

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
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, JULY 19, 2022, AT THE CITY OFFICES

Invocation/Thought – By Rod Wood; Pledge of Allegiance – By Mark Preece

1. Approve Agenda.
2. Public Comment - Two minutes per person; five minutes if speaking on behalf of a group.
3. Public Hearing - Plat Amendment and Vacating Easement for Property at 679 W 700 North – Lindsey.
4. Ordinance 456-22, An Ordinance Approving a Plat Amendment and Vacating Easement for Property at 679 W 700 North – Austin Lindsey.
5. Ordinance 457-22, An Ordinance Rezoning Certain Property to WBMC 17.46 Outdoor Vehicle Storage Overlay in Parcel 06-033-0069 owned by Onion Patch Securities, LLC.
6. Resolution 523-22, A Resolution Authorizing a Development Agreement Between West Bountiful City, Onion Patch Securities, LLC, and Manheim Remarketing, Inc.
7. Resolution 524-22, A Resolution Authorizing an Interlocal Cooperation Transportation Reimbursement Agreement with Davis County for the DSB Canal Trail Project.
8. Award of the 2022 High Density Mineral Bond Project to Holbrook Asphalt.
9. Meeting Minutes from June 21, 2022.
10. Staff Reports – Police, Public Works, Engineering/Community Development, Administration.
11. Mayor/Council Reports.
12. Closed Session for the Purpose of Discussing Items Allowed Pursuant to UCA § 52-4-205.
13. 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 15, 2022, by Cathy Brightwell, City Recorder.

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
Kelly Enquist – aye
Rod Wood - aye

James Bruhn – aye
Mark Preece – excused

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 – aye
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
Kelly Enquist – aye
Rod Wood - aye

James Bruhn – aye
Mark Preece – excused

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.*

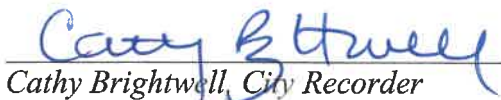
James Ahlstrom – aye
Kelly Enquist – aye
Rod Wood – aye

James Bruhn – aye
Mark Preece – excused

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

WEST BOUNTIFUL CITY

Statement Regarding Closed Meeting of City Council July 19, 2022

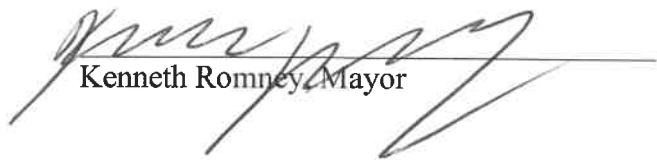
STATE OF UTAH)
: ss.
COUNTY OF DAVIS)

I, Ken Romney, hereby affirm as follows:

1. I am the Mayor of West Bountiful City, and make the following averments based on personal knowledge.
2. I presided at a duly noticed meeting of the West Bountiful City Council on July 19, 2022.
3. Upon motion and a unanimous vote, the City Council moved into closed session, for the purpose of discussing the deployment of security personnel, devices, or systems, pursuant *Utah Code Ann. § 52-4-205(1)(f)*
4. Upon conclusion of that discussion, the Council adjourned its open meeting.



2nd August
I signed this 2nd day of August 2022.


Kenneth Romney, Mayor

SUBSCRIBED AND SWORN TO before me this 2 day of August, 2022.


Patrice Twitchell,
Notary Public

