

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
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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, SEPTEMBER 17, 2019 AT CITY HALL, 550 N 800 WEST**

Invocation/Thought – Andy Williams; Pledge of Allegiance – Judy Barking (Sego Lily Chapter – National Society of the Daughters of the American Revolution and West Bountiful resident)

1. Approve the Agenda.
2. Consider Proclamation Designating September 17, 2019 through September 23, 2019 as Constitution Week in West Bountiful.
3. Public Comment - two minutes per person, or five minutes if speaking on behalf of a group.
4. Discussion and Update on 400 North Well.
5. Discuss Options for Deferral Agreement for Bennett's at 1311 W 400 North.
6. Discuss Financial Options for Bonding for the New Public Works West Yard.
7. Discuss 800 West Project Options.
8. Discuss City Hall Bowery Options.
9. Consider Approval of Minutes from the August 20 and August 27, 2019 City Council Meeting.
10. Public Works/Engineering Report.
11. Police Report.
12. Administrative Report.
13. Mayor/Council Reports.
14. Executive Session for the Purpose of Discussing Items Allowed Pursuant to UCA § 52-4-205.
15. Adjourn.

Those needing special accommodations can 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 13, 2019.



West Bountiful City

Proclamation

A PROCLAMATION DESIGNATING SEPTEMBER 17, 2019 THROUGH SEPTEMBER 23, 2019 AS CONSTITUTION WEEK IN WEST BOUNTIFUL

WHEREAS, September 17, 2019, marks the two hundred and thirty-second anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, it is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary and to the patriotic celebrations which will commemorate the occasion; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23rd as Constitution Week.

NOW THEREFORE, I, Kenneth Romney, Mayor of West Bountiful City, on behalf of the City Council, do hereby proclaim September 17 through September 23, 2019 as Constitution Week and ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be regained.

Dated this 17th day of September 2019.

Mayor Kenneth Romney

Attest:

Cathy Brightwell, City Recorder



MEMORANDUM

TO: Mayor and City Council

DATE: September 13, 2019

FROM: Duane Huffman

RE: **Ditch at 1311 West 400 N**

This memo reviews the history of the property owners' requirement to pipe the ditch in front of their home at 1311 W 400 N and provides options on how to move forward.

Background

In 2013, McKay and Shealee Bennett applied for building permit to build a home at 1311 W 400 N. This application triggered city requirements for the property owner to construct public improvements such as sidewalk, curb, and storm drainage. On May 7th, 2013, the city council granted the Bennetts a deferral of most improvements, but the requirement to pipe the ditch in front of the home was not deferred. The storm drain impact fee of \$2,120 was waived to offset the cost of installing the size of pipe required by the city (36 inch reinforced concrete pipe). The Bennetts signed a deferral agreement in 2013 and proceeded with the construction of the home.

To date, the Bennetts have not installed the required pipe. When the city approached Mr. Bennett this summer about this requirement, he requested that the city re-consider this requirement based on the following items:

- Like other improvements, Mr. Bennett believes it would be better to install pipe all at once when the road is completed in the future.
- To connect his pipe with the neighbor's to the west, a junction box is required. This increases the costs, and because of interference with a utility pole, it is difficult to locate it on the property line.
- Mr. Bennett believes that smaller pipe can be installed across his property and the neighbor to the east (Price) until the road is complete.

Options

The council is being asked to consider the following general options:

1. Require the work to be completed per the terms of the 2013 building permit.
2. Extend the deferral agreement to include piping the ditch, and require the Bennetts to pay the previously waived storm drain impact fees of \$2,120.
3. Extend the deferral agreement to include piping the ditch, and allow the Bennetts to alter the required design of the piping the ditch by installing a smaller pipe across the properties at 1311 W and 1309 W.

Note: Most materials from 2013 incorrectly list the address as 1321 W 400 N.

Memorandum

Date: May 2, 2013

To: Mayor and City Council

From: Ben White

RE: Improvement Deferral Agreement for the 1321 W 400 North

The Bennett family is proposing to construct a home at 1321 West 400 North. This parcel has an Improvement Agreement dated December 3, 1991, recorded with Davis County prior to the property being annexed into the City. The terms of the agreement would require the installation of curb and sidewalk as a condition of a building permit.

It is staff's recommendation that the applicant be required to:

1. Pipe the ditch with a pipe large enough to convey storm flows as outlined in the City's drainage study; and the City waive the \$2120 Storm Drain Impact fee to offset the cost of installing the larger pipe size.
2. Execute a new Improvement Agreement stipulating that curb and sidewalk will be required as some future date as determined by the City.

1
2 Minutes of the Meeting of the City Council of West Bountiful City held on Tuesday, May 7,
3 2013 at West Bountiful City Hall, Davis County, Utah.

4
5 Those in Attendance

6 MEMBERS PRESENT: James Ahlstrom, Mark Preece, James Bruhn,
7 Dave Tovey, Debbie McKean. Mayor Kenneth Romney was excused,

8
9 STAFF PRESENT: Heidi Voordeckers (Interim City Manager/City
10 Recorder/Auditor), Ben White (City Engineer), Cathy Brightwell (Deputy
11 Recorder), Steve Maughan (Public Works Director), Steve Doxey (City
12 Attorney), Chief Todd Hixson, Nathalie Ellingson (secretary).

13
14 VISITORS: Judy Cook, Wade Workman, Matt and Julie Jensen, Kelly
15 Enquist, Terry Olsen, McKay Bennett, Shearee Bennett.

16
17
18 MOTION: Dave Tovey moved to appoint Mark Preece Mayor Pro Tem.

19
20 SECOND: James Bruhn seconded the Motion.

21
22 PASSED: Voting was as follows:
23 James Ahlstrom – Aye
24 Mark Preece – Aye
25 James Bruhn – Aye
26 Dave Tovey – Aye
27 Debbie McKean – Aye
28

29 Called to Order: Mayor Pro Tem Mark Preece called this meeting to order at 7:30 pm.

30
31 Invocation/Thought – James Bruhn gave an invocation
32 Pledge of Allegiance was led by James Ahlstrom.

33
34 1.
35 Accept Agenda

36
37 MOTION: Debbie McKean moved to accept the agenda.

38
39 SECOND: James Bruhn seconded the Motion.

40
41 PASSED: Voting was as follows:
42 James Ahlstrom – Aye
43 Mark Preece – Aye
44 James Bruhn – Aye
45 Dave Tovey – Aye
46 Debbie McKean – Aye
47

48 2.
49 Public Comment

50
51 Wade Workman, regarding Lot 21 Moss Farms, 935 North 700 West. As
52 part of the permitting process, Mr. Workman obtained a conditional use
53 permit to build a deck. The Planning Commission established two
54 conditions; that the deck not be attached to the home, and that it have the
55 appropriate setback set by the Planning Commission. Mr. Workman has
56 built homes before and West Bountiful City has been good to work with.
57 He feels like building in Moss Farms is like building in a different city.
58 Per the conditions established, the deck is not attached to the home and
59 Mr. Workman invited the council members to come to the home and see
60 it. He said when he looks toward Mayor Romney's house, he can see four
61 or five homes with attached decks that also exceed setbacks. He said he
62 has never seen a mayor so involved with a building process in any other

1
2 MOTION: James Ahlstrom moved to approve storm drain agreements
3 with the Fletchers, Hurdmans, and Brodericks related to the 400 North
4 reconstruction project, and authorize excess funds for the improvements.
5

6 SECOND: Debbie McKean seconded the Motion.
7

8 PASSED: Voting was as follows:
9 James Ahlstrom – Aye
10 Mark Preece – Aye
11 James Bruhn – Aye
12 Dave Tovey – Aye
13 Debbie McKean – Aye
14

15 10.

16 Consider Approval of Extension of
17 Deferred Maintenance Agreement –
18 Bennetts (400 N.)
19

20 The Bennett's, at 1321 W 400 N, want to build a home. When the lot was
21 subdivided, a deferred agreement was put in place. Consistent with other
22 deferred agreements on the street, Ben is asking council to approve an
23 extension of the deferred maintenance agreement for putting in a curb and
24 gutter until City Council requires it. They are asking the Bennett's to pipe
25 the ditch now, and since the pipe will need to match the master plan site,
26 the storm drain impact fee is being waived to offset that cost.
27

28 MOTION: Dave Tovey moved to approve the Extension of Deferred
29 Maintenance Agreement for the property at 1321 West 400 North owned
30 by the Bennetts.
31

32 SECOND: Debbie McKean seconded the Motion.
33

34 PASSED: Voting was as follows:
35 James Ahlstrom – Aye
36 Mark Preece – Aye
37 James Bruhn – Aye
38 Dave Tovey – Aye
39 Debbie McKean – Aye
40

41 11.
42 Engineers Report
43

44 Ben –

- 45 • Regarding the deck issue at Moss Farms, Ben felt Mr. Workman
46 was unfair to the Mayor in his earlier comments. Although it is in
47 the Mayor's neighborhood, it is a staff issue, and Ben has been
48 working with the inspector and the property owner. The issue will
49 be resolved maybe not as quickly as Mr. Workman would like.
50 James Ahlstrom said it is a trivial issue on which they have spent a
51 lot of time, and they should defer to the resident. Ben said he will
52 talk with the Planning Commission to see if they can get a more
53 cohesive ordinance in this regard.
- 54 • Ben received two bids for an asphalt seal coat project which they
55 are reviewing. They have some questions regarding material
56 specifications.
- 57 • The 10th North well had been pumping the past four or five years
58 since the major rework they did in 2008. Recent maintenance
59 found the well casings full of holes, and they have removed three
60 or four wheelbarrows full of sand from the bottom of the well. As
61 of last week it was still too dirty to put a camera down. Today they
62 put acid in to scrub inside the well. The work is going forward and

WHEN RECORDED, RETURN TO:

West Bountiful City Corporation
550 North 800 West
West Bountiful, Utah 84087

E 2747203 B 5790 P 3-7
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
06/13/2013 08:22 AM
FEE \$0.00 Pgs: 5
DEP RTT REC'D FOR WEST BOUNTIFUL

EXTENSION FOR OFF-SITE IMPROVEMENTS AGREEMENT

This Extension for Off-Site Improvements Agreement (“*Agreement*”) is entered into this 10 day of JUNE, 2013, by and between WEST BOUNTIFUL CITY, a Utah municipal corporation (the “*City*”); and McKay Shealee BENNETT (collectively, “*Owners*”).

RETURNED
JUN 13 2013

RECITALS

- A. Owners have applied to the City for approval of a building permit to construct a residence on property owned by Owners located at 1321 West 400 North Street, West Bountiful, Utah, and more particularly described in the attached Exhibit A (the “*Property*”).
- B. The City is willing to issue the building permit, subject to the completion of certain off-site improvements, namely, curb, gutter, asphalt road extension and sidewalk along the Property’s frontage on 400 North Street, West Bountiful, Utah (collectively, the “*Improvements*”).
- C. The City is willing to grant an extension of time for completing the Improvements according to the terms of this Agreement.

NOW, THEREFORE, for good and valuable consideration, including the mutual covenants set forth below, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

- 1. **EXTENSION OF TIME.** The City hereby grants the Owners, their successors and assigns an extension of time to complete the Improvements until 120 days after the City, in its sole discretion, determines the Improvements must be installed and makes a written request therefor to the Owners, or ten years from the date of this Agreement, whichever occurs first. The Owners will construct and install the Improvements subject to the City’s inspection and approval and all applicable ordinances, standards, and regulations at no cost to the City; and will warrant the Improvements for a period of one year after the City’s approval of the installation.
- 2. **CITY’S OPTION TO COMPLETE IMPROVEMENTS.** If for any reason the Owners do not complete the Improvements within the time allowed under this Agreement, the City is hereby authorized to construct and install the Improvements at the sole expense of the Owners, and to charge the Owners, jointly and severally, with the cost of such construction and installation. Such charge will constitute a lien against the Property.
- 3. **SECURITY FOR COMPLETION OF IMPROVEMENTS.** Before the Owners commence construction of the Improvements, the Owners will make a cash deposit with

the City equal to one hundred twenty percent (120%) of the total cost of the Improvements to be completed by the Owner, as estimated by the City. The deposit will be refunded in accordance with the West Bountiful Municipal Code after satisfactory completion of the warranty period provided in Section 1.

4. COVENANTS RUN WITH THE LAND. The covenants contained in this Agreement shall be construed as covenants with respect to real property and shall run with the land. Such covenants shall be binding upon the Owners' heirs, agents, successors in interest, and assigns.

5. APPROVAL OF SPECIAL IMPROVEMENT DISTRICT. If a special improvement district for any of the Improvements is ever proposed to be created, neither of the parties will protest the creation of the district.

6. MISCELLANEOUS PROVISIONS.

a. Entire Agreement; Modification; Waiver. This Agreement constitutes the entire agreement and understanding of the parties with respect to its subject matter. This Agreement supersedes all previous or contemporaneous representations or agreements of the parties in that regard including, to the extent applicable, the Improvements Agreement and Grant of Lien recorded December 3, 1991, in the office of the Davis County Recorder as Entry No. 950259, Book 1454, Pages 889-91. No modification of this Agreement shall be valid or binding unless made in writing and signed by both parties. Any waiver of any provision of this Agreement shall be in writing and shall be signed by the party waiving the provision.

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

c. No Third-Party Beneficiaries. This Agreement is made for the exclusive benefit of the parties and their respective heirs, successors, and assigns. No other person or entity shall have any interest under this Agreement or be classified as a third-party beneficiary to this Agreement.

d. Attorney Fees. In the event the City is required to take any action to enforce its rights under this Agreement, the City shall be entitled to recover from the Owners its costs, including reasonable attorney fees, whether incurred in litigation or otherwise.

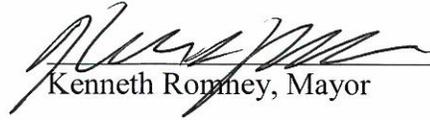
e. Reserved Powers. Nothing in this Agreement will limit the City's future exercise of its police power to complete the Improvements before the time allowed in this Agreement if the City, in its sole discretion, deems it necessary for the health, welfare, and safety of its residents. In such event, the City will charge the Owners for the cost of construction and installation of the Improvements.

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.



WEST BOUNTIFUL CITY



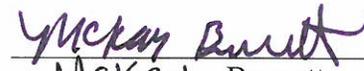
Kenneth Romney, Mayor

ATTEST:



Heidi Voordeckers, City Recorder

OWNERS:



McKay Bennett

Shealee Bennett

ACKNOWLEDGMENTS

STATE OF UTAH)
: SS
County of Davis)

On the 11 day of May, 2012, Kenneth Romney and Heidi Voordeckers, the signers of the foregoing instrument, personally appeared before me and duly acknowledged to me that they executed the same as the duly authorized mayor and city recorder, respectively, of West Bountiful City.



Mischelle Robinson
Notary Public

STATE OF UTAH)
: SS
County of Davis)

On the 10 day of ~~May~~ ^{June} 2013, Mckay & Shealee Bennett, the signers of the foregoing instrument as Owners, personally appeared before me and duly acknowledged to me that they executed the same as Owners of the Property.



Mischelle Robinson
Notary Public

EXHIBIT A

Legal Description of the Property

Parcel # 06-032-0106

Consisting of real property located at 1321 West 400 North, West Bountiful, Davis County, State of Utah, more particularly described as follows:

BEG AT A PT ON THE S LINE OF THE PPTY DESC IN BK 1441 PG 299; WH PT IS S 89°51'41" E 607.12 FT ALG THE 1/4 SEC LINE FR THE CENTER OF SEC 23-T2N-R1W, SLM; & RUN TH N 0°08'18" E 340.00 FT TO A PT ON THE BNDRY OF SD PARCEL & THE S LINE OF 400 NORTH STR; TH ALG THE BNDRY OF SD PARCEL IN THE FOLLOWING 3 COURSES TO THE POB: S 89°51'41" E 117.00 FT ALG THE S LINE OF SD 400 NORTH STR; S 01°44'06" E 340.182 FT; N 89°51'41" W 128.12 FT. CONT. 0.95 ACRES. ALSO: BEG AT A PT WH IS S 89°51'41" E 735.24 FT ALG THE 1/4 SEC LINE FR THE CENTER OF SEC 23-T2N-R1W, SLM; & RUN TH N 01°44'06" W 340.18 FT ALG THE E LINE OF PPTY CONVEYED IN BK 1792 PG 1034, TO THE S LINE OF 400 NORTH STR; TH S 89°51'41" E 2 FT ALG THE S LINE OF SD 400 NORTH STR; TH S 01°23'54" E 340.12 FT TO THE POB. CONT. 0.008 ACRES ALSO: BEG AT A PT WH IS S 89°51'41" E 607.12 FT ALG THE 1/4 SEC LINE FR THE CENTER OF SEC 23-T2N-R1W, SLM; & RUN TH N 01°42'53" W 340.18 FT TO THE S LINE OF 400 NORTH STR; TH S 89°51'41" E 11 FT ALG THE S LINE OF SD 400 NORTH STR; & RUN TH S 00°08'18" W 340 FT TO THE POB. CONT. 0.043 ACRES TOTAL ACREAGE 1.001 ACRES

MEMORANDUM



TO: Mayor and City Council
DATE: July 11, 2019
FROM: Duane Huffman
RE: **Financing Options – Public Works**

This memo reviews financing options for a new public works complex.

Background

Earlier this year the city engaged the architecture firm JRCA to develop a master plan and cost estimate for a new public works complex on 1200 N. The current conceptual design includes an insulated masonry structure with six pill-through bays (16,500 sq. ft.) and office space (5,100 sq. ft) as well as 11,500 sq. ft. of concrete around the building and 13,000 sq. ft. of asphalt. The cost estimate breaks down as follows:

Main Structure	\$4 million
Site and Ancillary	\$2 million
Contingencies, Furnishings, Design, etc.	\$1 million
Total	\$7 million

This estimate can change based on several factors. Factors that could decrease the costs include value engineering, reducing the square footage of the structure/yard, and eliminating elements of the design. Escalating prices in the construction world are the biggest threat to increases.

Financing Options

The city has worked with Zions Bank Public Finance to look at preliminary bonding options. An initial review identified two bonding types and two ways of issuance:

Bond Types:

General Obligation: This is a voter-approved bond that is backed by the full faith of the city (essentially, if the city doesn't have money to pay, the creditors are entitled to a tax increase to raise the money). The city does not currently have any general obligation debt.

Pros: Lowest possible interest rate.

Cons: Can't be approved until the November 2020 election.

Sales Tax Revenue: This is a council-approved bond that uses sales tax revenue as collateral. This was the type used to bond for the city hall

construction. Because sales taxes in the have grown, the city has plenty of capacity to issue more debt of this type.

Pros: Council-approved, fast issuance (as fast as 90 days).

Cons: Slightly higher interest rates. Limits future borrowing.

Issuance Types:

Market Sales: This method involves a public, competitive sale of bonds. The city would need to obtain a credit rating for the purpose of this bond.

Pros: Better interest rates.

Cons: Higher issuance costs. Costs of on-going disclosures.

Direct Purchase: In this case the city would sell the bonds directly to a financial institution.

Pros: Lower issuance costs. The debt can be structured to be paid off quicker.

Cons: Higher interest rate.

The following tables show estimates based on these bond and issuance types. It should be noted that rates change constantly, and the terms shown are meant only as examples.

Market Sales					
	Proceeds	Term	Rate	Total Interest	Maximum Annual Debt Service
General Obligation	\$ 7,095,155	20	2.196%	\$ 1,628,195	\$ 438,750
General Obligation	\$ 7,093,000	10	1.587%	\$ 529,950	\$ 764,800
General Obligation	\$ 5,070,504	20	2.202%	\$ 1,161,696	\$ 313,850
General Obligation	\$ 5,074,407	10	1.600%	\$ 378,743	\$ 547,200
Sales Tax Revenue	\$ 7,105,663	20	2.283%	\$ 1,692,837	\$ 442,350
Sales Tax Revenue	\$ 7,107,114	10	1.709%	\$ 570,886	\$ 770,400
Sales Tax Revenue	\$ 5,082,910	20	2.293%	\$ 1,210,740	\$ 316,700
Sales Tax Revenue	\$ 5,081,533	10	1.728%	\$ 408,217	\$ 551,200

Direct Purchase					
	Proceeds	Term	Rate	Total Interest	Maximum Annual Debt Service
General Obligation	\$ 7,055,000	20	2.791%	\$ 2,175,315	\$ 461,830
General Obligation	\$ 7,055,000	10	1.885%	\$ 691,331	\$ 775,027
General Obligation	\$ 5,050,000	20	2.813%	\$ 1,557,012	\$ 330,881
General Obligation	\$ 5,050,000	10	1.925%	\$ 494,833	\$ 554,907
Sales Tax Revenue	\$ 7,060,000	20	2.974%	\$ 2,328,048	\$ 469,796
Sales Tax Revenue	\$ 7,060,000	10	2.044%	\$ 751,065	\$ 781,511
Sales Tax Revenue	\$ 5,055,000	20	3.000%	\$ 1,666,940	\$ 336,593
Sales Tax Revenue	\$ 5,055,000	10	2.090%	\$ 537,948	\$ 559,616

Available Resources

Staff is currently working on a 10-year forecast of the city’s General Fund budget for the purpose of being able to project the impact of additional on-going debt service. The council could also consider other appropriate on-going revenue sources such as the Water Fund.

In addition to on-going revenue streams, the current city budget includes the following one-time funds (after all budgeted projects):

- Capital Improvement Fund Balance: \$2,400,000.
- Road Funds (Various Sources): \$ 243,000.
- Water Fund: \$3,000,000.

Other City Projects

The earmarking of on-going funding and the use of one-time resources impacts the city’s ability complete other capital projects. Staff is working on updated estimates on the projected costs of needed waterline replacement throughout the city. The city currently has the following projects budgeted:

	Cap. Improv.	Water	Streets
800 W Phase 1	\$300,000	\$350,000	\$450,000
Porter Lane			\$310,000
1100 W			\$130,000
400 N Well		\$2,000,000	



MEMORANDUM

TO: Mayor and City Council

DATE: September 11, 2019

FROM: Staff

RE: 800 West Project Options

The current budget includes money for an 800 West project that includes replacing the water and storm drain from 400 North to 1000 North and constructing curb and sidewalk where it is missing. The project would also include repair of the asphalt road.

Staff has been mapping the existing utilities and other infrastructure along 800 West. We have a projected alignment for a new water line and have identified areas where surface improvements such as curb and sidewalk have not been constructed. The attached drawing shows the new water line in "red", storm drain improvements in "green", and curb and sidewalk improvements in "yellow".

Staff proposes to discuss the scope of work to be constructed next spring. There are numerous options, each with its own pros and cons.

Option 1: Construct new water line from 400 N to 1600 N and overlay 800 West road.

This option would replace a water line in dire need of replacement. Staff believes that replacement of this pipe will improve water quality for residents whose water feeds off the 800 West pipe. Minimal storm drain, curb and sidewalk improvements would be completed with this option. The existing 800 West asphalt would be milled a few inches down and a new, smoother asphalt surface installed where it already exists.

Option 2: Construct Option 1 plus the missing curb and sidewalk on east side of 800 West from 400 N to 1000 North. This section of road has the least missing curb and sidewalk. The most pedestrians would benefit from constructing this section. Staff would also recommend replacing the aged and undersized storm drain with this option.

Option 3: Construct Water, Storm Drain, Curb and Sidewalk (both sides) from 400 N to 1000 North.

This is the project that is budgeted. It is probably the limit as to what we could expect to construct in one season. Improvements to the 800 West asphalt surface would be more substantial than options 1 and 2 because much of the west side is lower than the east side. Extra work will be required to get the road to both drain properly and provide an acceptable driving cross slope.

Option 4: Construct Water, Storm Drain from 400 N to 1600 North with curb and sidewalk the entire way on the east side only.

Beyond a desire to replace the 800 West water line as expeditiously as possible, staff does not have a recommendation which option would be the best for the city. As previously stated, there are short term and long term benefits and drawbacks with each option.



MEMORANDUM



TO: Mayor and City Council

DATE: September 12, 2019

FROM: Staff

RE: Bowery behind City Hall

The contractor continues to push forward with the construction of the new school while the City and School District continue to work on site and landscape improvement designs which best meet both our needs. One of the items being discussed is the location and potential replacement of the city bowery.

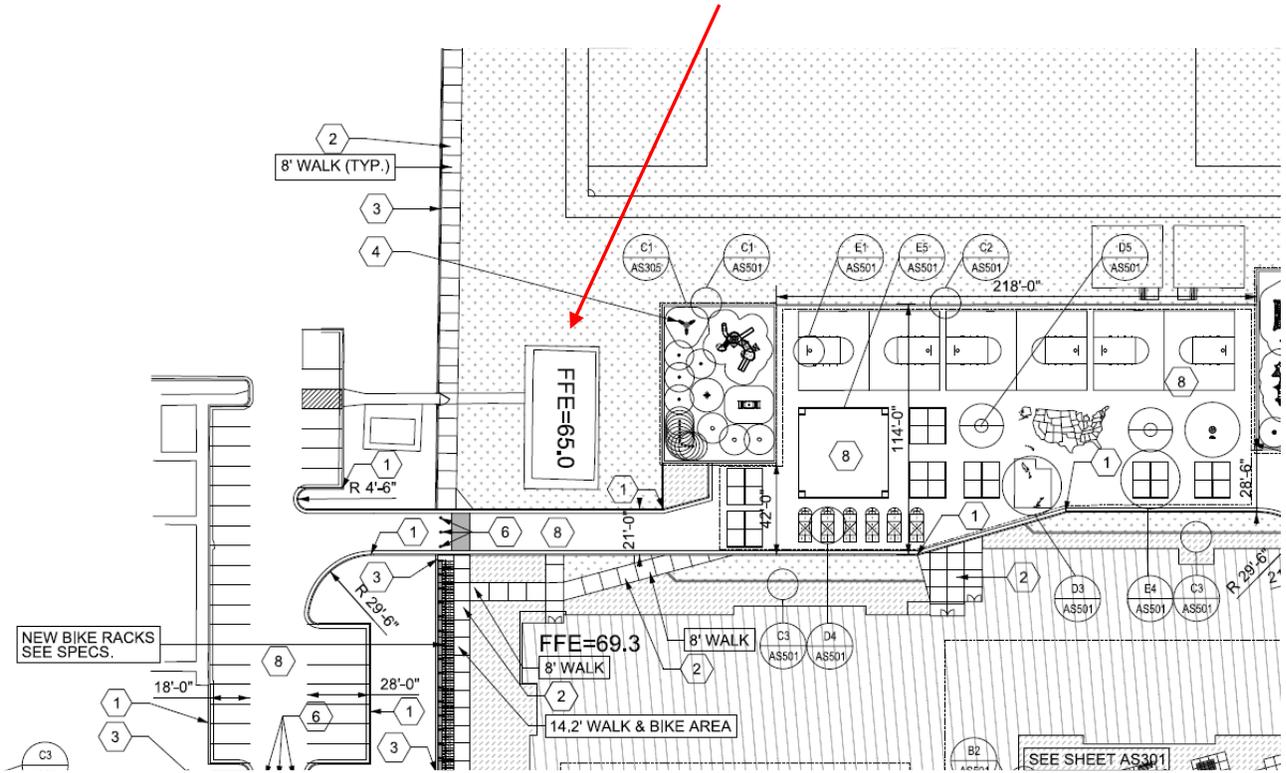
The School District is proposing to move the bowery 10 to 15 feet both north and west. A fire access road will be constructed just south of the existing bowery's location. The grass landscaped slope will be much gentler if the bowery is relocated. The School District has offered to remove the concrete pad and construct a new concrete pad if the City is interested in relocating the bowery.

If the City desires to relocate the bowery, the following questions should be addressed:

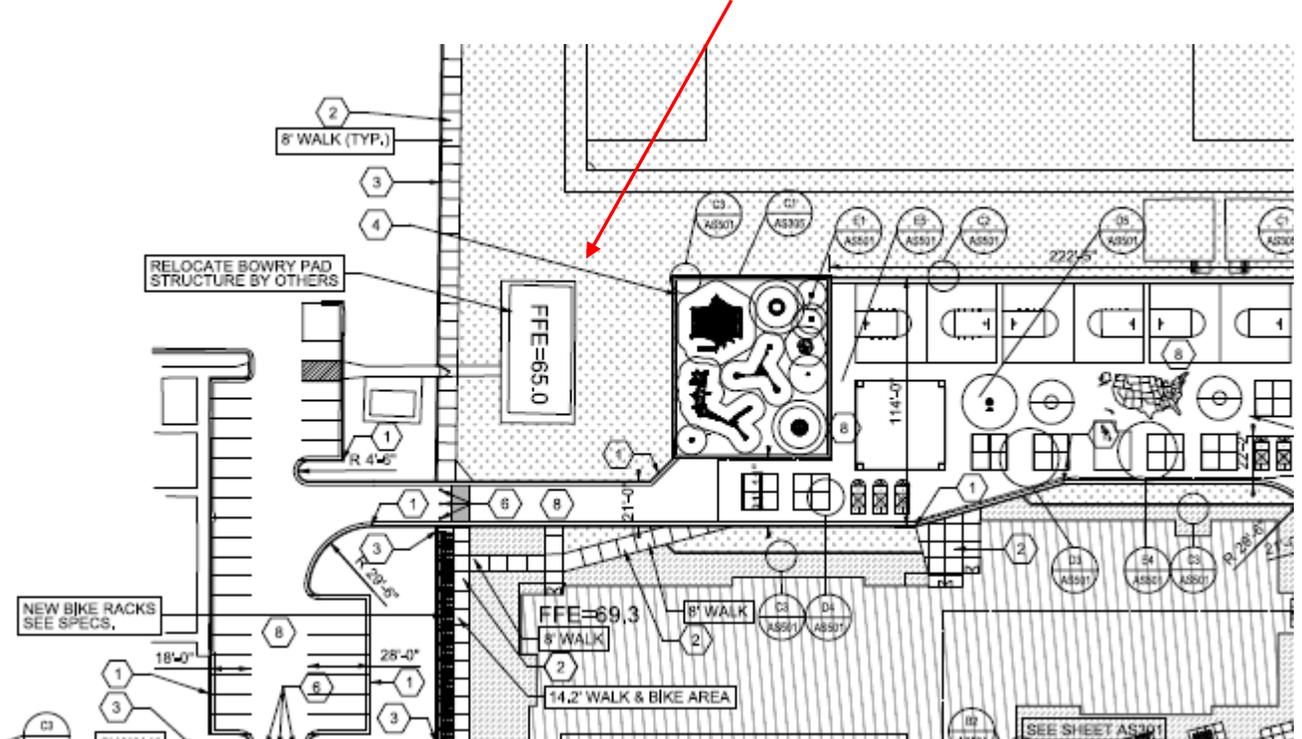
1. Is the city interested in relocating the bowery?
2. Does the city want to try to re-use the same structure?
3. Should a new bowery be the same size or smaller?
4. Is there something other than a bowery, such as a stage, that might serve the community better?
5. Is the proposed location the best location?
6. What about the trees?

Unrelated to the bowery, the school design team is working to relocate the storm detention from the west side of the school into the parking lot, south of the school, to accommodate our pickleball request. An actual design or design process for the pickleball courts has been discussed, but not yet completed.

Location of Existing Bowery



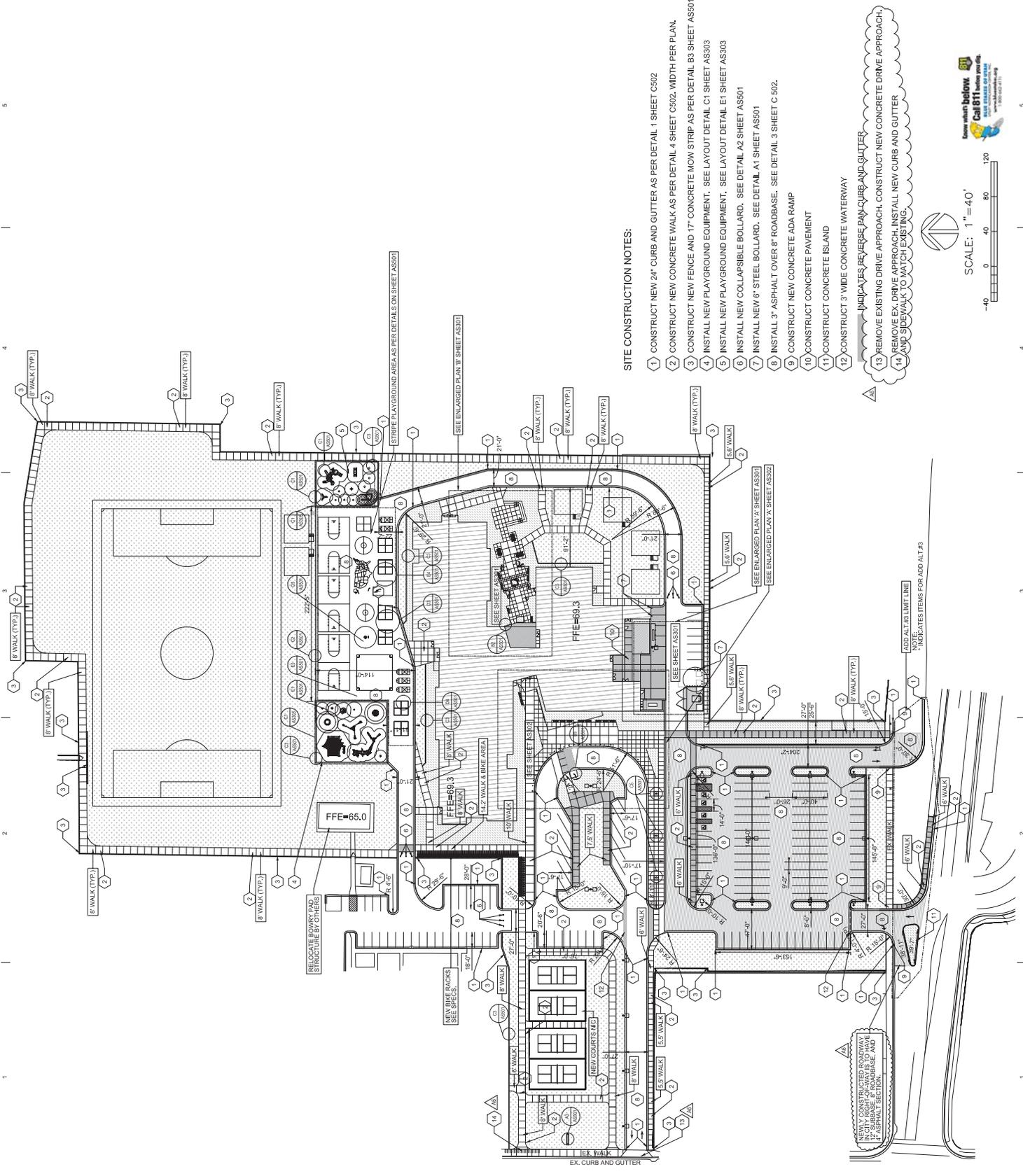
School District Proposed Location





NO.	REVISION	DATE
1	ISSUE FOR PERMIT	08/14/2018
2	REVISED PER COMMENTS FROM PERMIT REVIEW	08/14/2018
3	REVISED PER COMMENTS FROM PERMIT REVIEW	08/14/2018
4	REVISED PER COMMENTS FROM PERMIT REVIEW	08/14/2018
5	REVISED PER COMMENTS FROM PERMIT REVIEW	08/14/2018
6	REVISED PER COMMENTS FROM PERMIT REVIEW	08/14/2018
7	REVISED PER COMMENTS FROM PERMIT REVIEW	08/14/2018
8	REVISED PER COMMENTS FROM PERMIT REVIEW	08/14/2018
9	REVISED PER COMMENTS FROM PERMIT REVIEW	08/14/2018
10	REVISED PER COMMENTS FROM PERMIT REVIEW	08/14/2018
11	REVISED PER COMMENTS FROM PERMIT REVIEW	08/14/2018
12	REVISED PER COMMENTS FROM PERMIT REVIEW	08/14/2018
13	REVISED PER COMMENTS FROM PERMIT REVIEW	08/14/2018
14	REVISED PER COMMENTS FROM PERMIT REVIEW	08/14/2018
15	REVISED PER COMMENTS FROM PERMIT REVIEW	08/14/2018
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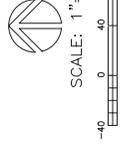
DATE: 08/14/2018
 TIME: 10:00 AM
 PROJECT: WEST BOUNTIFUL ELEMENTARY
 SHEET: OVERALL SITE PLAN



SITE CONSTRUCTION NOTES:

- 1) CONSTRUCT NEW 24" CURB AND GUTTER AS PER DETAIL 3 SHEET C502
- 2) CONSTRUCT NEW CONCRETE WALK AS PER DETAIL 4 SHEET C502. WIDTH PER PLAN.
- 3) CONSTRUCT NEW FENCE AND 1" CONCRETE MOW STRIP AS PER DETAIL B3 SHEET AS501.
- 4) INSTALL NEW PLAYGROUND EQUIPMENT. SEE LAYOUT DETAIL C1 SHEET AS303
- 5) INSTALL NEW PLAYGROUND EQUIPMENT. SEE LAYOUT DETAIL E1 SHEET AS303
- 6) INSTALL NEW COLLAPSIBLE BOLLARD. SEE DETAIL A2 SHEET AS501
- 7) INSTALL NEW 6" STEEL BOLLARD. SEE DETAIL A1 SHEET AS501
- 8) INSTALL 3" ASPHALT OVER 8" ROADBASE. SEE DETAIL 3 SHEET C 502.
- 9) CONSTRUCT NEW CONCRETE ADA RAMP
- 10) CONSTRUCT CONCRETE PAVEMENT
- 11) CONSTRUCT CONCRETE ISLAND
- 12) CONSTRUCT 3" WIDE CONCRETE WATERWAY

INDICATES REVERSE BAN CURB AND GUTTER
 REMOVE EXISTING DRIVE APPROACH. CONSTRUCT NEW CONCRETE DRIVE APPROACH.
 REMOVE EX. DRIVE APPROACH. INSTALL NEW CURB AND GUTTER
 AND SIDEWALK TO MATCH EXISTING.



PENDING – NOT YET APPROVED

Minutes of the West Bountiful City Council meeting held on **Tuesday, August 20, 2019** at West Bountiful City Hall, 550 N 800 West, West Bountiful, 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), Todd Hixson (Chief of Police), Steve Doxey (City Attorney), Ben White (City Engineer), Steve Maughan (Public Works Director), Dallas Green (Director of Golf), Cathy Brightwell (City Recorder)

VISITORS: Gary Jacketta, Alan Malan, Jessica Gertsch, Dennis Vest, David Goudy, Mark Chandler

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 agenda as presented. Andy Williams 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.

David Goudy, 2298 N 700 West, is following up to see if anything is being done with the water collecting in the gutter outside his home that he has mentioned in the past. He has tried to fill in low areas, but it has not solved the problem. Water coming off 2300 North makes the turn onto 700 West and has nowhere to go.

Ben White explained that this is a 43-year old problem as the original drainage was not designed correctly. There is only one drain in the entire subdivision. He said it can be improved, but very challenging to completely resolve. There are other similar situations around town, but this is one of the worst. There was discussion about several options, but none are ideal. There is no good answer without re-doing the entire road, and the asphalt doesn't need to be redone.

Mayor Romney asked staff to look at the problem and come up with options, including costs/estimates, to improve it. Other areas in the city where known problems exist should be included.

3. Canvass 2019 Municipal Primary Election.

Mayor Romney reviewed the results of the 2019 Primary Election as provided by Davis County. He noted the impressive 38.27% turn-out. There were 1196 ballots cast.

48
49 **MOTION:** *James Ahlstrom made a Motion to Certify the results of the 2019 Primary*
50 *Municipal Election and declare elected James Ahlstrom (661 votes), James Bruhn (511*
51 *votes), Jessica Gertsch (434 votes), Dennis Vest (391 votes), Andy Williams (453 votes) and*
52 *Rod Wood (439 votes) who will move on to the General Election on November 5. Andy*
53 *Williams seconded the Motion which PASSED.*

54
55 The vote was recorded as follows:

56 James Ahlstrom – Aye	Mark Preece – Aye
57 James Bruhn – Aye	Andy Williams – Aye
58 Kelly Enquist – Aye	Ken Romney - Aye

59
60 **4. Discussion on Proposed 400 North Well.**

61
62 Ben White provided a brief overview and background. For many years West Bountiful
63 City has pursued an additional source of water to strengthen and protect the city’s ability to
64 provide culinary water to residents. Currently, the bulk of the city’s water comes from purchases
65 from Weber Basin Water Conservancy District, with supplemental amounts from the city’s Stone
66 Creek Well and purchases from Bountiful City’s surplus water. Due to issues with the Stone
67 Creek Well, it is not considered a viable long-term source of water for the city. An additional
68 source controlled by West Bountiful City will protect the city from future cost increases and
69 supply disruptions. In 2013, the city hired Stantec to conduct a well siting study, and in 2018,
70 CRS Engineers was hired to design the well.

71 At the meeting on August 6th, 2019, the city council asked staff to return with more
72 information related to the overall process on drilling the well, the suitability of the location and
73 the overall cost of the project. In an effort to provide the requested information, Ben introduced
74 Mark Chandler, a representative from CRS Engineering. Mark is the designer of the well which
75 also includes lengthy studies requiring approval by the Division of Drinking Water and Division
76 of Water Rights to obtain permission to drill at this site. He has worked for nearby cities of
77 Bountiful, Woods Cross, Farmington, Layton and North Salt Lake.

78 Mr. Chandler has reviewed the Stantec hydrogeologic evaluation and test well siting study
79 and believes they did a competent job. The four test well sites in the Stantec study were prioritized
80 based on rankings of flow/flow reliability, water quality, potential contamination concerns, well
81 interference, water right issues, land ownership, and probable construction costs. He said the 400
82 North well site is the highest rated location from the study. He believes completing another study
83 would likely be a waste of time and money.

84 There was discussion about the need for a well. Mr. Chandler noted that it is uncommon for
85 a city to not have its own source – the only similar city in Davis County he is aware of without its
86 own groundwater source is Kaysville. Weber water prices are expected to increase more than what
87 it will cost to have a well. A recent study for a new well in West Jordan showed that it paid for
88 itself in five years.

89 Mr. Chandler described the difference between this process for well development compared
90 to the city’s previous efforts. The earlier test well was 2.5” – 3” wide, and it was able to identify
91 soil characteristics and evidence of water present, but it did not allow for any actual water testing
92 because the hole was too small. A production well was drilled a short distance away. Water
93 conditions can change dramatically in a short distance. He recommends using the same location for

94 the production well as the test well. This proposed test well will be 12” diameter and drilling will
95 include collecting soil water samples along the way to test for capacity and quality. He is confident
96 we will find water – the question will be quantity and quality. He believes this is a solid
97 investment, but there is never a guarantee.

98 There was discussion about whether the well, if successful, would produce enough water to
99 supply the entire city and if the cost proposal was reasonable. Ben White responded that it is
100 expected to produce around 600 to 1000 gpm, and currently the city would need approximately
101 1000 gpm to be fully self-sufficient. Mr. Chandler added that if initial samples suggest the well go
102 deeper, we may only have a short period of time to decide on the additional drilling. If the last
103 hundred feet are looking good, should we continue to drill deeper. As far as cost comparisons, this
104 well is in line with costs Weber Basin has paid for recent wells.

105 Because the city does not own the site, there was concern about future relocation
106 requirements. Mr. Huffman explained that state law requires UDOT to pay to move the well if they
107 need it moved.

108 Council member Williams commented that the city needs water and needs to be as
109 independent as it can be. Water is becoming more and more scarce.

110 Council member Enquist noted that we never know what legislators may do regarding water
111 rights. We have them so it’s a good time to move forward. He asked why we should not drill at the
112 golf course where it should be easier. Mr. Chandler responded that the Stantec study shows that
113 water quality deteriorates as you go farther west. That water can be great for irrigation but not
114 suitable for drinking.

115 When asked why the Stantec report identified the specific four sites, Mr. White stated that
116 the city gave Stantec three areas we thought we could get access to drill. They had done their own
117 research and also proposed Dewey Peterson property, after discussions with Mr. Peterson, which is
118 essentially the same as the proposed 400 North location.

119 Staff was asked what additional costs would be incurred. Mr. Chandler said a well house
120 and chlorination could be approximately \$400-500k. Similar well houses were recently built in
121 Park City and Herriman for about \$450k.

122

123 **5. Consider Award of Well Drilling Contract for 400 North Well for \$798,110.**

124

125 **MOTION** – *Andy Williams made a Motion to Award the Well Drilling Contract to CRS*
126 *Engineers for the 400 North Well for \$798,110 with the potential to expand*
127 *if necessary. James Ahlstrom seconded the Motion which Passed by vote of*
128 *4-1, with Council member Enquist voting Nay.*

129

130 Council member Enquist stated he supports drilling a new well but does not believe this is
131 the best location.

132

133 **6. Consider Approval of Minutes from the August 6, 2019 City Council Meeting.**

134

135 **MOTION:** *James Ahlstrom made a Motion to Approve the Minutes from the August 6,*
136 *2019 City Council Meeting as presented. James Bruhn seconded the Motion*
137 *which PASSED by unanimous vote of all members present*

138

.

- 139 **7. Public Works (Steve Maughan).**
140 • Steve Maughan –Road striping is finishing up; cross walks are a little different but look
141 good. Mtn View Estates is planning to pave by the end of September.
142 • Council member Ahlstrom asked about the status of the trail from Manors at McKean
143 Meadows to the Prospector Trail. Steve responded that it cannot be completed until the
144 developer has clearance to build over the gas easement.
145

- 146 **8. Police Report (Chief Hixson).**
147 • School has started so the crossing guards are back. We held their annual training
148 yesterday. LaVerne Greaves contacted us that she will no longer work as a substitute.
149 We have two other subs in place so it should be ok.
150 • Reserve officers – a new voluntary reserve officer accepted our employment offer.
151 Reserve Officer Parker Bjorndal has completed training except for ghost week. We are
152 completing background check on a third reserve officer.
153 • Officer Halliday has completed field training.
154 • EmPAC meeting was held tonight.
155

- 156 **9. Administrative Report (Duane Huffman).**
157 • The ULCT annual conference is in Salt Lake in September. Let him know quickly who
158 wants to attend.
159 • Met with Davis Tech, who is always looking for small businesses (1-500 employees)
160 they can help with free business consulting.
161 • Meeting with Woodhaven trailer park regarding its non-conforming status. The intent is
162 to discuss what regulations apply and resolve issues so they can move forward.
163 • Met with McKay Bennett regarding his 2013 public improvements deferral agreement
164 which did not include piping the ditch. He will likely come asking to expand the
165 Deferral to include piping as he will need to put in a box past his neighbor to connect to
166 existing piping.
167 • Request an Executive Session to discuss security measures.
168

169 **10. Mayor/Council Reports.**
170

171 James Ahlstrom – nothing to report.
172

173 Mark Preece – nothing to report.
174

175 James Bruhn – nothing to report.
176

177 Andy Williams – The Youth Council retreat is scheduled for Labor Day weekend in Park
178 City.
179

180 Kelly Enquist – Mosquito Abatement report – Positive West Nile tests have gone from 60
181 to over 120.
182

183 Mayor Romney – nothing to report.
184

1 **PENDING – NOT YET APPROVED**

2
3 Minutes of a Special West Bountiful City Council meeting held on **Tuesday, August 27, 2019** at
4 West Bountiful City Hall, 550 N 800 West, West Bountiful, Davis County, Utah.

5
6 Those in attendance:

7 **MEMBERS:** Mayor Kenneth Romney, Council members James Bruhn, Mark Preece,
8 and Andy Williams

9
10 **EXCUSED:** Council member Kelly Enquist, James Ahlstrom

11
12 **STAFF:** Duane Huffman (City Administrator), Cathy Brightwell (City Recorder)

13
14 -----
15
16 Mayor Romney convened a meeting of the West Bountiful Board of Canvassers at 5:01 pm.

17
18 **1. Re-Canvass 2019 Municipal Primary Election.**

19
20 The canvass report approved on August 20, 2019, as provided by Davis County, did not
21 include the total number of votes counted in the municipal primary election held on August 13,
22 2019. The correct vote totals have been provided to re-canvass.

23 Mayor Romney reviewed the results which show 1206 ballots were cast for a turn-out of
24 38.6%.

25
26 **MOTION:** *James Bruhn made a Motion to Re-Certify the results of the 2019 Primary*
27 *Municipal Election and declare elected James Ahlstrom (665 votes), James Bruhn (514*
28 *votes), Jessica Gertsch (439 votes), Dennis Vest (394 votes), Andy Williams (458 votes)*
29 *and Rod Wood (447 votes) who will move on to the General Election on November 5.*
30 *Andy Williams seconded the Motion which PASSED.*

31
32 The vote was recorded as follows:

33 Ken Romney – Aye Mark Preece – Aye
34 James Bruhn – Aye Andy Williams - Aye

35
36 **2. Adjourn.**

37
38 **MOTION:** *Andy Williams Moved to Adjourn this meeting at 5:03 p.m. James Bruhn*
39 *seconded the Motion which PASSED by unanimous vote.*

40
41 -----
42 *The foregoing was approved by the West Bountiful City Council on September 17, 2019 by*
43 *unanimous vote of all members present.*

44
45 _____
Cathy Brightwell (City Recorder)

WEST BOUNTIFUL CITY POLICE DEPARTMENT

Todd L. Hixson
Chief of Police

550 North 800 West
West Bountiful, Utah 84087
Office 801- 292-4487/Fax 801 - 294-3590

Kenneth Romney
Mayor

West Bountiful City Council Report September 17, 2019

Statistics are from August 2019; the other information reported is collected between council meetings.

Crossing Guards

No issues involving the crossing guards. They are doing a great job!

One of our substitute crossing guards has finished training and has completed a day working with each crossing guard.

Reserve Officer Program

Chris Fiedler has begun his field training.

Parker Bjorndal has completed his ghost week and has been released from field training. Parker has done an amazing job for the police department and the city.

We are still completing the background investigation on our third and final reserve officer now.

Personnel

Allen Van Wagoner worked his last shift on September 10, 2019.

We have posted the full-time police officer position. Our first review of applications will be October 1, 2019.

EmPAC

EmPAC meeting is held quarterly unless there is urgent business that needs attending. The next meeting will be in November 2019.

General Information

West Bountiful Police took part in a drill at Holly refinery.

Chief Hixson and Asst. Chief Ereksen taught the citizens academy on September 7th.

West Bountiful Police Department

Department Summary

8/1/2019 to 8/31/2019

Arrests

16

Adult	16	100.0%
-------	----	--------

Activities

1,447

Admin	217	15.0%
Assist	166	11.5%
Community Relations	11	0.8%
Fires	1	0.1%
Investigation	108	7.5%
K-9	1	0.1%
Patrol	225	15.5%
Property	7	0.5%
Security	251	17.3%
Service Call	89	6.2%
Suspicious Activity	36	2.5%
Traffic	326	22.5%
Vehicle Accident	9	0.6%

Shift Time and Percent Accounted

1184 hr. 41 min.

61.1%

Reports

334

CITATION REPORT	105	31.4%
INCIDENT REPORT	145	43.4%
OFFICER INFORMATION	76	22.8%
POLICE VEHICLE IMPOUND	8	2.4%

Department Summary

Crime Offenses

68

ANIMAL CONTROL	1	1.5%
ARSON	1	1.5%
ASSAULT	1	1.5%
BURGLARY	3	4.4%
COUNTERFEITING	6	8.8%
DAMAGE PROPERTY	4	5.9%
DANGEROUS DRUGS	4	5.9%
FAMILY OFFENSE	5	7.4%
FRAUD	5	7.4%
JUVENILE STATUS OFFENSES	1	1.5%
KIDNAPPING	1	1.5%
OTHER/MISC	1	1.5%
PRIVACY VIOLATIONS	5	7.4%
PUBLIC PEACE	5	7.4%
SEX ASSAULT	1	1.5%
THEFT	11	16.2%
TRAFFIC OFFENSE	10	14.7%
WARRANT SERVICE	3	4.4%

Accidents

15

Citation Violations

133

Fix it	4	3.0%
Misdemeanor	5	3.8%
Traffic	92	69.2%
Warning	32	24.1%

1 **West Bountiful City**
2 **Planning Commission Meeting**

September 10, 2019

3 **PENDING – NOT APPROVED**

4 **Posting of Agenda** - The agenda for this meeting was posted on the State of Utah Public Notice website,
5 on the West Bountiful City website, and at city hall on September 6, 2019 per state statutory
6 requirement.

7 Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, September 10,
8 2019 at West Bountiful City Hall, Davis County, Utah.

9 **Those in Attendance:**

10 **MEMBERS PRESENT:** Mike Cottle, Alan Malan, Laura Charchenko, Corey Sweat, Dee Vest (alternate),
11 Council member Kelly Enquist

12 **MEMBERS EXCUSED:** Chairman Denis Hopkinson

13 **STAFF PRESENT:** Ben White (City Engineer), Cathy Brightwell (Recorder), and Debbie McKean
14 (Secretary)

15 **VISITORS:** None

16 The Planning Commission meeting was called to order at 7:30 pm by Vice-Chairman Alan Malan. Corey
17 Sweat offered a prayer.

18 **1. Accept Agenda**

19 Vice-Chairman Alan Malan reviewed the agenda. Corey Sweat moved to accept the agenda. Mike Cottle
20 seconded the motion. Voting was unanimous in favor among all members present.

21 **2. Discuss Land Use Process and Fees**

22 Commissioner packets included a memorandum dated September 6, 2019 from Ben White regarding a
23 Fee Schedule proposal with an updated zoning fee schedule. Memorandum included the following
24 information:

- 25 • City relies on Utah State Code to define the land use processes it uses such as plat amendments,
26 rezone and text changes to city code, annexation, and modifying easements. For the most part,
27 State Code serves the City adequately.
- 28 • The Planning Commission requested that staff review the issues related to fees and process
29 entitlements with legal counsel. Legal Counsel states that reasonable fees can be charged for
30 services that require staff time without creating additional entitlement. Staff time is spent on
31 every land use application before the Planning Commission or City Council gets an opportunity
32 to decide whether they wish to consider the request or not.
- 33 • With the review of our City Attorney, staff is suggesting the proposed fee schedule with
34 modifications and additions to land use fees.
- 35 • Staff has not recommended including processes for items such as rezone request which are
36 currently not in our code. The City may want to consider adding language which “legitimizes”

37 the right to charge the fee. The Fee Schedule is adopted by ordinance authorizing the city to
38 charge the fee but noting the fee in our in our municipal code would be better.

39 Ben White reviewed what was talked about at the last meeting and that legal counsel does not believe
40 collecting a fee entitles the application to be considered or hold a public hearing. He explained the
41 process for each of the zoning items and how they determined the fee for each application.

42 **The Proposed Fee Schedule Changes Include:**

43 **Lot Line Adjustment:** State code now allows lot line adjustments without city involvement, so the
44 fee has become obsolete and is proposed to be removed.

45 **Plat Amendment Fee** - \$100 if no easements are involved and \$150 if easements are to be
46 relocated.

47 **Plat Recording Fee** – Actual cost of recording.

48 **Recording Document Fees** are updated to reflect an increased recording cost at the County - \$50
49 per document.

50 **Text change to Municipal Code fee** is new. The process and outcome are the same as a rezone and
51 oftentimes a text change takes more time and effort. Staff believes the fee for text changes should
52 be the same as the current Rezone Fee which is \$150.

53 There was discussion about several of the fees and whether the city is required to accept an application
54 or request. Mr. White stated that we do not have to consider everything and proceeded to explain how
55 the fee would be used and why it is needed. There is a lot of effort in review and preparation before it
56 even gets to the planning commission.

57 As a public hearing is necessary to move forward with accepting this fee schedule, staff will schedule for
58 October 8.

59 **3. Discuss Accessory Dwelling Units (ADUs)/County Recording Requirements.**

60 Commissioner packets included a memorandum dated September 6, 2019. The memorandum included
61 the following information:

- 62 • Many cities require that the stipulations related to ADUs be recorded. Staff believes West
63 Bountiful would benefit from the requirement as well. ADUs are currently allowed as a
64 Conditional Use with the Conditional Use Permit expiring upon sale of the property.
- 65 • Staff is recommending that the requirements included in the Conditional Use Permit be
66 recorded so any future owner would not be caught unaware. Staff is requesting the following
67 change as shown below.

68 **17.82.040 Conditional Use**

69 *Any ADU shall conform to the development standards of Section 17.82.050 and shall constitute a*
70 *conditional use in all residential zones subject to the approval and issuance of a conditional use permit by*
71 *the Planning Commission **and recorded in the office of the County Recorder.***

72 Alan Malan would like “in the office of” replaced with “with” to make the language more concise.

73 A public hearing is needed as it is a land use change and will be scheduled for October 8th.

74 **4. Staff Report**

75 **Ben White**

- 76 • Atwater (Glover) Subdivision on 800 West has the road closed from time to time as they are
- 77 installing utility services.
- 78 • Mountain View Estates is getting ready to pave next week.
- 79 • There is a potential amended plat for the Skiddy property to include a one-acre flag lot. We are
- 80 not obligated to accept amended plats.
- 81 • Request has been received to make a text change to the BU Zone on behalf of the Plumb
- 82 property. Ben is communicating with them to clarify items before coming to Planning
- 83 Commission.
- 84 • Received additional information today from Canyon Pipeline regarding their Conditional Use
- 85 Permit on the Sewer District Property.
- 86 • Will schedule a public hearing on October 8th for the general plan so we can meet the statutory
- 87 deadline for final approval of December 31.
- 88 • 1100 West construction will begin soon to extend the sidewalk from the canal up to 200 N.
- 89 • The first well drilling is completed. Findings look good so far but test results won't be in until
- 90 next week.

91

92 **Cathy Brightwell**

- 93 • Cathy will be out of the office all next week so will not be able to prepare packets on Friday, for
- 94 the September 24 planning commission meeting. She asked if they could be distributed on
- 95 Monday, September 23. There was no objection.

96

97 **5. Consider Approval of Minutes from August 27, 2019 meeting.**

98 **ACTION TAKEN:**

99 *Corey Sweat moved to approve of the minutes of the August 27, 2019 meeting as*

100 *presented. Dee Vest seconded the motion and voting was unanimous in favor.*

101 **6. Adjournment**

102 **ACTION TAKEN:**

103 *Laura Charchenko moved to adjourn the regular session of the Planning Commission*

104 *meeting at 8:00pm. Corey Sweat seconded the motion. Voting was unanimous in favor.*

105

106

107

108 *The foregoing was approved by the West Bountiful City Planning Commission on September 10, 2019 by*

109 *unanimous vote of all members present.*

110

111

112 *Cathy Brightwell – City Recorder*

113