

Mayor
Kenneth Romney

WEST BOUNTIFUL CITY

City Administrator
Duane Huffman

City Council
James Ahlstrom
James Bruhn
Kelly Enquist
Mark Preece
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CITY COUNCIL MEETING

**THE WEST BOUNTIFUL CITY COUNCIL WILL HOLD ITS REGULAR MEETING
AT 7:30 PM ON TUESDAY, NOVEMBER 19, 2019 AT CITY HALL, 550 N 800 WEST**

Invocation/Thought – Mark Preece; Pledge of Allegiance – James Bruhn

1. Approve the Agenda.
2. Public Comment - two minutes per person, or five minutes if speaking on behalf of a group.
3. Request by William Goldberg to annex property at approximately 1390 West 1200 North.
4. Plat Amendment for Highgate Estates Lot 6 and Millcreek Meadows Lot 18
5. Ordinance 419-19, an Ordinance Adopting the 2019-2039 West Bountiful General Plan Including Moderate Income Housing, Transportation, and General Provision Elements.
6. Canvass of West Bountiful Municipal General Election.
7. Minutes from the October 15, 2019 City Council Meeting.
8. Public Works/Engineering Report.
9. Administrative Report.
10. Mayor/Council Reports.
11. Executive Session for the Purpose of Discussing Items Allowed Pursuant to UCA § 52-4-205.
12. 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 November 14, 2019.

Minutes of the West Bountiful City Council meeting held on **Tuesday, November 19, 2019**, at West Bountiful City Hall, 550 N 800 West, West Bountiful, Davis County, Utah.

Those in attendance:

MEMBERS: Council members, James Ahlstrom, James Bruhn, Kelly Enquist, Mark Preece (Mayor Pro Tempore) and Andy Williams

STAFF: Duane Huffman (City Administrator), Steve Doxey (City Attorney), Ben White (City Engineer), Brandon Erikson (Assistant Police Chief), Cathy Brightwell (Recorder)

EXCUSED: Mayor Ken Romney

VISITORS: Alan Malan, Eric & Lucile Eastman, Jay Gough, Todd Willey, Deby Marshall

Mayor Pro Tempore Preece called the regular meeting to order at 7:30 pm and provided an invocation. James Bruhn led the Pledge of Allegiance.

1. Approve Agenda

MOTION: *James Bruhn made a Motion to approve the agenda as presented. Kelly Enquist seconded the Motion which PASSED by a unanimous vote of all members present.*

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

Paul Maloy – Adult advisor to the Youth City Council, explained that the Youth Council created a video, “Free to Be” that they will present at Viewmont High School next week as part of the school’s Resiliency Program. They also contributed a portion of the budget to help with the project. Nicole Wood, YCC Historian, talked about a similar project last year, “Pillows & Blankets,” that provided kids a safe place to go when they needed it. The Free to Be project is broader and more accepting and they are trying to have a wider reach than last year. The 2-minute video was shown, and Nicole noted that they are adding more clips to make it longer. They plan to share the video with schools in the area.

3. Request by William Goldberg to Annex Property at Approximately 1390 W 1200 N.

A Notice of Intent to Annex was submitted on September 20, 2019, and an Annexation Petition on October 22nd by the Goldbergs and Kilpacks for a 5.14-acre parcel of land they own that is not currently within West Bountiful City boundaries. The property is located at approximately 1390 W 1200 North. Staff provided notice to each affected entity and property owners located within 300 ft of the area proposed to be annexed.

Pursuant to UCA 10-2-405, the city council may accept or deny the Petition for further consideration. If accepted, the city recorder will Certify the Petition and publish a notice in the

local newspaper once a week for three weeks after which the city council will hold a public hearing to consider approving or denying the Petition for Annexation.

MOTION: *James Ahlstrom made a Motion to Accept the Above Petition to Annex. Andy Williams seconded the Motion which PASSED by a unanimous vote of all members present.*

4. Plat Amendment for Highgate Estates Lot 6 and Millcreek Meadows Lot 18.

The owners of the Highgate Estates Lot 6 have agreed to sell land north of the Davis County canal easement (Mill Creek) to the owner of Millcreek Meadows Lot 18. This land was discussed during the Highgate Estates Subdivision approval, and ownership at the time dictated that the ground be included in the Highgate subdivision.

While the city does not have a specified process for amending subdivisions, state code outlines a process where a municipality may amend a subdivision plat if it finds there is good cause and no public street or municipal utility easement has been vacated or amended.

The proposed plat amendment does not create any new lots; each lot meets the minimum requirements for their A-1 zone; it will be difficult for the owner of Highgate Lot 6 to maintain land north of the Davis County canal easement; and, the property can be better utilized by the owner of Millcreek Meadows Lot 18.

The land being transferred is currently leased for horses. Neighboring property owners in Millcreek Meadows have requested that the fences of Lots 19 and 20 be repaired and secured so they will not be damaged by horses in the future.

There was some discussion about whether the request by neighbors was appropriate to be included in this decision.

MOTION: *Kelly Enquist made a Motion to Approve the Plat Amendment for Highgate Estates Lot 6 and Millcreek Meadows Lot 18 as proposed, with no determination regarding the fencing issue. James Bruhn seconded the Motion which PASSED by a unanimous vote of all members present.*

5. Ordinance 419-19, An Ordinance Adopting the 2019-2039 West Bountiful General Plan Including Moderate Income Housing, Transportation, and General Provision Elements.

West Bountiful City's last full General Plan update concluded in 2007. While state law does not require that the full plan be updated after any set number of years, it is recommended that it be updated every 8-10 years. Additionally, in 2018, the legislature required that the city adopts, by December 1, 2019, a land use element, a transportation and traffic circulation element, and a plan to provide a realistic opportunity to meet the need for additional moderate-income housing within the next five years.

The planning commission has spent the past six-plus months reviewing, editing and revising the Plan section by section and held a public hearing on October 8, 2019.

Mr. White reviewed the list of Moderate-Income Housing strategies suggested in Senate Bill 34. Cities are required to identify a minimum of three strategies to implement and he identified four that the city currently complies with or is working on: (E) create or allow for, and reduce

regulations related to, accessory dwelling units in residential zones; (M) reduce impact fees related to low and Moderate Income Housing (for ADU's, by zone); (L) preserve existing Moderate Income Housing, and (O) implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality.

MOTION: *James Ahlstrom made a Motion to Adopt Ordinance 419-19 Adopting the 2019-2039 West Bountiful General Plan as presented. Andy Williams seconded the Motion which PASSED by a unanimous vote.*

The vote was recorded as follows:

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

6. Canvass of West Bountiful Municipal General Election by the Board of Canvassers.

Davis County Clerk's office provided the final results of the 2019 Municipal General Election. West Bountiful has 3,151 registered voters. There were 1400 ballots cast with 3,797 total votes, so an impressive voter turnout of 44.43%.

MOTION: *On behalf of the Board of Canvassers, Kelly Enquist made a Motion to Certify the results of the 2019 Municipal General Election: James Ahlstrom (735), Rod Wood (708), James Bruhn (656), Dennis Dee Vest (610), Andrew F. Williams (554), and Jessica Gertsch (534), and Declare Elected James Ahlstrom, Rod Wood, and James Bruhn to the City Council. James Bruhn seconded the Motion which PASSED by unanimous vote.*

The vote was recorded as follows:

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

Eric Eastman asked to make a public comment following the vote. He said he would like to get voters to be better informed about elections. He gave an example of a neighbor asking him to tell him how to vote the four ballots in their household or the neighbor would throw them away. It's interesting that some people do not take the time to research candidates. Mrs. Eastman, a long time West Bountiful poll worker, was asked by Council members if she missed the larger number of voters coming to the polls on election day and whether she believed voters at the polls are better informed. She responded that the mail-in voters are probably better informed, and while it's nice to visit with voters at the polls the lower number was an indication that people were voting by mail as intended. She noted that it was interesting that over 100 people came to the polls on election day just to drop their ballots in the box which was more than came to vote.

7. Approve Minutes from the October 15, 2019 City Council Meetings.

MOTION: *James Bruhn made a Motion to Approve the Minutes from October 15, 2019 as corrected. Kelly Enquist seconded the Motion which PASSED by unanimous vote of all members present.*

8. Engineering Report.

- Thank you for reviewing and adopting the new General Plan. Planning commission worked hard on this twice a month for six months and even though the document is still lengthy, a lot of unnecessary wording was edited out; it's about half the size of the last version.
- Snack shack - roof trusses are going up today. Perimeter concrete is scheduled for next week.
- 400 North Well – Pumping started last week. They got up to 2000 gpm, but above that they were getting some sand. We expect them to be done pumping by end of week, then they will run a 24-hour test. Quality tests begin after that. We are expecting to sustain 1500-1600 gpm. Working on a RFP for well house design which will need to be approximately 25 ft. x 35 ft. as some supplies will need to be stored there.

9. Administrative Report.

- With city offices closed for Thanksgiving holiday the week before the December 3, city council meeting, packets won't be finalized until Monday, December 2.
- Recommending a closed session tonight to discuss strategy related to the sale or purchase of real property.

10. Mayor/Council Reports.

Kelly Enquist – Curious how others felt about the recent Wasatch Front Regional Council vision meeting; he did not feel like we got a lot out of it.

Andy Williams – Youth Council is doing very well as you could see from the earlier video they prepared. They plan to add more clips to make a longer version. We have a really good group of kids this year.

James Bruhn – The Arts Council Christmas concert last week was really good. Suzy Carter and her sister did a great job. Christmas on Onion Street is coming up on December 2.

Mark Preece – Construction is scheduled at both sewer plants to move the algae project from North Salt Lake to West Bountiful due to North Salt Lake water problems. Looking at other options which may include opportunities for park irrigation in the future.

Attended the Woods Cross joint city council/planning commission meeting regarding a proposal for residential high-density development on the Smith property north of 500 South and Redwood Rd. Nothing has been formally filed with the city yet, but the proposal appears to include apartments, townhomes and some single-family homes with the largest lots at 8,000 sq. ft. The Smith family is pushing the proposal pretty hard. The developer made the comment several times that this is a great place to dump a high density

development and the location would attract future inland port workers. Last week's Davis Clipper had an article and pictures on the project.

James Ahlstrom – Sharing discussions from the campaign trail, one big issue was code enforcement. A lot of people feel like the city does not do enough to enforce issues. It's a difficult subject but the city needs a well-thought-out, consistent approach; a plan and process on how we want to enforce. Staff commented that we have been working with planning commission on this issue for some time and they have pushed back pretty hard. Staff would very much like clear direction and policy on this issue. Councilman Ahlstrom proposed a future work session on the subject.

11. Executive Session for the Purpose of Discussion Items as Allowed Pursuant to UCA 52-4-205(1)(e).

MOTION: *James Ahlstrom made a Motion to move into Executive Session at 8:27 pm in the Police Training Room for the Purpose of Discussing the Sale of Real Property. Andy Williams seconded the Motion which PASSED.*

The vote was recorded as follows:

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

MOTION: *James Bruhn made a Motion to Close the Executive Session at 8:52 p.m. James Ahlstrom seconded the Motion which PASSED by a unanimous vote of all members present.*

12. Adjourn.

MOTION: *James Bruhn made a Motion to Adjourn this meeting of the City Council at 8:53 p.m. James Ahlstrom seconded the Motion which PASSED by a unanimous vote of all members present.*

The foregoing was approved by the West Bountiful City Council on December 3, 2019, by a unanimous vote of all members present.




Cathy Brightwell (City Recorder)