

Mayor
Kenneth Romney

WEST BOUNTIFUL CITY

City Administrator
Duane Huffman

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

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

AGENDA:

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

1. Approve Agenda.
2. Public Comment - two minutes per person, or five minutes if speaking on behalf of a group.
3. Proposal to Purchase Portion of Birnam Woods Park Property – Kellen Frey.
4. Electronic Speed Limit/Radar Signs.
5. Impact Fee Reduction, Marv Putnam, 187 N 1450 West.
6. Resolution 502-21, A Resolution Reappointing Jason Meservy and Renate Allen to the Emergency Preparedness Advisory Committee.
7. Ordinance 446-21, An Ordinance Creating a New Section, WBMC 17.50 Clear View Area and Fence Requirements, and Deleting Related Sections 17.14.100, 17.16.100, 17.20.100, and 17.24.100.
8. Meeting Minutes from August 17, 2021.
9. Staff Reports – Police, Public Works, Engineering, Community Development, Administration.
10. Mayor/Council Reports.
11. Closed Session for the Purpose of Discussing Items Allowed Pursuant to UCA § 52-4-205.
12. 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 September 3, 2021.

Minutes of the West Bountiful City Council meeting held on Tuesday, September 7, 2021, at West Bountiful City Hall, 550 N 800 West, Davis County, Utah.

MEMBERS: Mark Preece-Mayor Pro Tem, Council members James Ahlstrom, James Bruhn, Kelly Enquist, and Rod Wood

EXCUSED: Mayor Romney

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

PUBLIC: Alan Malan, Richmond Thornley

Mayor Pro Tem Preece called the regular meeting to order at 7:30 pm. James Bruhn provided an invocation, and the Pledge of Allegiance was led by Kelly Enquist.

1. Approve the Agenda.

Duane Huffman reported that Mr. Frey has requested that his proposal to purchase a portion of Birnam Woods park property (agenda item #3) be tabled to the next meeting.

MOTION: *James Ahlstrom made a Motion to approve the agenda with item 3 tabled. James Bruhn seconded the Motion which PASSED by unanimous vote of all members present.*

2. Public Comment.

No comments

3. Proposal to Purchase Portion of Birnam Woods Park Property – Kellen Frey

Tabled

4. Electronic Speed Sign.

The city received a request from Mr. David Turpin at 177 N 1100 W for the installation of permanent electronic speed limit/radar signs on the southern portion of 1100 W. He stated concern about increasing speeds on 1100 West between 400 North and 500 South especially with large trucks headed to the landfill or travelling north to new build sites. At his request, a temporary radar trailer was placed in front of his home for monitoring. The city does not have data from the trailer but has data from the radar signs installed at 1250 N 1100 West and 714 N 1100 West (which captures data from vehicles travelling south of 400 North). The data is sorted by 5 mile an hour increments with a total vehicle count from 6/20/21 to 9/3/21. This data shows that 85% of vehicles travel at 32 mph or less.

In 2018, the city purchased the two solar powered electronic speed/radar signs currently installed on 1100 W. They were installed in a method that would allow the city to move them to different locations if so desired. The city received a quote and spec sheets for additional signs at roughly \$3,000 each. If the city is interested in installing additional signs, the police department recommends them for main thoroughfares such as 800 West, 600 West, Pages Lane, Porter Lane, and with talks of development of the west end of 400 North, this may be an additional location in the future. Signs at these locations are recommended before additional signs on the southern portion of 1100 West.

There was discussion about specific individual speeds from the sign data, i.e., several vehicles going 85mph. Chief Erikson explained the readings can sometimes be wrong as the signs can pick up other things or there is interference. He believes these to be error reads. Some of the slower speeds that are reported can be from golf carts, bikes, etc., but it is not believed there are enough to skew the averages.

There was discussion about the affect these signs have on traffic speeds. They act as reminders to most drivers to slow down, although there are some drivers that are not impacted. Flashing stop signs are also good.

Steve Maughan was asked about the mobility of the signs. He explained that if we had more bases installed in key locations, he could easily move the signs around as needed. He said he gets requests all over town for speed signs – primarily on main streets like 800 W, Pages Ln., and Porter Ln., and occasionally some side roads.

Council member Bruhn suggested it is good to monitor the speed data and use it as a tool to issue citations. The data should show times of day when most speeding occurs. Chief Erikson said they prefer to educate drivers and typically give warnings for first offenders which is helpful to change behavior of most drivers. He confirmed that the majority of speeding is in main thoroughfares. Signs are useful but people tend to become desensitized and ignore them when there are too many.

Duane Huffman noted that we have two goals, 1 - is to make residents happy, and 2 - is to ensure safety. Council member Ahlstrom commented that if these signs save even one life, the costs are well worth it. He would like to do something smart that gives the city good data to share with residents, including comparisons between flashing stop signs and speed limit radar signs. A safety strategy plan as suggested by Mr. Huffman is a good way to start.

There was consensus by council members to direct staff to purchase four signs at this time.

5. Impact Fee Reduction, Marv Putnam, 187 N 1450 West.

In June of 1999, the Putnam family granted West Bountiful City an easement consisting of 0.086 acres for the extension and maintenance of a culinary water line. At the time, the Putnams did not receive any compensation for the easement but did receive a verbal commitment from city staff that they would be “taken care of” if they ever desired to connect to the city water system.

In August of 2021, the Putnams made application to connect to the city water system (as well as annex their property into the city). The Putnams are required to pay the costs of installing a water

line lateral, \$8,126 in impact fees for a 1" water meter, \$300 for a connection fee, and \$1,070 for a water right fee.

West Bountiful Municipal Code 3.22.060 states that "The City Council may authorize, on a project-by-project basis and subject to the Act, exemptions or adjustments to the impact fee rate structure for development activity the City Council determines to be of such benefit to the community as a whole to justify the exemption or adjustment..."

Council member Bruhn talked with the previous city administrator, Wendell Wild, about earlier commitments from the city and was able to confirm that he made a vague commitment to the Putnams in 1999. Staff has calculated an estimate of what the easement would be worth today (essentially 10% of the value of the land) and recommends an impact fee reduction of \$3,769.14 be granted in consideration of the benefit to the community previously provided by the Putnams.

MOTION: *James Ahlstrom made a motion to grant an impact fee reduction of \$3,769.14 based on a finding that the exemption provides a benefit to the community. James Bruhn seconded the Motion which PASSED as reflected below.*

James Ahlstrom – aye
Kelly Enquist – aye
Rod Wood - aye

James Bruhn – aye
Mark Preece – aye

6. Resolution 502-21, A Resolution Reappointing Jason Meservy and Renate Allen to the Emergency Preparedness Advisory Committee.

MOTION: *James Ahlstrom made a Motion to Approve Resolution 502-21 reappointing Jason Meservy and Renate Allen to the Emergency Preparedness Advisory Committee. Rod Wood seconded the Motion which PASSED as reflected below.*

James Ahlstrom – aye
Kelly Enquist – aye
Rod Wood - aye

James Bruhn – aye
Mark Preece – aye

7. Ordinance 446-21, An Ordinance Creating a New Section, WBMC 17.50 Clear View Area and Fence Requirements, and Deleting Related Sections 17.14.100, 17.16.100, 17.20.100, and 17.24.100.

At the city council's August 17th meeting, staff presented Ordinance 446-21 creating a new section of the city's municipal code (WBMC 17.50 – Clear view area and Fence requirements), as recommended by the planning commission. Following discussion on the issues, staff was asked to make several additional changes and bring back a draft for this meeting.

The requested changes are listed below.

1. The clear view area of driveways is increased from 10 feet to 14 feet on the driveway side.
2. Open fencing will be a minimum of 70% open.

3. Front yard fencing outside the clear view area can be 6 feet tall if open fencing is used.

Staff identified two additional issues based on their research and further consideration.

4. Language found in Title 15 – Building & Construction that allows the city to require the erection of fences as a prerequisite to approval of a project or granting of a building permit in certain situations should be modified to reference the new fencing ordinance.
5. The planning commission recommended tree branches in clear view areas be a minimum of 14 feet above the ground. This was based on the city's desire to avoid damage to snowplows and garbage trucks. After additional consideration, staff believes that in the clear view area, line of sight is a more reasonable measurement and proposes the restriction be reduced to 10 feet, and that 'branches' be changed to 'foliage.'

There was discussion on the issues.

- Items 1, 2 & 4 were accepted as written.
- Item 3 was changed so that outside of the clear view area, front yard fencing will be limited to 4 feet in height within 15 feet of the sidewalk, or street right of way if no sidewalk, regardless of the type of fencing, i.e., open or solid. Additionally, building permits will be required for front yard fences so that staff can monitor compliance and ensure clear view areas are protected.
- Item 5 was changed so that tree foliage is reduced to a minimum height of 10 feet on the yard side of a tree, with a minimum 14-foot clearance remaining on the street side.

Staff was asked to make the suggested changes and bring a new draft back to the next meeting.

MOTION: *James Ahlstrom made a Motion to table this agenda item so that additional changes can be made. Rod Wood seconded the Motion which PASSED by unanimous vote of all members present.*

8. Minutes from August 17, 2021, City Council Meeting.

MOTION: *Kelly Enquist made a Motion to approve the meeting minutes from August 17, 2021, as presented. James Bruhn seconded the Motion which PASSED by unanimous vote of all members present.*

9. Staff Reports

Police – Brandon Erekson

- The open sergeant position application process closes on Saturday.
- Waiting on approval of a new DARE vehicle design.

Public Works – Steve Maughan

- The well house construction is progressing; still waiting on block for the walls.
- New generator has been installed, tested and it works well.

Engineering – Kris Nilsen

- Pickleball shade structures should be installed this week, then we will work on signage.

Community Development – Cathy Brightwell

- Letters went out last Wednesday encouraging property owners on 1450 W to join the annexation petition of Marv Putnam and Mike Demas. No responses have been received.
- ULCT Conference is scheduled for Sept 29 – Oct 1. Any elected officials interested in attending should let Cathy know.
- Drive through vaccine clinic will be held at the LDS Stake Center on 600 West tomorrow from 3-6pm.

Administrative Report – Duane Huffman

- Flu clinic will be held at city hall on Sept. 14 from 3-5 pm. They will also provide other vaccinations including COVID, shingles, pneumonia, etc.
- Steve, Kris, Duane and Mayor Romney have been working a lot to prepare for the RFP for the west yard structure making decisions on locations of utilities, material storage, salt storage, etc.
- Scratch Development recently purchased the Smith property. There are a lot of issues with the property and future development. The current administration of Woods Cross is adamant that an access road to the north or east be included in any project. If the new owners decide to annex to Woods Cross, we will need to decide whether to oppose or support.

11. Mayor / Council Reports

Kelly Enquist – He has received complaints regarding the cross walk by the railroad crossing in on Pages Lane. There is a sign that warns of “crosswalk ahead” but no sign at the crosswalk. He also asked Steve Maughan why striping is not consistent on crosswalks. Steve explained that school crosswalks have certain standards (bars) that are different than general crosswalks.

Council member Enquist gave kudos to the golf course staff for doing a great job at his class reunion golf event. Members were very impressed with the condition of the course.

James Bruhn – Arts Council is wondering if Youth Council is planning to host Christmas on Onion Street this year. James Ahlstrom confirmed that they are planning to host the event on December 7. The Arts Council also had comments about the reduced size of the city newsletters. They are concerned that changing from 6 pages to 4 pages reduces the amount of content and readership may decrease. They suggested the city hire someone to help, as in the past, so it doesn’t fall on staff members to fit into their busy schedules.

Wasatch Integrated is looking for ways to treat waste. They are trying to work with South Davis Sewer District to get them anerobic waste.

James Ahlstrom – YCC has a meeting scheduled for this Thursday. They will review Bylaws and discuss options for their annual retreat and training. Their service project helping with the Rotary Club’s Coats for Kids event was great. They were the only South Davis youth council that stayed

throughout the multi-day event to help. They covered 4 shifts moving materials, setting up and taking down fences, cleaning, etc. They represented the city well.

Mark Preece – South Davis Sewer District – project costs have gone up. The original estimate for the nutrient removal project was \$70m and is now projected to be \$100m. The District is looking at how to pay for it.

He also shared that he has had questions about when the city will install bathrooms on the west side of the golf course. There is a porta-potty there, but it is not sufficient. He added that there is also interest from a lot of residents in having a dump station for RVs. Duane noted that it would need to be a partnership with the Sewer District.

Rod Wood – no report

12. Closed Session Pursuant to UCA § 52-4-205.

No closed session was needed.

13. Adjourn.

MOTION: *James Bruhn made a Motion to adjourn the regular meeting. Kelly Enquist 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, September 21, 2021.


Cathy Brightwell, City Recorder

