *Kelly Enquist made a Motion to Open the Public Hearing. James Bruhn seconded the Motion which PASSED by unanimous vote of all present.*

No public comments were made.

MOTION: *James Bruhn made a Motion to Close the Public Hearing. James Ahlstrom seconded the Motion which PASSED by unanimous vote of all present.*

4. Consider an Amendment to the Pages Lane Meadow Subdivision Plat Consolidating Lots 8 & 9 and Revising the Associated Public Utility Easement.

MOTION: *James Bruhn made a Motion to Approve the Proposed Amendment to the Pages Lane Meadow Subdivision Plat Consolidating Lots 8 & 9 and Revising the Associated Public Utility Easement. Andy Williams seconded the Motion which PASSED.*

The vote was recorded as follows:

James Ahlstrom – Aye

Mark Preece – Aye

James Bruhn – Aye

Andy Williams - Aye

Kelly Enquist – Aye

5. Consider Final Plat for the Ferlin 2-Lot Subdivision at 918 W Porter Lane Consisting of 2.5 Acres.

Ben White described the 2-lot subdivision at 918 W Porter Lane. It is located within the A-1 zone and one of the lots is a flag lot which received a conditional use permit from the planning commission in August. He added that this subdivision is a good candidate for flag lot because the houses for each lot would have very large front setbacks due to large easements running through the property. The Ferlin's plan to sell the front lot and build on the rear lot.

Mr. White explained that this property was originally part of a larger parcel owned by Jeff and Paul Tingey. In 2015 they submitted a subdivision application to divide the larger parcel into two, but quickly discontinued the process and instead filed an improper lot line adjustment with the county to connect the eastern half of the property to a lot owned by Mr. Paul Tingey in the adjacent Birnam Woods subdivision. Based on comments made by the Tingey's at the time, this was clearly done to avoid the subdivision process and the associated fees and required public improvements. Due to this action, staff considers the parcel to the east (and Mr. Tingey's lot in Birnam Woods) to have an illegal status. The remaining land is what is now owned by the Ferlin's which staff considers to have legal status.

Below is a summary of the planning commission's recommendation. Items 4-8 need to be addressed prior to recording the final plat.

1. Install one street light near the driveway entrance to the proposed flag lot.
2. Secondary water will need to be extended to provide service to the development.
3. Defer curb, gutter, sidewalk and associated improvements. Their rationale included findings that there is no existing curb immediately adjacent to the proposed development and that the property is in the A-1 zone whereas other nearby property with curb is in the R-1-10 and R-1-22 zones. Improvements terminate on the property east of the original parcel that was improperly divided. If this property had been properly subdivided in 2015, it would likely have had the required improvements
4. Water rights will need to be deeded to the city or payment of water right fee.
5. Title report reviewed by the city attorney with no objectional entries.
6. Payment of impact and inspection fees.
7. Post appropriate improvement bonds.
8. Approval by Weber Basin for the secondary water service design.

There was discussion about growth in the area and the desire to have sidewalks to keep children out of the street when walking to school. Sidewalk on the north side of the road ends at the west edge of Birnam Woods which is about 185 ft. from the Ferlin's property. Sidewalk on the south side of the road ends at the east edge of the Kinross development. It is unlikely that significant development will happen in the near term on either side of the road resulting in new sidewalk so requiring the Ferlin's to add improvements to their property would create a small island. Additional options were discussed including the city putting in the improvements for the Tingey property and placing a lien for the associated costs on their property. This would result in nearly continuous sidewalk on Porter Lane although it would require children to cross the street. There was also discussion about drainage and the need to install at least one catch basin. Weber Basin water also needs to be extended to the property.

While there was a desire to have curb, gutter, sidewalk go in now, simultaneous installation of improvements for this property and the Tingey property east of this is more desirable. If a deferral is granted, it can be called due at any time.

Council member Ahlstrom asked if any interest has been shown to rezone the properties on the north side of Porter to match the surrounding area. Mr. White responded that due to the utility easements and placement of existing homes, rezoning might gain a couple lots but the overall impact is not that beneficial. There was also mention that the Ryver property is for sale.

MOTION: *Andy Williams made a Motion to Approve the Final Plat for Ferlin Subdivision as recommended by the planning commission subject to the satisfactory completion of items 1-8 listed above including a deferral on public improvements. Kelly Enquist seconded the Motion which PASSED.*

The vote was recorded as follows:

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

6. **Consider Resolution # 446-18, A Resolution Reappointing Denis Hopkinson as Chair of the Planning Commission and Alan Malan to the Emergency Preparedness Advisory Committee.**

MOTION: *James Bruhn made a Motion to Reappoint Denis Hopkinson as Chairman of the Planning Commission and Alan Malan to the Emergency Preparedness Advisory Committee. Andy Williams seconded the Motion which PASSED by unanimous vote of all present.*

Mayor Romney thanked them for their ongoing service to the city. As they are both continuing their current service, no new oath of office is necessary.

7. **Discuss and Consider Authorizing Letter of Support for a County-wide Local Option Sales Tax for Transportation.**

Mayor Romney talked about this issue with other cities following discussion at the last city council meeting and in conjunction with other cities put together a letter of support for the County to implement adoption of the 3rd quarter-cent sales tax for transportation.

There was discussion about the letter including concern that the legislature might take the money for themselves if the counties don't use it; a broad definition of transportation that could include bike lanes, trails, transit, etc.; an expected future change that the monies will be available for ongoing maintenance in addition to transportation infrastructure which makes it more attractive for cities; and the requirement that the county must work with Council of Governments, which includes all mayors, on prioritization of projects leaving some control over local interests.

Council member Ahlstrom suggested deleting the second sentence in the draft letter.

MOTION: *James Ahlstrom made a Motion to Authorize the Mayor to Sign the Letter of Support for a County-wide Local Option Sales Tax for Transportation with the proposed changes. Mark Preece seconded the Motion which PASSED with a vote of 4-1.*

The vote was recorded as follows:

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

8. **Public Works/Engineering Report**

Steve Maughan-

- Development construction activity is slowing down.

- Highgate Estates poured about 500 ft of curb going west from 1100 West at Highgate and will stop road building for now although there may be some work being done on the west side of their development.
- Checking utilities, waterlines, substructure, etc., to get information for Jessi's Meadow road construction next year.
- We were getting close to our Weber Basin allotment so started purchasing water from Bountiful last week.
- The new flashing speed signs were installed on 1100 West. There was discussion about whether the actual speed limit could be added to the sign but there are quite a few standard speed limit signs already on that street. Council member Bruhn commented that residents have requested cross walks and asked if several could be painted across the road similar to what we have for the golf cart crossing. Duane said because there is no sidewalk and no street intersections, there is no natural place south of the golf course to put a cross walk. He said we do not oppose painting the street, but we don't want to make it more dangerous and there is some concern about liability and providing a false sense of security to pedestrians. The only potentially good location to add a crosswalk is at Jessi's Meadow Dr. but that is farther north than residents have requested. Council member Bruhn said he would prefer to see one at every intersection but will take whatever he can get. Chief Hixson noted that having too many can be worse because it gives pedestrians a false sense of security. He said the speed tests they have run indicate improvement in the area and the new signs will collect additional data which they will continue to track.

Ben White-

- No report

9. Police Report

- Officer Scheese has completed two years with the city, and we are beginning a background check on a new person still in the academy that wants to be a reserve officer. She would be a great addition and speaks six languages.
- EmPAC's next meeting will be in February. We have a vacancy on the committee but believe we have found someone to fill it. The trailers were displayed at the Syracuse Safety Fair and were very popular.
- The annual coloring contest closes tomorrow; we had a lot of great entries and will announce winners in each age category on social media.
- Officers are placing parking notices on vehicles for winter parking restrictions.

10. Administrative Report (Duane Huffman)

- Paul Holden has accepted the position of Director of Golf at the Ledges Golf Club in St. George. His last day with the city is this Friday so tonight will be his last city council meeting. The Mayor and council members thanked Paul for everything he has done to improve Lakeside golf course.
- Request closed session to discuss the character/competence of an individual.

11. Mayor/Council Reports

Kelly Enquist – asked when we can make the 1100 West/Pages Lane intersection a 4-way stop. Ben White suggested waiting until the road is completed late spring giving people a few months to get used to the new road and so new striping can be done at the same time.

Andy Williams – Youth Council is doing a great job. The kids have been doing presentations on “what do I stand for?” and youth Mayor Madeline Stokes has started a new project - Pillows and Blankets – with the intent of giving local kids a place to come and talk and hang-out where they can vent, talk, feel safe, etc.

James Bruhn – There was a special board meeting of Wasatch Integrated on Monday where they discussed a parameters resolution for a \$20m bond to build a new waste energy facility.

Mark Preece – South Davis Sewer will start taking food waste by March on a limited basis and should be fully functional by August. There are still problems at the south plant with North Salt Lake water. He added that he received a 5-year service pin from the Board.

James Ahlstrom commented that hiring Paul Holden as our Director of Golf was a smart decision. He did a good job and we never had to worry about the golf course while he was there. Thank you, Paul.

12. Consider Approval of Minutes from the December 4, 2018 City Council Meeting.

MOTION: *James Ahlstrom made a Motion to approve the December 4, 2018 City Council meeting minutes as presented. James Bruhn seconded the Motion which PASSED by unanimous vote of all members present.*

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

MOTION: *James Ahlstrom made a Motion to Move into Closed Session at 8:46 pm in the Police Training room pursuant to UCA 52-4-205(1)(a) – to Discuss the Character, Professional Competence, or Physical or Mental Health of an Individual. Mark Preece seconded the Motion which PASSED.*

The vote was recorded as follows:

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

MOTION: *James Ahlstrom made a Motion to Close the Closed Session. James Bruhn seconded the Motion which PASSED by unanimous vote of all members present.*

14. Adjourn Meeting.

MOTION: *James Bruhn made a Motion to adjourn this meeting of the West Bountiful City Council at 9:12 pm. James Ahlstrom seconded the Motion which PASSED by unanimous vote of all members present.*

The foregoing was approved by the West Bountiful City Council on January 15, 2019 by unanimous vote of all members present.


Cathy Brightwell (City Recorder)



