

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
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City Recorder
Cathy Brightwell

City Engineer
Kris Nilsen

Public Works Director
Steve Maughan

WEST BOUNTIFUL CITY COUNCIL WILL HOLD A REGULAR MEETING AT 7:30 PM ON TUESDAY, AUGUST 2, 2022, AT THE CITY OFFICES

Invocation/Thought – By Mark Preece; Pledge of Allegiance – By Mayor Romney

1. Approve Agenda.
2. Public Comment - Two minutes per person; five minutes if speaking on behalf of a group.
3. Public Hearing – Reduce a Forty Foot Section of a Public Utility Easement from 7 ½ ft. to 3 ft. at 1056 W 400 North – David Clayton.
4. Ordinance 458-22, An Ordinance Reducing a Forty Foot Section of a Public Utility Easement for the Claytons at 1056 W 400 North.
5. (7:45 pm) Presentation on “UTA On Demand, Micro Transit Service in South Davis” – Beth Holbrook, UTA Trustee and Jaron Robertson, Acting Planning Director.
6. Proposal to Place Signs at the City Park – Parents Empowered Underage Drinking Prevention – Davis Behavioral Health.
7. Employment Agreement - Huffman
8. Meeting Minutes from July 19, 2022.
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 July 29, 2022, by Cathy Brightwell, City Recorder.

MEMORANDUM



TO: Mayor and City Council

DATE: July 29, 2022

FROM: Kris Nilsen, Cathy Brightwell

RE: Reduce Easement, Alice Acres Lot 5, 1056 W 400 North - Clayton

Summary

David and Ionela Clayton have requested to reduce from 7 ½ feet to 3 feet a 40-foot section of the public utility and drainage easement on the west side of their property at 1056 W 400 North. They have submitted a building permit application to construct an accessory building 3 feet from the west property line.

Process

Utah State Code Section 10-9a-208 annotated outlines a process whereby a municipal land use authority may amend or vacate an easement.

Analysis

- The applicant has obtained the necessary approvals and documentation from affected utilities that they do not object to the request.
- Staff has reviewed the request and does not foresee any negative impacts to the city by reducing the size of the easement.
- The required public notice has been completed.
- A public hearing is scheduled for August 2, 2022.

Recommendation

Staff recommends the Council approve Ordinance 458-22 for the requested release of the above described public utility easement and authorize the mayor to sign the Release of Easement documents.

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NOTICE OF PUBLIC HEARING

The West Bountiful City Council will hold a public hearing on Tuesday, August 2, 2022, at 7:30 pm, or as soon as agenda permits, at the city offices, 550 N 800 West.

The purpose of the hearing is to receive public comment regarding a request to reduce from 7.5 feet to 3 feet, a 40-foot section of the public utility and drainage easement on the west side of Lot 5 of the Alice Acres Subdivision (1056 W 400 North).

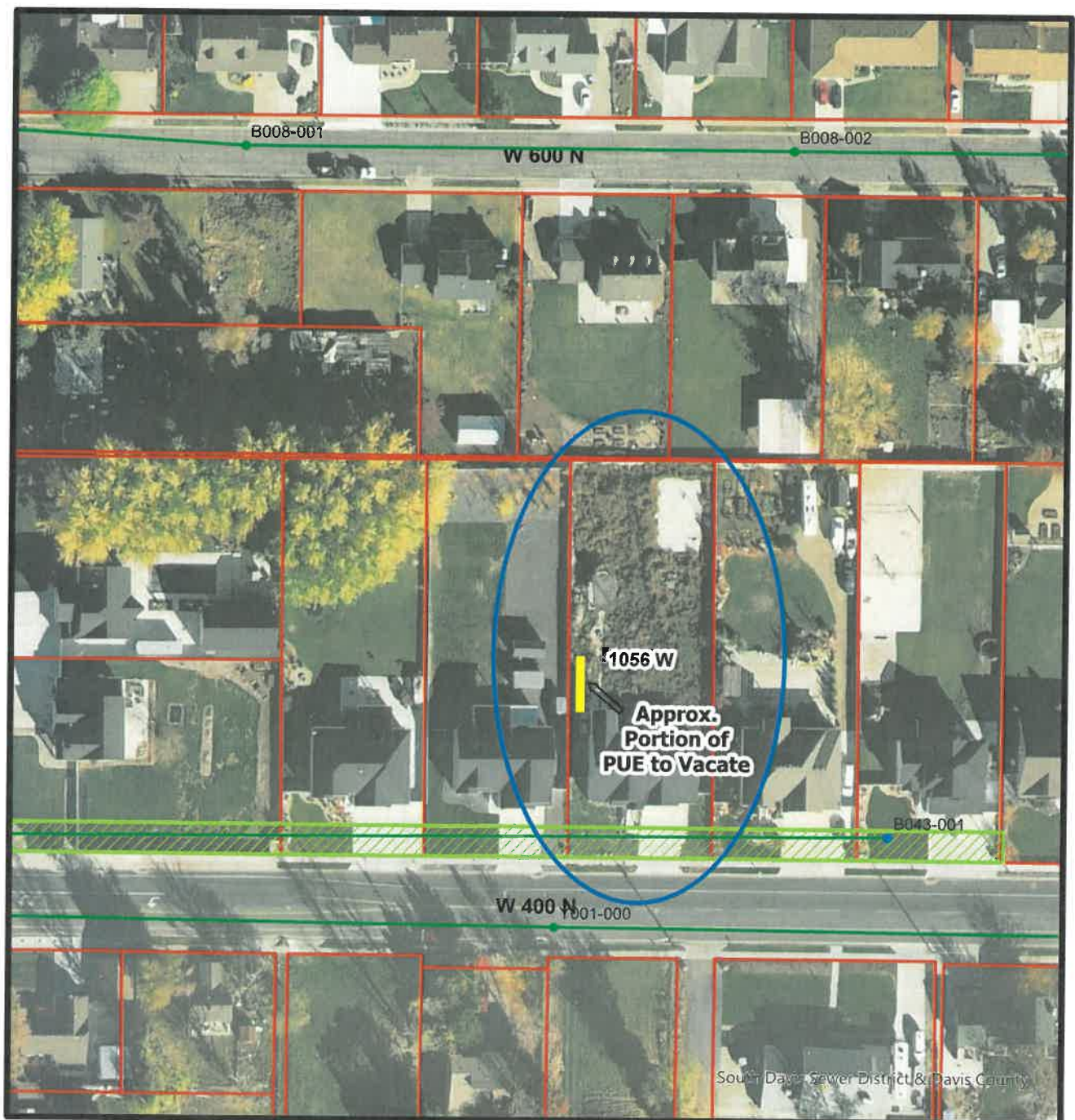
All interested parties are invited to participate in the hearing. Written comments or questions may be submitted to Recorder@wbcity.org prior to the meeting.

Cathy Brightwell
City Recorder

DAVID & IONELA CLAYTON

1056 W 400 NORTH

Request to reduce, from 7.5 feet to 3 feet, the public utility and drainage easement on the west side of their property beginning 100 feet from the front property line and running for a distance of 40 feet.



WEST BOUNTIFUL CITY

ORDINANCE #458-22

AN ORDINANCE AUTHORIZING THE CITY MAYOR TO EXECUTE A CHANGE IN EASEMENT ALONG THE WEST PROPERTY LINE OF LOT 5, ALICE ACRES SUBDIVISION AT 1056 W 400 NORTH

WHEREAS, West Bountiful City has been petitioned by the owners of the above-mentioned property to reduce from seven and one-half (7 ½) feet to three (3) feet a forty-foot section of the public utility and drainage easement on the west side of Alice Acres Lot 5 (1056 W 400 North) so that an accessory structure can be built on the property; and

WHEREAS, on or before July 15, 2022, proper notice was provided to affected entities, posted on the property, and on state and city websites; and

WHEREAS, releases have been received from all major public utility agencies; and

WHEREAS, a public hearing was held by the city council on August 2, 2022 to receive public comment concerning the requested release of easements.

NOW THEREFORE, BE IT ORDAINED by the City Council of West Bountiful that the City Mayor is authorized to execute the RELEASE OF EASEMENT for the property located at 1056 W 400 North, West Bountiful, Utah.

This ordinance shall become effective upon signing and posting.

ADOPTED August 2, 2022.

By:

Kenneth Romney, Mayor

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

ATTEST:

Cathy Brightwell, Recorder



UTA
ON DEMAND



UTA On Demand – New Zone ***South Davis County***

Beth Holbrook, *UTA Board of Trustees*

Why Microtransit?



**Improve flexible
mobility options**



**Repurpose
underperforming
bus routes**

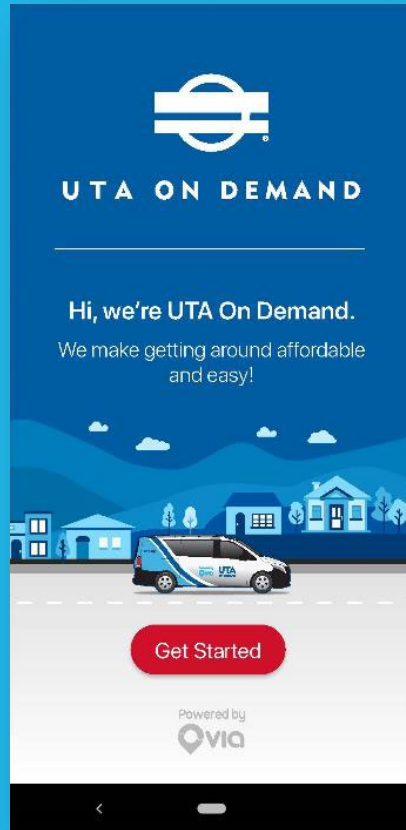


**Expand transit
access and service
coverage**



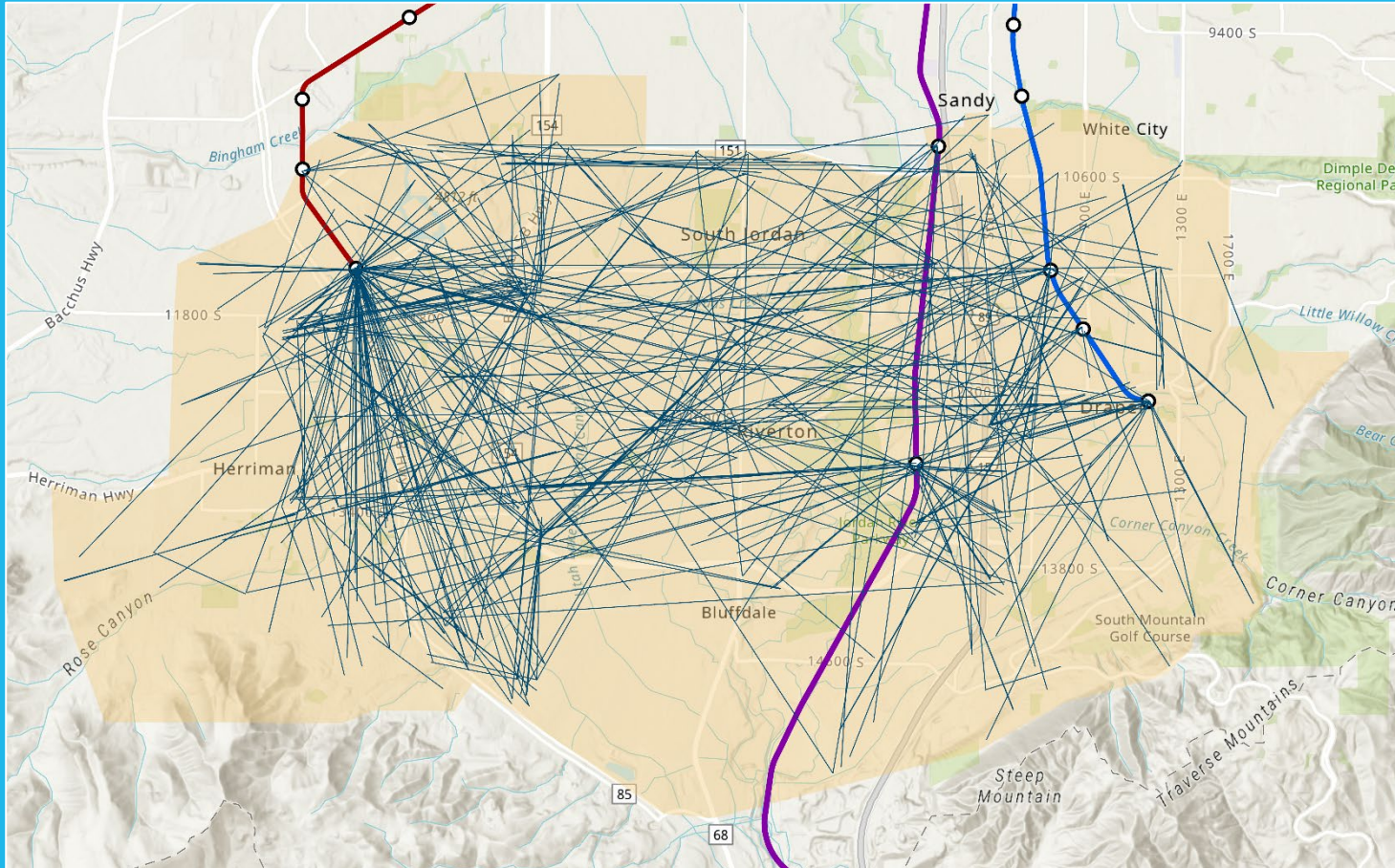
**Provide first and
last mile
connections**

How Microtransit Works



- Corner to corner service within zone boundaries
- Curb to curb service for eligible customers
- Shared/aggregated rides
- Wheelchair accessible vehicles available
- Smartphone app trip requests and payments
- Telephone call-in ride booking option
- Standard UTA fares (\$2.50) transferable to other UTA modes

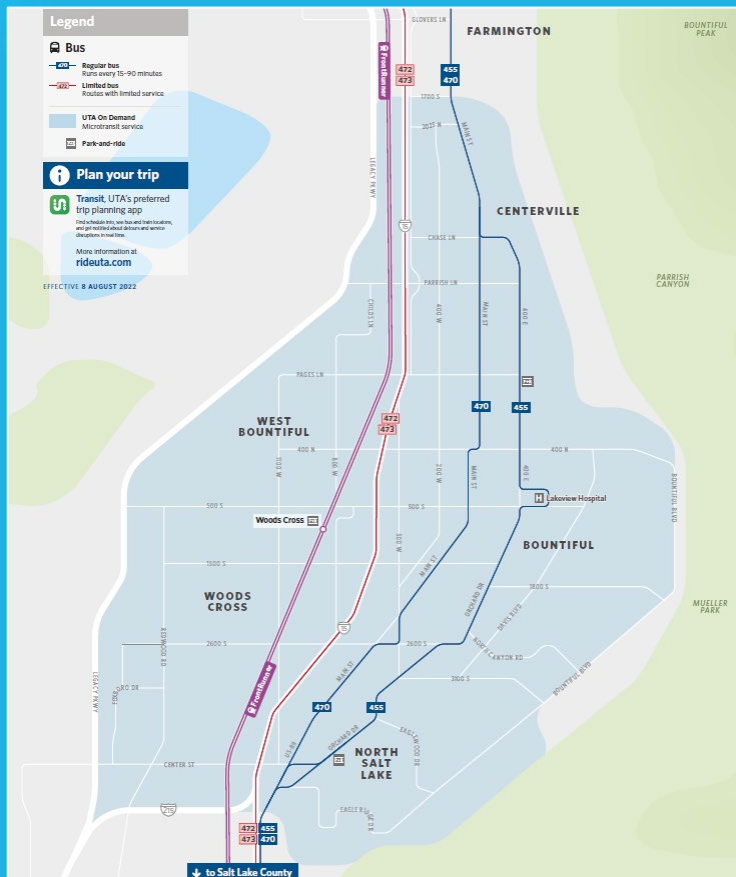
Daily Trips Sample: Southern Salt Lake County



May 5th Ridership

- Completed: 600
- Unique Riders: 316
- WAV Rides: 12
- Unique WAV Riders: 9
- Avg. Trip Distance: 4.9 mi
- Avg. Pickup ETA: 18.6 min
- Avg. Trip Rating: 4.9

Planned South Davis County On Demand



Microtransit Zone Specifics

- Launching August Change Day 2022
- Repurposing Routes 460, 461, 462, 463, 471, and F605
- Operating Days/Hours
 - Monday – Friday
 - 6:00 am – 9:00 pm

Key Microtransit Zone Statistics

Zone Size

28

sq. mi

Population

92k

people

Pop. Density

3.3k

people per
sq. mi

Employment

29k

jobs

UTA
ON DEMAND



Planned South Davis County On Demand

Microtransit Zone Goals

- Provide better access to Woods Cross FrontRunner Station
- Build support for and increase transit ridership
- Promote local economic growth and development
- Provide low-cost wheelchair accessible rides
- Improve east-west mobility connections
- Test new and emerging technologies





Questions?

UTA
ON DEMAND



MEMORANDUM



TO: Mayor and City Council

DATE: July 29, 2022

FROM: Duane Huffman, City Administrator

RE: **Signs at City Park – Parents Empowered Project – Davis Behavioral Health**

This memo introduces a proposal to install long-term signs at the City Park as part of the Parents Empowered campaign which focuses preventing underage drinking.

Background

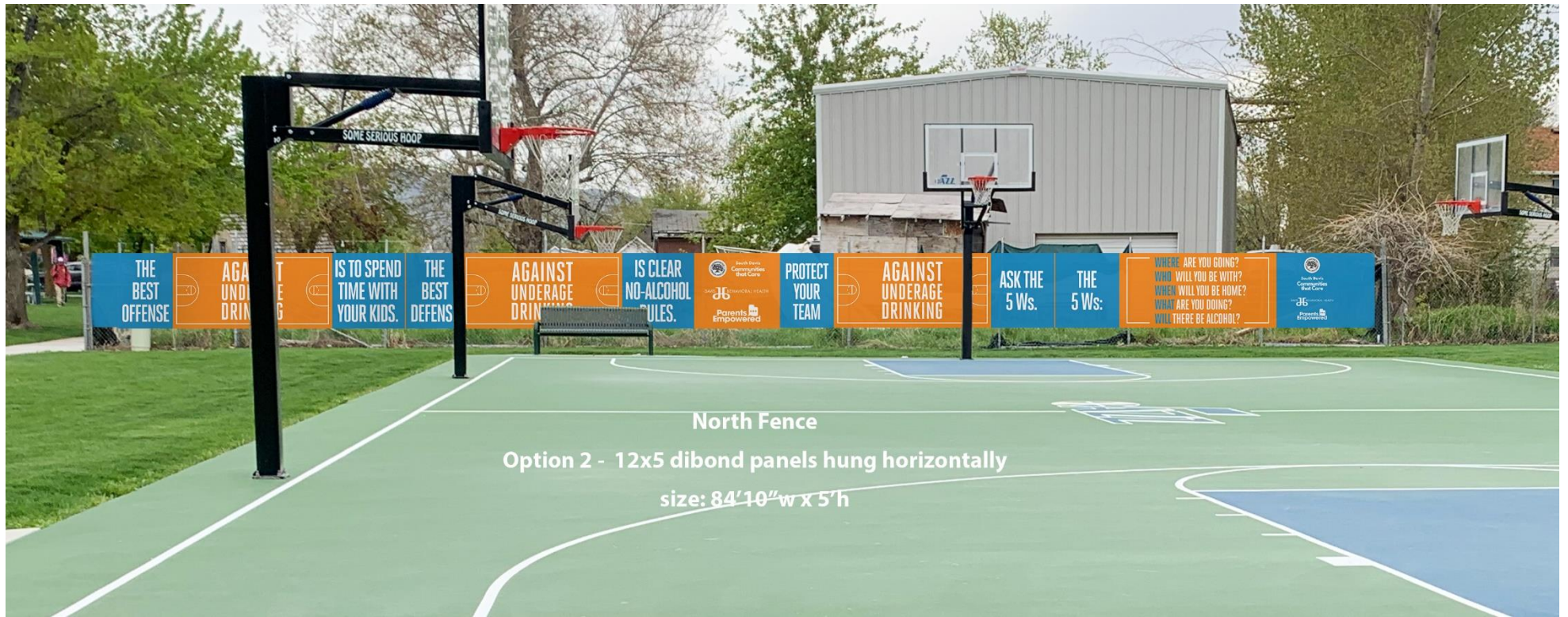
The Parents Empowered campaign (<https://parentsempowered.org/>) is funded through alcohol sales and focuses on preventing underage drinking. Earlier this year, the city was approached by Davis Behavioral Health (DBH) about potentially placing signs at the City Park reminding parents about three things they can do to help prevent underage drinking. Depending on the material and placement of the signs, they can stay in place for several years.

In reviewing potential areas for long-term signs at the park, city staff focused in on the idea of using the signs to also shield unsightly neighboring properties.

Proposal

DBH will make a presentation at the council meeting, but in short, the proposal is to place two large signs on fences near the basketball court and playground. The north sign would be 85' wide by 5' high. The south sign would be 47' wide by 8' high. DBH estimates that signs could stay in place 5+ years. Examples of what the signs could look like are included on the next page.

As these signs are larger than originally envisioned as part of the project and serve as a visual shield for the city, DBH has asked the city considered participating by funding 50% of the project - in this case, the city's share would be \$6,300.





South Fence
Option 1 - baseball graphics
size: 47'10"w x 8'h

PENDING – NOT YET APPROVED

Minutes of the West Bountiful City Council meeting held on Tuesday, July 19, 2022, at West Bountiful City Hall, 550 N 800 West, Davis County, Utah.

MEMBERS: Mayor Ken Romney, Council members James Ahlstrom (via zoom), 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 Director), Kris Nilsen (City Engineer), Chief Erikson, and Cathy Brightwell (City Recorder)

PUBLIC: Alan Malan, Richmond Thornley, Katherine Pasker, Todd Willey, Jay Gough

Mayor Romney called the regular meeting to order at 7:31 pm. Rod Wood offered a thought and led the Pledge of Allegiance.

1. Approve the Agenda.

MOTION: *James Bruhn made a Motion to approve the agenda as posted. Kelly Enquist seconded the Motion which PASSED unanimously.*

2. Public Comment – Two Minutes Per Person, or Five Minutes if Speaking on Behalf of a Group.

No comments were offered.

3. Public Hearing – Plat Amendment and Vacating Easement for Property at 679 W 700 North for Austin & Amy Lindsey

Kris Nilsen explained that the Lindsey's have requested to combine plat boundaries to form a new property designated as Moss Farm Estates Plat F. The county recorder earlier joined the two lots into one parcel, but the plats were never properly amended to form a single legal lot. The Lindsey's plan to build an addition to their home so it is important to legally combine lots so the center property line and associated east/west public utility and drainage easement can be eliminated to meet setbacks.

MOTION: *Rod Wood Made a Motion to Open the Public Hearing. James Bruhn Seconded the Motion which PASSED Unanimously.*

No public comments were offered.

MOTION: *James Bruhn Made a Motion to Close the Public Hearing. Rod Wood Seconded the Motion which PASSED Unanimously.*

4. Ordinance 456-22, An Ordinance Approving a Plat Amendment and Vacating Easement for Property at 679 W 700 North for Austin & Amy Lindsey.

The public hearing for agenda item #3 covered this issue. Mr. Doxey clarified that in addition to granting the plat amendment, this Ordinance also authorizes the mayor to sign the Release of Easement Agreement.

MOTION: *Kelly Enquist Made a Motion to Adopt Ordinance 456-22 As Presented and Authorize the Mayor to Execute the Release of Easement Agreement Subject to Legal Counsel Review. James Bruhn Seconded the Motion which PASSED as Reflected Below.*

James Ahlstrom – aye	James Bruhn – aye
Kelly Enquist – aye	Mark Preece – excused
Rod Wood - aye	

5. Ordinance 457-22, An Ordinance Rezoning Certain Property in Parcel 06-033-0069 owned by Onion Patch Securities, LLC to Outdoor Vehicle Storage Overlay (WBMC 17.46.

Kris Nilsen summarized the issue and the activities to date that cover this agenda item and agenda item 6. Onion Patch Securities, LLC and Manheim Remarketing, Inc. have petitioned the city to allow Onion Patch to lease 6.7 acres of vacant land to Manheim Remarketing for outdoor vehicle storage for ten years. Manheim will exchange the lease for 3.32 acres of residential property fronting 1450 West to Onion Patch Securities. Manheim needs additional land to park overflow vehicles and this temporary arrangement will allow them to meet their needs for outside vehicle storage and allow Onion Patch to fill in the gap on 1450 West with residential lots as part of the Highgate Estates development.

Mr. Nilsen explained that to accomplish this proposal, several earlier steps were necessary.

1. On June 7, 2022, the city council adopted Ordinance 453-22 creating WBMC 17.46 Outdoor Vehicle Storage Overlay (OVSO).
2. On June 7, 2022, the city council adopted Ordinance 454-22 amending WBMC 17.92 Outdoor Storage and Outdoor Merchandising to be consistent with OVSO.
3. On June 21, 2022, the planning commission approved a conditional use permit consistent with WBMC 17.46.

Now, the city council is asked to rezone the specific 6.7 acre property offered for lease by Onion Patch to Manheim for temporary outdoor storage as part of Ordinance 457-22. If approved, the city council will be asked to approve the Development Agreement between West Bountiful City, Onion Patch Securities, and Manheim Remarketing as proposed in agenda item 6.

Kris described the new site plan and reviewed the conditions approved by the planning commission.

James Ahlstrom stated that he is in favor of this request due to the unique circumstances and uses, i.e., vehicle storage that only fits in this area. It is unlikely to apply to anyone else or anywhere else.

MOTION: *James Bruhn Made a Motion to Adopt Ordinance 457-22, As Presented.
Rod Wood Seconded the Motion which PASSED as reflected below.*

James Ahlstrom – aye	Rod Wood – aye
James Bruhn – aye	Mark Preece – excused
Kelly Enquist – aye	

6. Resolution 523-22, A Resolution Authorizing a Development Agreement Between West Bountiful City, Onion Patch Securities, LLC, and Manheim Remarketing, Inc.

This item was discussed above as part of agenda item 5.

MOTION: *Kelly Enquist Made a Motion to Adopt Resolution 523-22 As Presented.
James Bruhn Seconded the Motion which PASSED as reflected below.*

James Ahlstrom – aye	James Bruhn – absent
Kelly Enquist – aye	Mark Preece – excused
Rod Wood – aye	

7. Resolution 524-22, A Resolution Authorizing an Interlocal Cooperation Transportation Reimbursement Agreement with Davis County for the DSB Canal Trail Project.

Duane Huffman explained that the city applied to Davis County for Prop 1 transportation funding for the completion of the Onion Parkway Trail (along the county owned DSB Canal) to 600 West. The County awarded 50% of the total costs (\$37,097.85) which they will reimburse. This Resolution authorizes an interlocal agreement that includes basic terms such as the city operating and maintaining the trail.

MOTION: *James Bruhn Made a Motion to Adopt Resolution 524-22 As Presented.
Rod Wood Seconded the Motion which PASSED as reflected below.*

James Ahlstrom – aye	James Bruhn – aye
Kelly Enquist – aye	Mark Preece – excused
Rod Wood – aye	

8. Award of the 2022 High Density Mineral Bond Project to Holbrook Asphalt.

Duane Huffman explained that expenditures for goods and services which can be purchased only from a single source may be deemed “exempt expenditures” and awarded without going through the formal bidding process.

Staff recommends proceeding with Holbrook Asphalt for the purchase and application of HA-5 High Density Mineral Bond for asphalt preservation for the 2022 High Density Mineral Bond

Project. Holbrook is the sole source provider of this product, so the city did not go out to bid. Holbrook has provided this service in the past and the city is pleased with their performance, the application performed by Holbrook, and the accompanying warranty.

There was discussion about the streets proposed to be included in the project. Several additional locations such as 1100 W/Pages Lane and a corner area of Kinross Estates may be added as well as several miscellaneous areas to be patched. Coverage of the north parking lot at the park may be reduced.

The total cost estimate of all projects is \$97,458.27 which includes subdivision developer's paying roughly \$7,300.

MOTION: *Rod Wood Made a Motion to Award the 2022 High Density Mineral Bond Project to Holbrook Asphalt in an amount not to exceed \$100,000. James Bruhn Seconded the Motion which PASSED as reflected below.*

James Ahlstrom – aye	James Bruhn – aye
Kelly Enquist – aye	Mark Preece – excused
Rod Wood - aye	

9. Meeting Minutes from June 21, 2022.

MOTION: *Rod Wood Made a Motion to Adopt the Meeting Minutes from June 21, 2022, as Presented. James Bruhn Seconded the Motion which PASSED by Unanimous Vote of all Members Present.*

10. Staff Reports

Police – Chief Erikson

- June Statistics: Calls for Service – 326, Traffic stops 307 (67 – citations, 240 – warnings), Traffic accidents – 10, DUI - 5 (4 were drug related), Sex offense – 1, Domestic Disputes – 4, Theft – 14, Fraud – 3.
- Council member Wood commended the professionalism of the police department citing a recent personal experience. Mayor Romney also recognized the good job they continue to do during these very busy times.

Public Works – Steve Maughan

- 600 W Construction update – The water contractor was great, but the excavation and concrete work has been a challenge. The contractor was forced to subcontract the work out twice so the workers were not as experienced as we would have liked. It will turn out ok, but it was a struggle. The south end excavation and concrete should finish up tomorrow.
- Public Works Facility – footing and foundation walls are all in for the main building.

Engineering– Kris Nilsen

- Public Works Facility – Working on building permit for the material storage building and wash down pad.

- Ivory's preliminary plat for a 9-lot subdivision was approved by the planning commission. Ivory has now changed the plan to a 7-lot subdivision by removing the two south lots. The purpose is to give them time to work on issues with the county tied to the 1450 West bridge and drainage. They have also proposed options that would allow them to begin construction on a model home before the subdivision is complete using the underlying parcel.

Community Development – Cathy Brightwell

- Denise Montgomery has listed her 6 acre parcel that connects Jessi's Meadow Drive and 400 North. It appears the property could be subdivided.
- The Clear Tangent building, previously Sahara, on 500 West has been sold. It has had occupancy problems the past several years and the sell is expected to improve the situation.
- Super Stop convenience store (500 South and I-15) was re-classified as a Retail Tobacco Specialty business (RTSB) as a result of a definition change in legislation adopted in 2020. RTSB's are not allowed in the city so the owner has asked for a text change that would allow him to continue to operate. In addition to the zoning issue, state law restricts minors in RTSBs and requires age verification of everyone that enters the premise which is not practical in a convenience store.

Administration – Duane Huffman

- Working with Woods Cross on potentially combining efforts on a joint station area plan which is required by the state for properties within a half mile of front runner stations. Since about a quarter of the property around the Woods Cross station is in West Bountiful, we may work together and apply for a grant to assist with the plan.
- The undeveloped land on the northeast corner of the city may be sold as part of a larger project that also includes Centerville. The developers would like to build office/warehouse space so we will work together with Centerville on the development. Office and warehouse space is a permitted use in the zone (Light Industrial).
- Propose a closed session to briefly discuss the deployment of security measures.

13. Mayor / Council Reports

James Ahlstrom – no report.

Kelly Enquist – Thanked everyone for great July 4th celebration.

Rod Wood – no report

James Bruhn – no report

Mayor Romney – Thanked everyone for their hard work putting on a successful July 4th celebration. It was the largest to date likely due to Centerville residents joining in when their activities were cancelled at the last minute.

12. Closed Session, if needed

MOTION: *Kelly Enquist Made a Motion to Move into Closed Session in the Police Training Room for the Purpose of Discussing the Deployment of Security Personnel, Devices, or Systems. The Regular Meeting Will Adjourn upon Adjournment of the Closed Session. James Bruhn Seconded the Motion which PASSED as reflected below.*

James Ahlstrom – aye	James Bruhn – aye
Kelly Enquist – aye	Mark Preece – excused
Rod Wood – aye	

15. Adjourn.

MOTION: *James Bruhn made a Motion to Adjourn the Closed Session and the Regular 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 2, 2022.

Cathy Brightwell, City Recorder