

Mayor
Kenneth Romney

WEST BOUNTIFUL CITY

City Administrator
Duane Huffman

City Council
James Ahlstrom
James Bruhn
Kelly Enquist
Mark Preece
Rodney Wood

550 North 800 West
West Bountiful, Utah 84087

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

City Recorder
Cathy Brightwell

City Engineer
Kris Nilsen

Public Works Director
Steve Maughan

**THE WEST BOUNTIFUL CITY COUNCIL WILL HOLD ITS
REGULAR MEETING AT 7:30 PM ON TUESDAY, AUGUST 3, 2021
AT THE CITY OFFICES, 550 N 800 WEST**

AGENDA:

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

1. Approve Agenda.
2. Oath of Office for New Police Officers.
3. Public Comment - two minutes per person, or five minutes if speaking on behalf of a group.
4. Presentation by South Davis Sewer District on ARPA North Plant Nutrient Removal Project.
5. Update and discussion on new Public Works Facility Financing and Procurement.
6. Ordinance 445-21, An Ordinance Amending WBMC 17.82 Accessory Dwelling Units and Related Sections 17.14, 17.16, 17.20, 17.24.
7. Meeting Minutes from July 20, 2021.
8. Staff Reports – Police, Public Works, Engineering, Community Development, Administration.
9. Mayor/Council Reports.
10. Closed Session for the Purpose of Discussing Items Allowed Pursuant to UCA § 52-4-205.
11. Adjourn.

This agenda was posted on the State Public Notice website, the City website, emailed to the Mayor and City Council, and provided to the Davis Journal on July 30, 2021.

American Rescue Plan Act

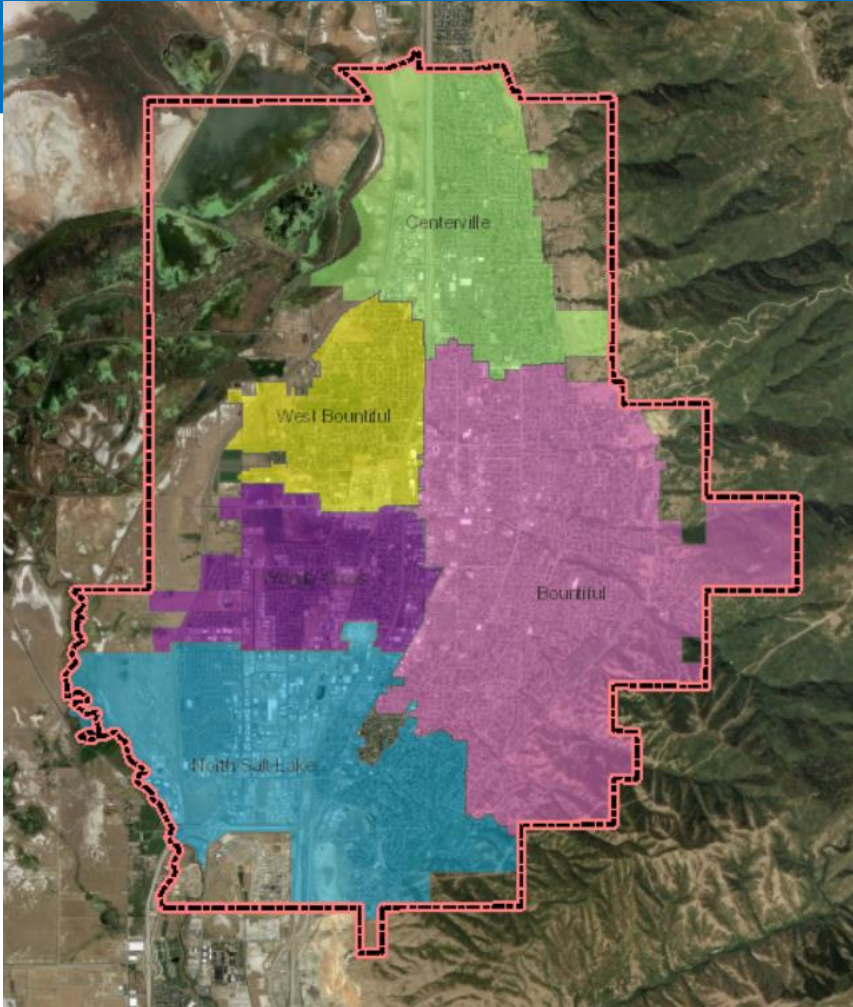
NORTH PLANT NUTRIENT REMOVAL PROJECT



**South Davis
Sewer District**

West Bountiful, Utah

BACKGROUND



- The South Davis Sewer District, an improvement district established in 1959, currently provides wastewater services, including collection and treatment, for approximately 103,000 people living in:
 - Bountiful
 - North Salt Lake
 - Woods Cross
 - Centerville
 - West Bountiful
 - Unincorporated areas in south Davis County
- In addition to its collection system, consisting of approximately 380 miles of pipe and almost 9,000 manholes, the District owns, operates and maintains two wastewater treatment plants – the North Plant at 1800 West 1200 North in West Bountiful and the South Plant at 1380 West Center Street in North Salt Lake.
- The District also operates and maintains Wasatch Resource Recovery, which is a public-private partnership between ALPRO Energy & Water and the District.

BACKGROUND

The District currently utilizes the following conventional wastewater treatment processes at its North Plant:



BACKGROUND

The District currently utilizes the following conventional wastewater treatment processes at its North Plant:

1. Screening



BACKGROUND

The District currently utilizes the following conventional wastewater treatment processes at its North Plant:

1. Screening
2. Grit Removal



BACKGROUND

The District currently utilizes the following conventional wastewater treatment processes at its North Plant:

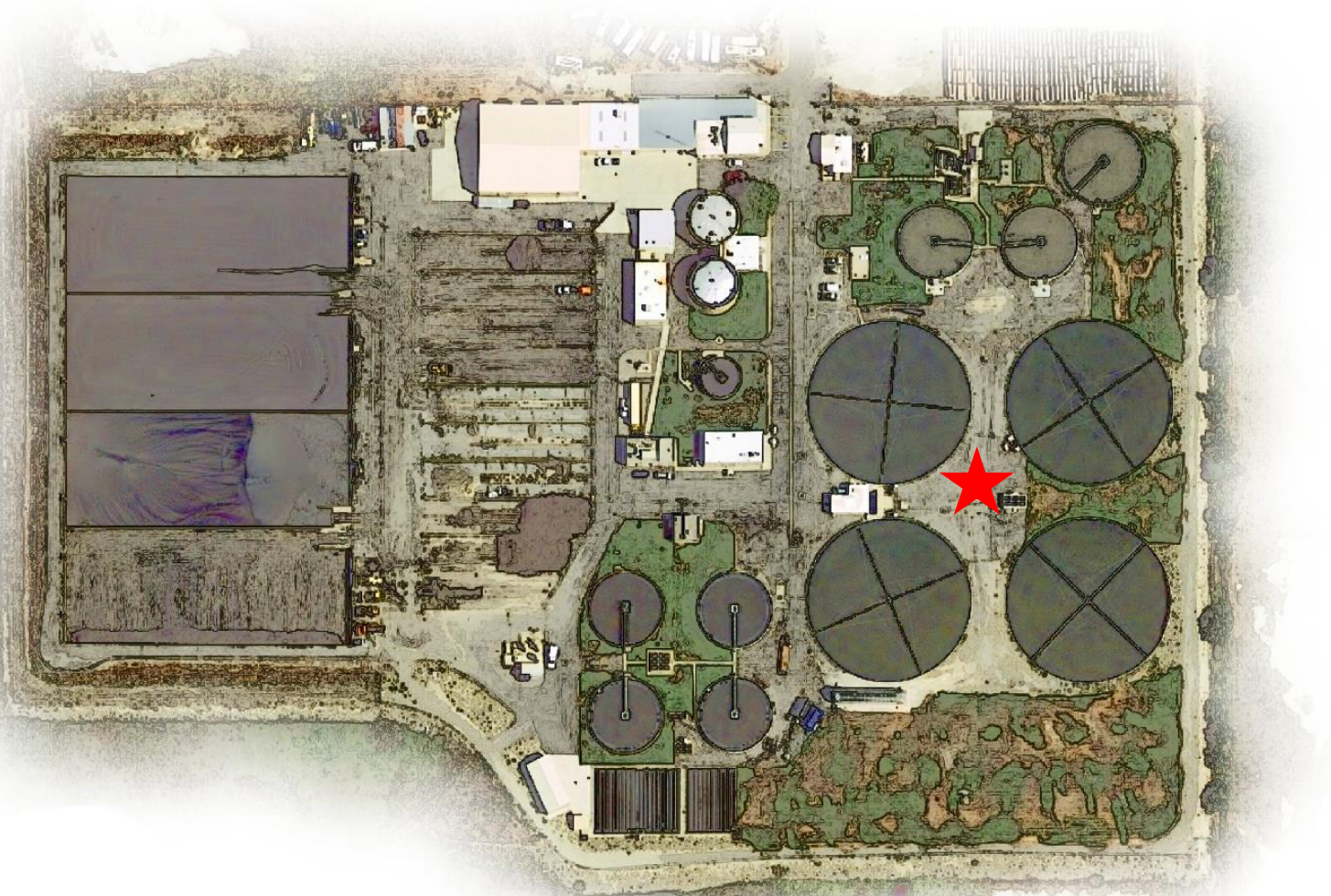
1. Screening
2. Grit Removal
3. Primary Clarification



BACKGROUND

The District currently utilizes the following conventional wastewater treatment processes at its North Plant:

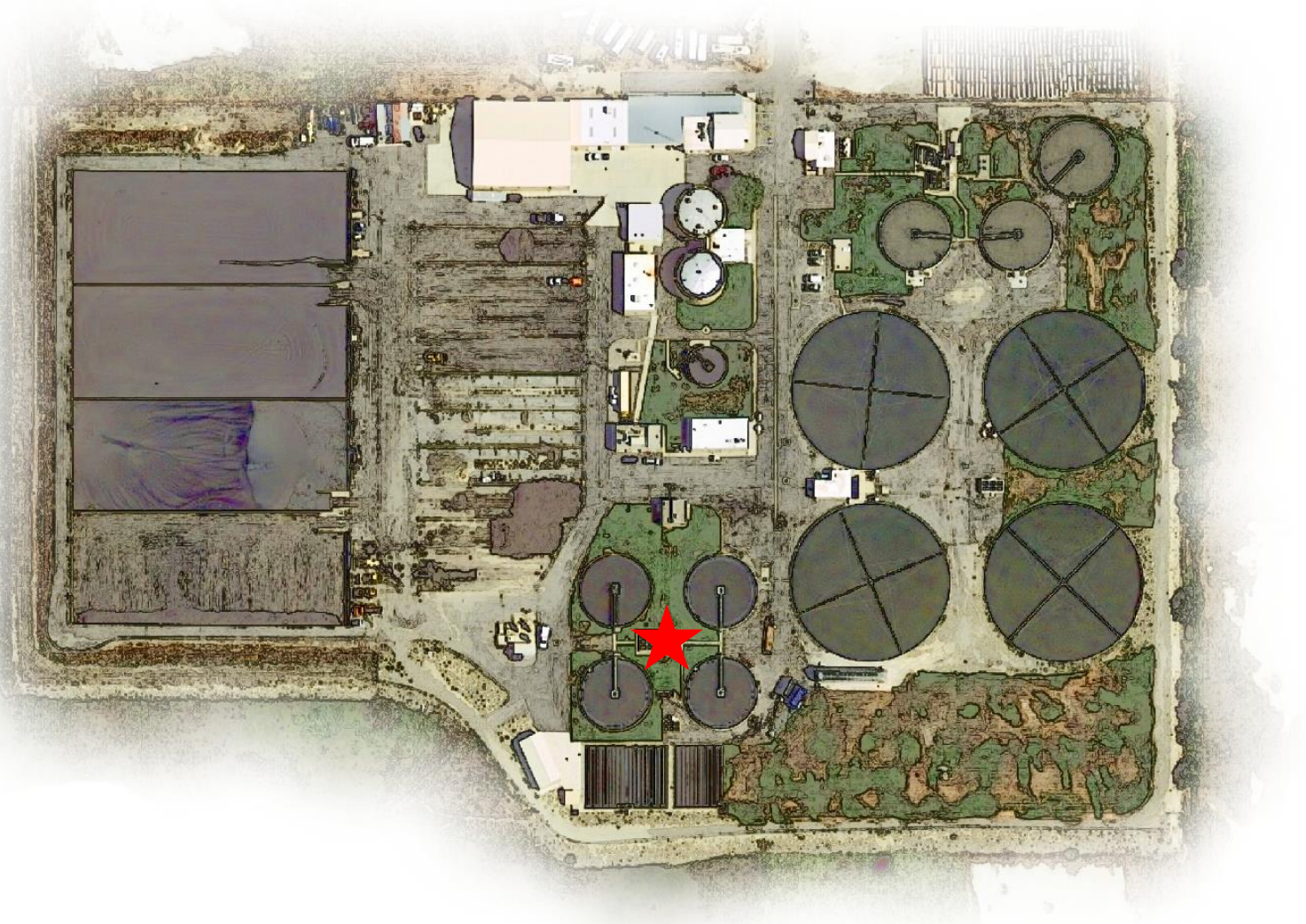
1. Screening
2. Grit Removal
3. Primary Clarification
4. Biological Treatment (Trickling Filters)



BACKGROUND

The District currently utilizes the following conventional wastewater treatment processes at its North Plant:

1. Screening
2. Grit Removal
3. Primary Clarification
4. Biological Treatment (Trickling Filters)
5. Secondary Clarification



BACKGROUND

The District currently utilizes the following conventional wastewater treatment processes at its North Plant:

1. Screening
2. Grit Removal
3. Primary Clarification
4. Biological Treatment (Trickling Filters)
5. Secondary Clarification
6. Disinfection



BACKGROUND

The District currently utilizes the following conventional wastewater treatment processes at its North Plant:

1. Screening
2. Grit Removal
3. Primary Clarification
4. Biological Treatment (Trickling Filters)
5. Secondary Clarification
6. Disinfection

Solids removed during the treatment process undergo:



BACKGROUND

The District currently utilizes the following conventional wastewater treatment processes at its North Plant:

1. Screening
2. Grit Removal
3. Primary Clarification
4. Biological Treatment (Trickling Filters)
5. Secondary Clarification
6. Disinfection

Solids removed during the treatment process undergo:

A. Thickening



BACKGROUND

The District currently utilizes the following conventional wastewater treatment processes at its North Plant:

1. Screening
2. Grit Removal
3. Primary Clarification
4. Biological Treatment (Trickling Filters)
5. Secondary Clarification
6. Disinfection

Solids removed during the treatment process undergo:

- A. Thickening
- B. Stabilization in Two-Stage Anaerobic Digesters



BACKGROUND

The District currently utilizes the following conventional wastewater treatment processes at its North Plant:

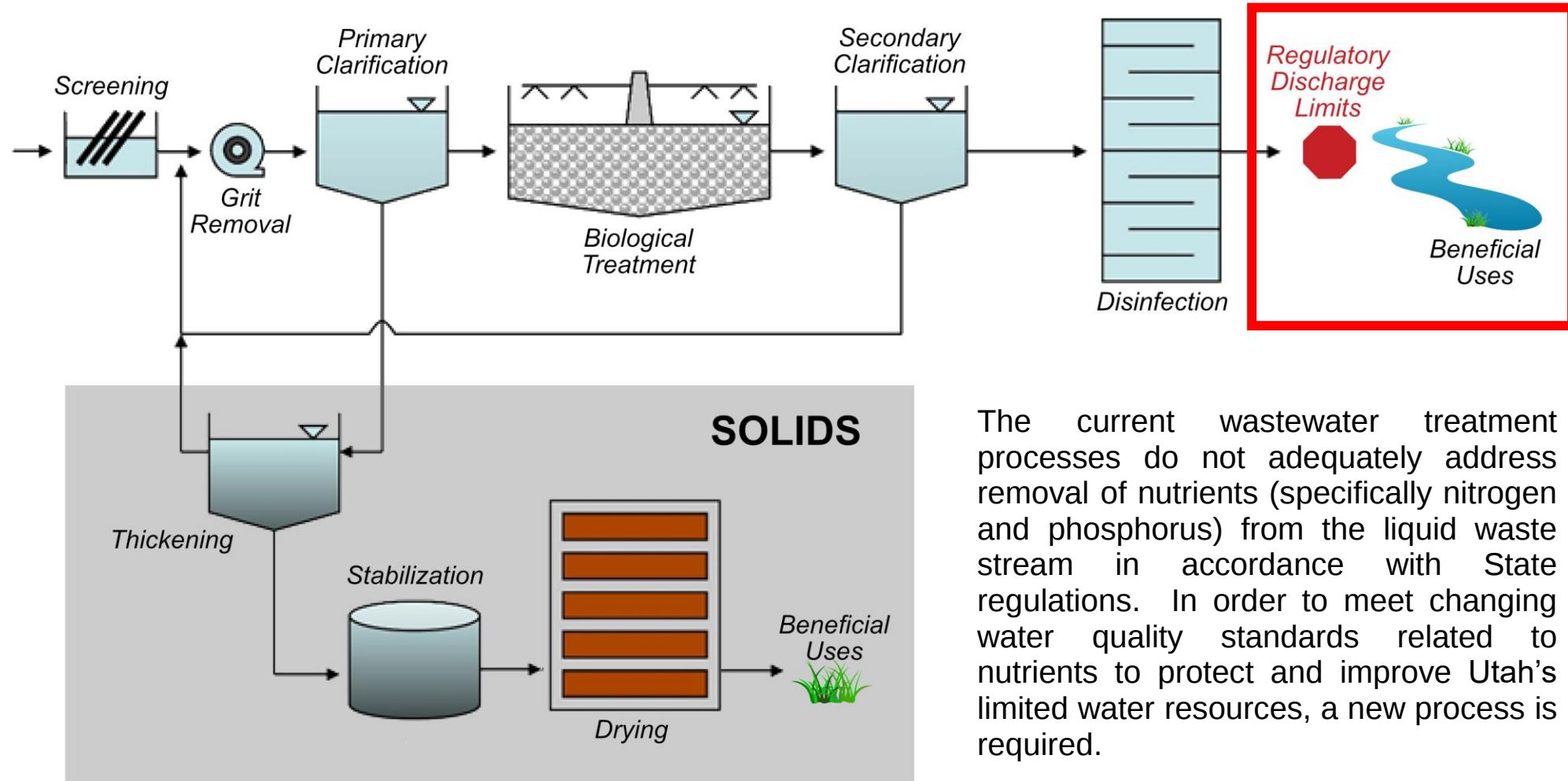
1. Screening
2. Grit Removal
3. Primary Clarification
4. Biological Treatment (Trickling Filters)
5. Secondary Clarification
6. Disinfection

Solids removed during the treatment process undergo:

- A. Thickening
- B. Stabilization in Two-Stage Anaerobic Digesters
- C. Drying

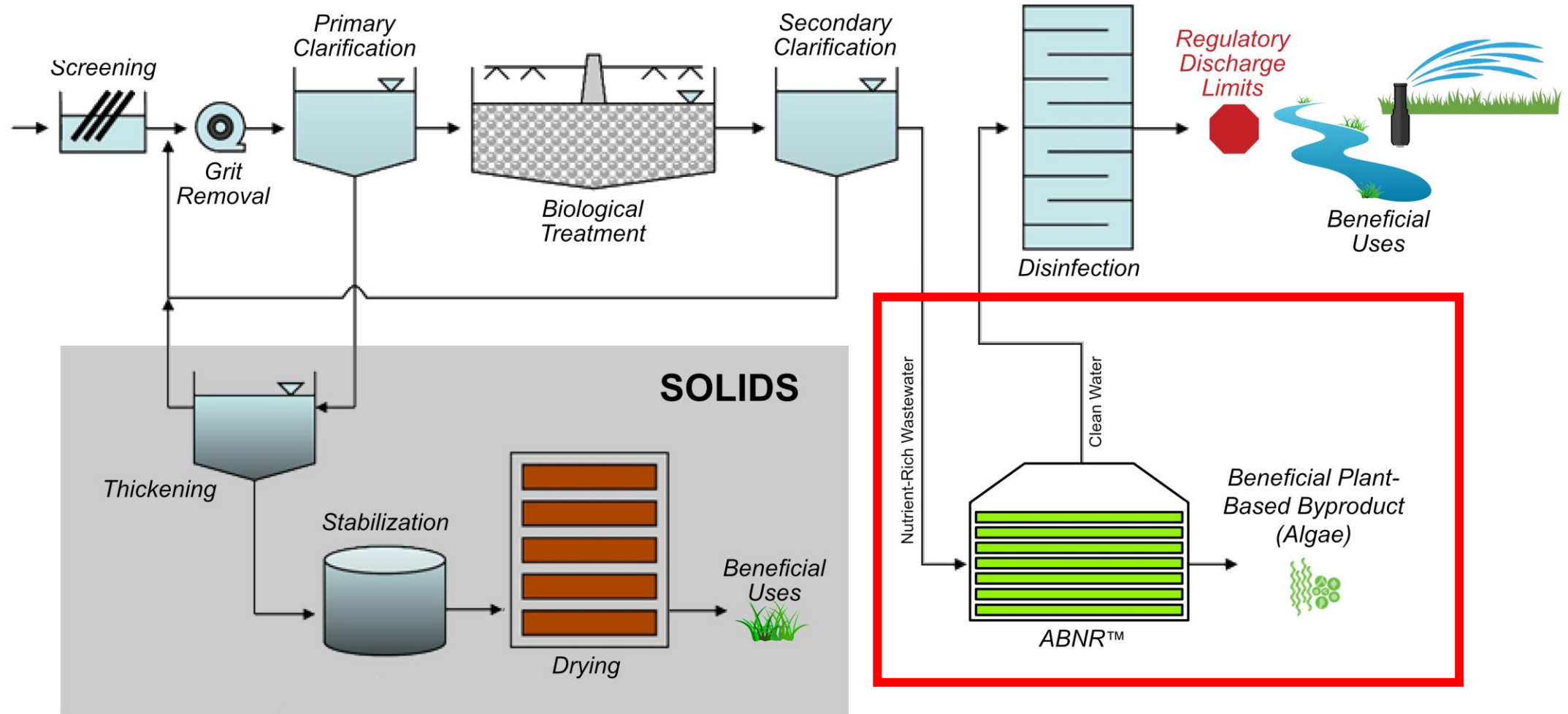


NUTRIENT REMOVAL

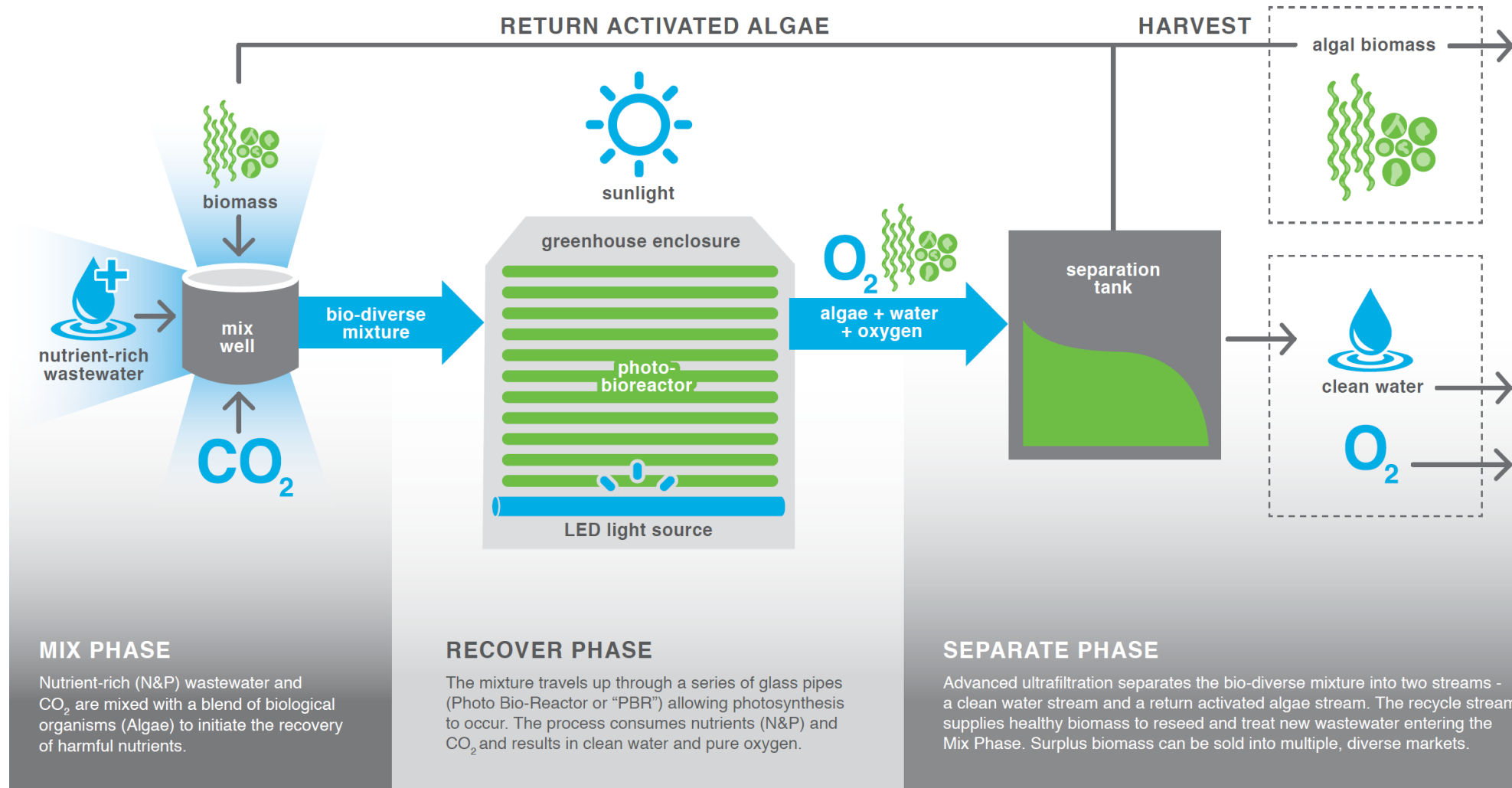


The current wastewater treatment processes do not adequately address removal of nutrients (specifically nitrogen and phosphorus) from the liquid waste stream in accordance with State regulations. In order to meet changing water quality standards related to nutrients to protect and improve Utah's limited water resources, a new process is required.

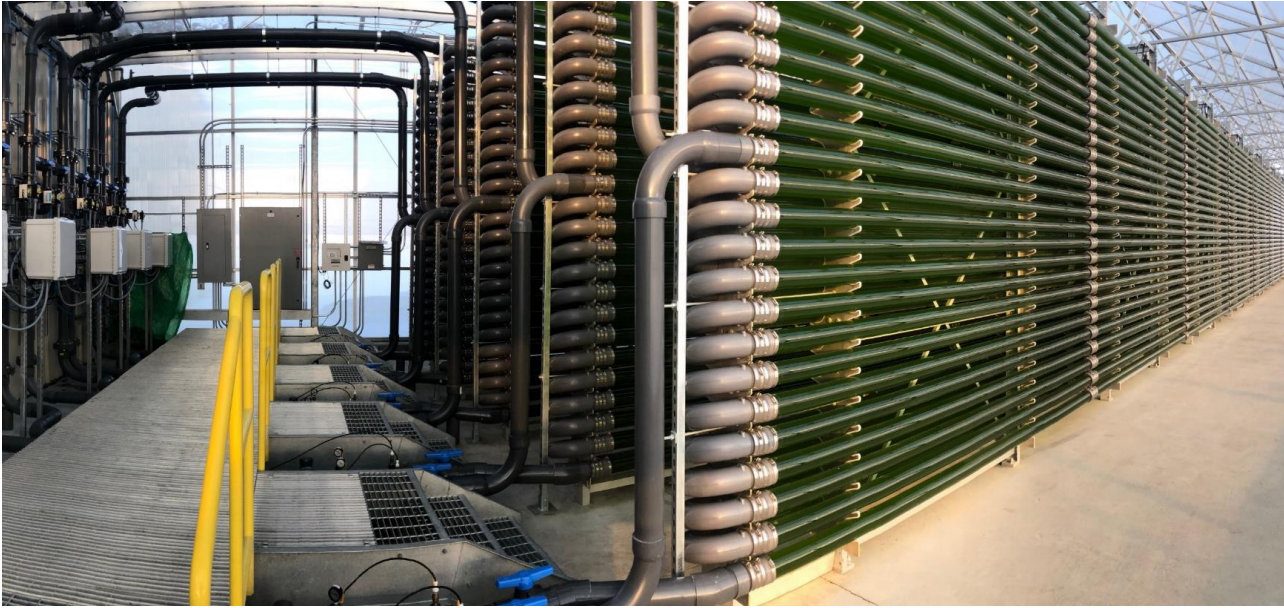
NUTRIENT REMOVAL



PROCESS



PROCESS



In addition to removing nutrients from the liquid waste stream and providing a plant-based byproduct (algae) that can be sold to offset operational costs, the ultrafiltration step of ABNR™ removes suspended solids and pathogens, resulting in a high-quality water that could be used for secondary irrigation to supplement limited water supplies.

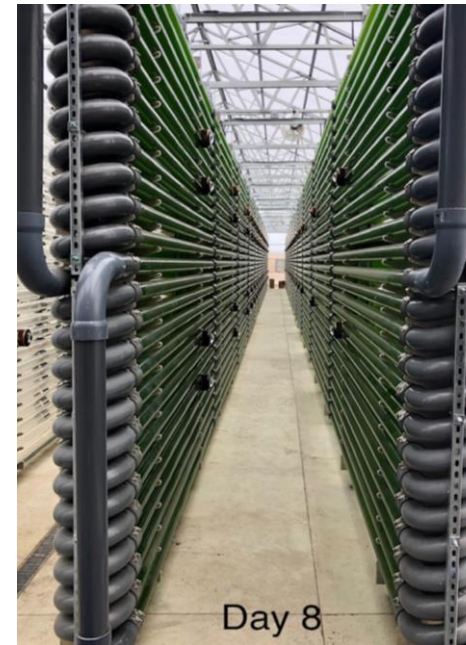
DESIGN



Courtesy: CLEARAS (<https://www.clearasolutions.com/>)

DESIGN

- Carbon Recycled: 15,700 lbs/day
- Algae Biomass Produced: 7000 dry lbs/day
- Design: Spring 2021 – Spring 2022
- Construction: Spring 2022
- Target Commission Date: Q4 2023



ARPA PROJECT BENEFITS

In accordance with the Utah State Legislature's Guiding Principles, this project:

- Addresses the long-term challenges of meeting water quality goals in Utah and ensuring adequate water supplies through reuse.
- Provides local and statewide benefits by helping to supplement limited water supplies and ensure beneficial uses of lakes, streams and other local water bodies are met for things like recreation, fishing, agriculture and wildlife.
- Implements an innovative, biological-based solution that yields a treatment plant effluent with very low levels of phosphorus and nitrogen for discharge and will serve as a model for other treatment plants.
- Aligns with the State's core function of protecting public health and the environment at a local level.



ARPA PROJECT BENEFITS

- Results in a net present benefit to residents and reduces inflationary pressure by reducing the amount of chemicals needed for treatment and producing a beneficial plant-based byproduct (algae) that can be sold to offset operational costs, culminating in lower overall costs.



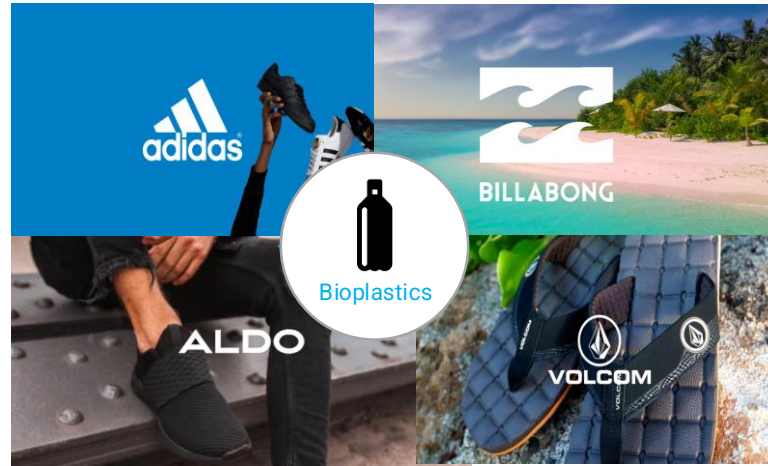
- Considers full cost of ownership and avoids creating an unfunded future cost by combining long-term, recurring sales of algae with monthly user charges to cover the capital and ongoing operation and maintenance costs of the project.

ARPA PROJECT BENEFITS

- An additional benefit is that the algae produced and sold can be used to replace traditional plastics, foams, etc. that are leading sources of pollution world-wide.

BLOOM:

An Algix Company brand, launched the world's first algae-blended EVA to the footwear industry as a sustainable ingredient in flexible foams for high rebound applications such as shoes, sporting products, and accessories.



Living Ink, Technologies:

Biomaterial's product company developing environmentally safe and sustainable ink products grown from algae.



COSTS

The District has spent five years in the planning and engineering of this project. The total estimated cost to construct and install ABNR™ is \$47,276,500. The District is seeking ARPA funds totaling \$1,000,000 from local government agencies.

With an ARPA application deadline of August 31, the District is looking to receive commitments from local government agencies no later than August 18.



Please consider making an appropriation to the District for ABNR™ as you allocate the ARPA funds you have received. Your partnership and contribution to this project at any level will increase the District's ability to secure additional funding and go a long way to benefitting our communities both now and for generations to come.

QUESTIONS



WEST BOUNTIFUL CITY

ORDINANCE #445-21

**AN ORDINANCE AMENDING WBMC 17.82 ACCESSORY DWELLING UNITS
AND RELATED SECTIONS 17.14, 17.16, 17.20, 17.24**

WHEREAS, Utah Code Annotated §10-9a-101 et seq., also known as the “Municipal Land Use, Development, and Management Act,” grants authority to the West Bountiful City Council to make changes to its Zoning Ordinances; and

WHEREAS, West Bountiful City currently allows property owners to have an Accessory Dwelling Unit (ADU) within or attached to a single-family dwelling as long as it complies with the provisions of WBMC 17.82.; and

WHEREAS, the 2021 legislature passed Senate Bill 82 which modified portions of single-family housing law dealing with ADUs; and

WHEREAS, the West Bountiful Planning Commission held a properly noticed public hearing on July 13, 2021, and recommends modifications to comply with new state law.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF WEST BOUNTIFUL THAT WBMC 17.82, 17.14, 17.16, 17.20, and 17.24 BE MODIFIED AS SHOWN IN ATTACHED EXHIBIT A.

This ordinance will become effective upon signing and posting.

Adopted this 20th day of July 2021.

By:

Ken Romney, Mayor

<u>Voting by the City Council:</u>	<u>Aye</u>	<u>Nay</u>
Councilmember Ahlstrom	_____	_____
Councilmember Bruhn	_____	_____
Councilmember Enquist	_____	_____
Councilmember Preece	_____	_____
Councilmember Wood	_____	_____

Attest:

Cathy Brightwell, City Recorder



MEMORANDUM

TO: Mayor & City Council

DATE: July 30, 2021

FROM: Staff

RE: Proposed Updates to Accessory Dwelling Unit Regulations

Background

Accessory Dwelling Units (ADUs) attached to or within a primary dwelling have been allowed in West Bountiful as a conditional use since 2011. The planning commission has been reviewing ADU regulations since last fall when John Janson and Jake Young, our consulting planners, provided information related to land use issues as part of the city's stated goals in response to SB 34 (2020). At that time, the Commission unanimously supported moving ADUs from Conditional to Permitted Use as sufficient standards exist in city code to mitigate any detrimental effects.

During the 2021 legislative session, SB 82 was passed which modified portions of single-family housing law dealing with ADUs. It requires cities to classify internal ADUs as a permitted land use; eliminates "unrelated" in single family definition referring to whom the ADU can be rented; prohibits many restrictions including size and lot area; and makes changes to the International Residential Code to make it easier to convert/establish internal ADUs in existing homes. The new law applies to "internal" ADUs which are defined as being created within a primary dwelling or within the footprint of the primary dwelling.

The city council and planning commission met jointly in April 2021 to discuss general policy issues related to ADUs. The planning commission was directed to consider appropriate changes to comply with state law and other issues that may benefit residents of the city. It was also decided that detached ADUs would not be considered at this time.

Planning Commission Discussion

*Issues Considered and **Included** in Proposed Draft*

- **Application.** An application will be required for all ADUs and processed as a permitted use.
- **Impact Fees.** Impact fees on internal and attached ADUs will continue to be waived. This was included as a benefit in the city's Moderate Income Housing report from 2020.
- **Exceptions for Determining Owner Occupied Status.** Property owners of ADUs are required to have permanent residence except for business, medical, military service, or religious reasons for a continuous period not exceeding 3 years. At no time shall both the ADU and primary dwelling be rented as separate units.
- **ADU Agreement.** Each ADU will be subject to an ADU agreement recorded with the County Recorder.

*Issues Considered and **Excluded** from Proposed Draft*

- Regulations for short-term (less than 30-day) rentals, such as VRBO's and AIRBNB's. The city is aware that short-term rentals are available in West Bountiful from time to time. The planning commission determined they did not have enough information to address the issue at this time so short-term rentals are neither specifically permitted nor prohibited in the draft.
- The new state law allows cities to require the property owner of an ADU to obtain a business license. West Bountiful does not currently require such licenses for any rental property and neither planning commission nor staff were interested in implementing the requirement at this time.

Recommendation

Following the public hearing on July 27, 2021, the planning commission recommends approval of the attached ADU amendments - WBMC 17.82, 17.14, 17.16, 17.20, 17.24.

17.82 Accessory Dwelling Units

17.82.010 Purpose

The purpose of this chapter is to establish use and development regulations for accessory dwelling units (ADUs). These regulations are adopted for the following purposes:

- A. To accommodate such housing in single family residential neighborhoods in accordance with state law.
- B. To provide an alternative housing option.
- C. To provide uniform standards for ADUs.

17.82.020 Definitions

As used in this chapter, the following terms have the following definitions:

“Accessory dwelling unit,” or “ADU,” means a separate dwelling unit, created within or attached to a single family dwelling, that complies with the provisions of this chapter.

“Primary dwelling” means the main dwelling within the single family dwelling of which an ADU is a part or to which it is attached. The primary dwelling, independent of any ADU, shall meet all applicable requirements for a single family dwelling under this title, the current building codes adopted by the City, and state law.

17.82.030 Scope

The requirements of this chapter shall apply to any ADU within the City. Such requirements shall not be construed to prohibit or limit other applicable provisions of this title, the West Bountiful Municipal Code, and other laws.

17.82.040 Development Standards

The development standards in this section shall apply to all ADUs.

- A. Application. An application for an ADU in a form provided by the City will be required for all ADUs. The application will be processed as a permitted use.
- B. Location. An ADU shall be allowed only within or attached to an owner-occupied single family dwelling. The owner of the property shall have permanent residence in the primary dwelling or the ADU, subject to allowed absences under Section 17.82.040.I
- C. Number of Accessory Dwelling Units. A maximum of one (1) ADU shall be allowed within or attached to each single family dwelling. No lot or parcel shall contain more than one ADU.
- D. Parking. Adequate off-street parking shall be made available to accommodate the residential use of an ADU, subject to the residential use parking requirements of Chapter 17.52 of the West Bountiful Municipal Code and state law. A minimum of one (1) additional off-street parking space shall be provided and designated for each ADU, regardless of whether the primary dwelling is existing or new construction when the ADU is created. Parking spaces may include garage and driveway space. If the ADU is created within a garage or carport, sufficient off-street parking must be provided to replace the parking contained within the garage or carport. Parking stalls shall be paved with concrete, masonry, asphalt, or concrete pavers; gravel parking stalls or driveways are also allowed.

- E. Utility Metering. No separate utility metering for the ADU shall be allowed, and the utility service shall be in the property owner's name.
 - F. Size. No minimum or maximum size is established for an ADU by this ordinance except that the unit shall contain at least a living area, kitchen area, sleeping area and bathroom facilities that comply with applicable provisions of this title, the current building codes adopted by the City, and state law.
 - G. Construction Codes. An ADU shall comply with the construction housing codes in effect at the time the ADU is constructed, designated as an ADU, or remodeled. This shall include the obtaining of a building permit or other permits as the codes may require.
 - H. Architecture. An ADU that is added onto or created within an existing single family dwelling or a new single family dwelling that is designed to accommodate an ADU shall not resemble a multi-family structure in terms of the number or location of garage doors, carports, outside entries, or porches. The architectural design and materials of an addition for an ADU shall match the existing single family dwelling so that the addition appears to be part of the original building.
 - I. Owner Occupied. The owner of the property on which the ADU is located, as listed in the County Recorder's Office, must reside on the property as the owner's principal residence, except for business, medical, military service, or religious reasons for a continuous time period not exceeding three years. If an absence is warranted due to the above reasons, an on-site manager shall be designated for the period of absence. At no time shall both the ADU and the primary dwelling be rented as separate units.
 - J. ADU Agreement. Each ADU shall be subject to an ADU agreement on a form provided by the City and recorded with the County Recorder. The ADU agreement shall run with the land and bind any subsequent owner of the property. If the owner of record of a property changes, the new owner shall be required to submit a new ADU application and occupy the property as the owner's primary residence; otherwise, the ADU shall be immediately vacated and shall no longer be used as an ADU. The recorded ADU agreement shall acknowledge that the owner must reside in the primary dwelling or ADU, subject to allowed absences under Section 17.82.040.I.
 - K. Separate Address. The ADU shall be identified with a separate address using the letter "B" to provide clarity for emergency purposes. A second mailbox is recommended but not required.
 - L. Lease Agreement. If the ADU is leased, language that the lease will terminate upon sale of the property will be included in any lease documents.
 - M. Penalties. Penalties may be imposed to assure compliance with this chapter as per Section 17.08.050.
-

AGRICULTURAL SPECIALTY DISTRICT (A-S)

17.14.020 Permitted Uses

The following uses are permitted in the A-S agricultural specialty district:

1. Agricultural;
2. Single family dwelling;
3. Farm Animals;
4. Home Occupations;
5. Accessory Dwelling Units (ADU);
6. Medical cannabis pharmacy, as defined in Chapter 17.62; and
7. Cannabis production establishment, as defined in Chapter 17.62.

17.14.030 Conditional Uses

The following uses are conditional in the A-S agricultural specialty district:

1. Equestrian facilities, commercial stables;
2. Public or quasi-public uses;
3. Child day care or nursery (pursuant to Chapter 5.28 Home Occupations);
4. Flag lots;
5. Kennels (pursuant to Chapter 5.28 Home Occupations);
6. ~~Accessory Dwelling Units (ADU)~~; and
7. Restricted Lots (see definitions, Section 17.04.)

AGRICULTURAL DISTRICT (A-1)

17.16.020 Permitted Uses

The following uses are permitted in the A-1 agricultural district:

1. Agricultural;
2. Single family dwelling;
3. Farm Animals;
4. Home Occupations;
5. ~~Accessory Dwelling Units (ADU)~~; and
6. Non-commercial structure.

17.16.030 Conditional Uses

The following uses are conditional in the A-1 agricultural district:

1. Equestrian facilities, commercial stables;
2. Public or quasi-public uses;
3. Child day care or nursery (pursuant to Chapter 5.28 Home Occupations);
4. Flag lots;
5. Kennels, (pursuant to Chapter 5.28 Home Occupations); ~~and~~
6. Restricted Lots (see definitions, Section 17.04.030). ~~and~~
7. ~~Accessory Dwelling Units (ADU)~~.

RESIDENTIAL DISTRICT (R-1-22)

17.20.020 Permitted Uses

The following uses are permitted in the R-1-22 residential district:

1. Agricultural;
2. Single-family dwellings;
3. Home Occupations;
4. ~~Accessory Dwelling Units (ADU)~~; and
5. Farm animals.

17.20.030 Conditional Uses

The following uses are conditional in the R-1-22 residential district:

1. Child day care or nursery (pursuant to Chapter 5.28 Home Occupations);
2. Flag lot;
3. Public, quasi-public uses;
4. ~~Accessory Dwelling Units (ADU);~~ and
5. Restricted lots (see Definitions - Section 17.04.030).

RESIDENTIAL DISTRICT (R-1-10)

17.24.020 Permitted Uses

The following uses are permitted in the R-1-10 residential district:

1. Agricultural;
2. Single Family Dwellings;
3. Farm animals;
4. Home occupations; and
5. ~~Accessory Dwelling Units (ADU).~~

17.24.030 Conditional Uses

The following uses are conditional in the R-1-10 residential district:

1. Public, quasi-public uses;
2. ~~Accessory Dwelling Units (ADU);~~
3. Restricted lots, (see Definitions (Section 17.04.030);
4. Flag lots; and
5. Child day care or nursery (pursuant to Chapter 5.28 Home Occupations).

PENDING – NOT YET APPROVED

Minutes of the West Bountiful City Council meeting held on Tuesday, July 20, 2021, at West Bountiful City Hall, 550 N 800 West, Davis County, Utah.

MEMBERS: Mayor Ken Romney, Council members James Ahlstrom, James Bruhn, Kelly Enquist, and Rod Wood.

EXCUSED: Council member Mark Preece

STAFF: Duane Huffman (City Administrator), Steve Doxey (City Attorney), Steve Maughan, (Public Works), Chief Brandon Erikson, Cathy Brightwell (City Recorder), Kris Nilsen (City Engineer), Josh Virostko (Lakeside Golf Course Superintendent)

PUBLIC: Alan Malan, Richmond Thornley, Michael & Bridger Youngberg, Matt Murri, Becky Johnson, Michelle Curtis, Julie Thompson

Mayor Romney called the regular meeting to order at 7:30 pm. Rod Wood provided an invocation, and the Pledge of Allegiance was led by Boy Scout Bridger Youngberg.

1. Approve the Agenda.

MOTION: *James Bruhn made a motion to approve the agenda. Rod Wood seconded the Motion which PASSED by unanimous vote of all members present.*

2. Public Comment.

Bridger Youngberg from Boy Scout Troop 109 came forward to present his idea for an Eagle Scout project. He noted that his Troop, chartered in 1922, was one of the first in the state. It continues to grow and currently has 30 boys.

His proposal is to relocate the plaques that were removed from city park when the new concession building was built a couple years ago. These plaques describe history of the city. He would like to place them on a half wall he will build on the grass by the south end of the Prospector Trail at 400 North and 900 West. He has discussed his idea with Rocky Miller and Steve Maughan who are comfortable with the proposal. He explained that placement of the plaques at city park was his father's original eagle scout project and it's important to him that they be reinstalled. His goal is to have the project complete by the end of the year. Members of the Council supported the project.

3. Request to Name Sand Volleyball Courts at City Park "Spiker Sands" in Honor of Olympian Jake, Gibbs.

Matt Murri is proposing to place signage at the city park sand volleyball courts as a tribute to "Spiker" Jake Gibb, a former Bountiful resident who recently qualified to go back to the Olympics for the 4th time. He said we have a unique opportunity to pay tribute to a local Olympic athlete whose professional beach volleyball career began playing in the sand courts at West Bountiful city park. The intent is to recognize Jake Gibb with an attractive, low maintenance, dual post sign located just

in front of the light on the west side of the sand volleyball courts with the name, "Spiker Sands." He proposed that the sign include a referral to Jake's website so people can learn more about him. Jake, a husband, and father of two, started playing when he came back from his mission, is passionate about sand volleyball, and spent countless hours playing on the West Bountiful sand courts. He decided to pursue his passion and won over 34 championship titles and has now qualified for his fourth trip to the Olympics. Mr. Murri estimates the cost to be \$250 - \$500 and he will seek private donations to cover the cost of the sign.

There was discussion and Mr. Murri was asked to provide additional information including Jake Gibb's consent to having the sign and any documentation that might provide more about him playing in West Bountiful. There was some concern about maintenance and safety around the sign. Steve Maughan said he would like to go evaluate the site with Matt to make sure it won't cause any problems.

4. Request for Impact Fee Waiver – Becky Johnson, 567 W Pages Lane.

Duane Huffman introduced a request from Becky Johnson, 567 W Pages Lane, for a waiver of the culinary water impact fee and a brief analysis of the council's authority to adjust the fee and its payment method.

Ms. Johnson explains in her letter the reasons for the request. She is a single mother who recently moved into the city. The inspector she hired when she bought the home was not familiar with wells, so only tested the water quality and not the integrity of the well. The previous homeowner told her the well worked great. Ms. Johnson installed a water softener when she discovered how hard the water was and wanted to protect against future damage to her pipes and appliances. Shortly after she bought the home, her well booster pump went out. Replacement of the pump was not covered by her home warranty policy. Once it was replaced, it was determined that the well was running dry which is believed to have caused the damage to the pump.

She learned that a culinary water line was stubbed to her home when Pages Lane was rebuilt a few years ago but it will be very costly to tie into the line. She said she has tried everything she can think of throughout this painful process but there are no other options. She is asking that the water impact fee be waived, and she would pay the meter fee and water usage going forward.

There was discussion about the request. Mr. Huffman said he believes there are about seven other homes in the city in a similar situation and what they decide tonight will impact these other homeowners.

Mayor Romney inquired about a long term payment plan and how a future sale of the property might impact full payment. Steve Doxey explained that an agreement could be recorded against the property so full payment would be required before closing on any future sale.

There was consensus that a long term payment plan agreement be prepared so the impact fees can be paid in installments for up to five years.

Rod Wood added that he is aware of people who would like to donate to the cause.

Ms. Johnson thanked the Council for their consideration and appreciates their willingness to help her. She also thanked council member Wood for the donations he mentioned.

MOTION: *Rod Wood made a Motion not to waive the water impact fees but to allow installments with no interest for up to five years as worked out with staff and approved by the city attorney. James Bruhn seconded the Motion which PASSED by unanimous vote of all members present.*

5. Resolution 445-21, A Resolution Amending WBMC 12.24 Related to Dogs at City Parks.

Mayor Romney requested that the topic of dogs at city parks be placed on the agenda for discussion and potential action following the recent and on-going issues of dog waste, dogs off-leash, and other health and safety issues.

There was discussion about the on-going problems. Dogs have been allowed in the parks now for several years, but many owners do not follow the posted rules. The two biggest problems are dogs off-leash and dog waste not picked up even though dog waste stations have been installed in convenient locations.

Mr. Huffman shared proposals that offer two options related to dogs at city parks. The first would prohibit dogs at all city parks; the second would prohibit dogs at the main city park and allow them on-leash at other parks. These prohibitions will not affect service dogs.

A couple options were discussed.

- Improve signage.
- Police it better and cite owners when dogs are off-leash.
- Prohibit dogs at city park but continue to allow them at other parks and trails.
- Allow dogs on-leash but prohibit them at large events.

Mr. Huffman recalled that it was tough to enforce regulations when no dogs were allowed, and even harder now when it's on-leash only. Police have increased patrols of the park, but this is not generally the best use of their time.

There was discussion about how signage might be improved and other ways to get the word out. Separate signs by the waste stations, newsletter articles or a more general public relations campaign. We could let people know that if the problems continue, dogs will no longer be allowed.

There was general consensus to prohibit dogs at large events like the firework display.

Council member Enquist said he spends a lot of time at the park and finds most dogs are on leash and most owners pick up after their dogs. The problem is when dogs are allowed to run loose they leave messes in areas that their owners don't see. He doesn't believe the problem is worse than in the past and thinks the dog waste stations have been helpful. He suggests more signage.

Steve Maughan noted that the problem comes and goes with spring being the worst time of year. He has not heard many complaints from his guys when mowing or working in the parks.

Julie Thompson, from the Davis Journal, commented that her kids were afraid of dogs, and they liked coming to the West Bountiful Park because dogs were banned.

Staff was directed to take some time to review the problems and find ways to better educate the public.

6. Proposal for Emergency Connection to West Bountiful Water System for Lakeside Golf Course.

The irrigation system at Lakeside Golf Course is supplied with secondary water from Weber Basin Water Conservatory District. While the city has a certain allotment, it is contingent on the water being available. Due to the current drought, we began the season with a 20% decrease in our secondary water allotment, with the expectation that the water season will be shortened to October 1. We have been told by Weber Basin that the season could be shortened into September as drought conditions worsen. If we lose water before the middle of September, the course will likely lose turf on fairways, tees, and greens.

Understanding the need to conserve water, Lakeside began the season with a water management plan and is on schedule to meet the water reduction goals.

While the course will see aesthetic impacts from using less water like the browning of turf, it is critical that we not allow the death of turf, especially on greens, tees, and fairways. For example, if a green is lost and the course replaces it with sod, we would likely lose play on that green for 1.5 months and spend \$75K-\$100K on sod. If it is replaced with seed, we would lose 150 days of play for re-growth during peak playing season. Loss of play on greens would significantly alter course revenue.

If the course used all of its resources to keep greens alive, we would risk significant loss on tees and fairways, which would also result in months for re-growth, essentially losing a season of play, as well as tens of thousands in seed costs. This is the primary reason that this emergency connection proposal includes a connection large enough to keep the full course alive.

In anticipation of secondary water becoming unavailable at a point in the year where water would still be critical to keeping turf alive, staff explored options related to connecting the irrigation system to the city's water system. Such a connection will continue to benefit the course if the drought continues in the coming years and could also serve in emergency situations when Weber Basin has a broken water line or maintenance to their system.

The proposal is for a 6" connection coming from the end of 975 West and approximately 812 North. This connection would require a vault for the meter and backflow protection. In reviewing design options, a smaller connection would not supply the needed pressure to fully operate the system.

The cost estimate for this proposal is \$104,000 and includes a 15% contingency. Staff believes self-performing as much work as possible could lower the total cost to \$70,000, but manpower will be a challenge. This proposal should be viewed as a long-term investment in the course, giving the city more control in the ability to protect the primary asset.

Josh Virostko explained that irrigation of the course is very efficient by using a Toro smart irrigation system that provides separate control of each sprinkler head.

There was discussion about combining this project with the trail planned to go from the end of 975 West along the north side of hole #2 and connecting to the Prospector trail. There is enough in the Golf Course Fund to pay for the water connection, but RAP funds would be needed to help cover the costs of the trail.

As far as timing, Duane said we should be fine this year but would like to move forward as soon as possible. It will be important to do some public relations work so the public understands why we need the connection. He added that we will move forward with the design and costs for the trail to present for discussion at a future meeting.

MOTION: *James Bruhn made a Motion to Approve an Emergency Connection for Lakeside Golf Course to the West Bountiful Culinary Water System, and to Move Forward with the Design and Costing of a New Trail Connection from 975 W Along the South Edge of Hole # 2 to the Prospector Rail Trail. Rod Wood seconded the Motion which PASSED by unanimous vote of all members present.*

7. Minutes from June 15, 2021, City Council Meeting.

MOTION: *Kelly Enquist made a Motion to approve the meeting minutes from June 15, 2021. James Bruhn seconded the Motion which PASSED by unanimous vote of all members present.*

8. Staff Reports

Police – Brandon Erikson

- Provided an update on vehicles. Trucks and Explorers were delivered, and installation of equipment will begin.
- Sgt Adam's retirement open house is scheduled for this Friday from 3-5 pm at city park.

Public Works – Steve Maughan

- The Porter Lane road project went well and he's pleased with the results. They started Monday and completed paving on Saturday.
- Seal coating will begin in early August, then striping the entire city.
- Well update – the block for the building is not available for about 6 weeks.
- Water meters throughout the city are being checked to update all our records; it's a big project.
- Miscellaneous sidewalk project is about 2/3 of the way completed.

Engineering – Kris Nilsen

- We will address the block issues at tomorrow's progress meeting on the Well project.
- Public Works facility. We made progress today getting down to 1 company on design and CMCG candidates down to 4. We are following the process suggested by the state for the

selection committee, then we will negotiate a contract for an architect. The process for CMCG will be similar but it may take longer to make a selection.

- Working on utility mapping for UDOT.

Community Development – Cathy Brightwell

- We are working on ordinance updates with planning commission – ADU's, fences/clear view area, housing in commercial areas, and landscaping.
- We are investigating several complaints regarding businesses operating without licenses.

Administrative Report – Duane Huffman

- Chasebrook, the owners of the Gateway shopping center complex, met with us about the need to make changes to the property as they are losing tenants. They were excited to hear about the city's efforts to consider housing in commercial areas. We told them we are open to look at anything they propose that would help the area be commercially viable.
- We discovered that property owners in Highgate Estates who have already paid for their building permits paid for the standard ¾ inch water meter instead of the 1 inch meter the developers installed. The difference in cost is about \$2400. They have all been invoiced for the difference and we will be open to installments, if requested.
- We received our first allotment ARPA funds, and the state just announced a matching grant program.
- Duane met with the Sewer District, and they provided a tour of their algae facility. They would like to make a presentation at the next city council meeting and request a portion of our ARPA funds.
- The owner of the lot in Birnam Woods who has asked to purchase our lot continues to call. We are looking into having a wetlands study conducted.

9. Mayor / Council Reports

Kelly Enquist – Mosquito Abatement is still struggling to find employees. Three positive pools for West Nile have been identified but none in West Bountiful. He asked for an update on the streetlight outage issue and reported several lights out at city park.

James Bruhn – no report.

James Ahlstrom – Acceptance letters were sent out to all 20 Youth Council applicants for the upcoming term. The first meeting will be held on August 12 and they will discuss possibly changing future meeting days as the McReynold's have a conflict. They are preparing for some service projects including Coats for Kids.

Centerpoint Theatre provided him with the twelve additional ticket vouchers the city requested for residents. They said the recent Newsies performances were the highest attendance show they have had.

Rod Wood – no report.

Mayor Romney provided a COVID update. West Bountiful has been averaging 8 – 10 cases a week. Hospitalizations are up and 85% of all cases in the county are unvaccinated individuals. The number

of new vaccinations has leveled off, with zip code 84087 having one of lowest vaccination rates in the county. Break-through cases still seem to be fairly rare.

The police department has had a hard week dealing with some tough cases. We appreciate the great job they have done.

Santorini's Greek Grill held their grand opening recently with a good turnout. All restaurants are desperate for help which means some must limit their hours and the number of patrons allowed.

10. Closed Session Pursuant to UCA § 52-4-205(1)(c).

No closed session was necessary

11. Adjourn.

MOTION: *James Bruhn made a Motion to adjourn the closed meeting. Rod Wood seconded the Motion which PASSED by unanimous vote of all members present.*

The foregoing was approved by the West Bountiful City Council by unanimous vote of all members present on Tuesday, August 3, 2021.

Cathy Brightwell, City Recorder