

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

**THE WEST BOUNTIFUL CITY COUNCIL WILL HOLD A REGULAR MEETING
AT 7:30 PM ON TUESDAY, MAY 16, 2023, AT THE CITY OFFICES**

AGENDA

Invocation/Thought –Kelly Enquist; Pledge of Allegiance – Rod Wood

1. Approve Agenda.
2. Public Comment - Two minutes per person; five minutes if on behalf of a group.
3. Ordinance 470-23, An Ordinance Rezoning the Blended Use and the Legacy Overlay Districts in Their Entirety.
4. Fiscal Year 2022-2023 Budget Amendments.
5. Approval of West Bountiful Polling Location and Davis County Vote Centers for 2023 Municipal Elections.
6. Proclamation Declaring June 1, 2023, as Arbor Day.
7. Meeting Minutes from May 2, 2023.
8. Staff Reports–Police, Public Works, Engineering, Community Development, Administration.
9. Mayor/Council Reports.
10. Closed Session, if necessary, for the Purpose of Discussing Items Allowed Pursuant to UCA § 52-4-205.
11. Adjourn.

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 May 12, 2023, by Cathy Brightwell, City Recorder.

Minutes of the West Bountiful City Council meeting held on Tuesday, May 16, 2023, at West Bountiful City Hall, 550 N 800 West, West Bountiful, Davis County, Utah.

MEMBERS: Mayor Ken Romney, Council members James Ahlstrom (via phone), Kelly Enquist, Mark Preece, Rod Wood.

STAFF: Duane Huffman (City Administrator), Chief Brandon Erekson, Steve Maughan (Public Works Director), Steve Doxey (City Attorney), and Cathy Brightwell (City Recorder).

EXCUSED: Council member James Bruhn, Kris Nilsen (City Engineer)

PUBLIC: Deby Marshall, Richmond Thornley

Mayor Romney called the regular meeting to order at 7:33 pm. Kelly Enquist provided an invocation, and Rod Wood led the Pledge of Allegiance.

1. Approve the Agenda.

MOTION: *Rod Wood made a Motion to approve the agenda as presented. Mark Preece 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. Ordinance 470-23, An Ordinance Rezoning the Blended Use and Legacy Overlay Districts in Their Entirety.

Duane Huffman explained that the planning commission has been reviewing the Blended Use (B-U) and Legacy Overlay (L-O) zones and determined to recommend the zones be eliminated. These zones were created in 2009 based on aspirational expectations of development around the Legacy Parkway which never materialized. The B-U zone consists of two sections divided by the Davis County A-1 canal. Development south of the canal is required to meet development and design requirements which includes mixed use consisting of certain residential and limited commercial uses. All development north of the A-1 canal is restricted to single family detached residential dwellings, equestrian centers and associated facilities, parks and park amenities, trails, and other facilities that enhance the rural character of this area. The land use regulations for the underlying A-1 zone apply.

There was discussion that no development has taken place in the south portion of the B-U zone. The current zoning is not useful and has caused confusion. Any future proposals by developers could be handled on a case by case basis.

Duane noted that there is one parcel of land that is questionable for a rezone to A-1. The Highgate Estates recorded subdivision includes a 0.62 acre parcel on the southwest corner of its property designated as "Lot A." Due to the location of the parcel, which is separated from the remaining subdivision, the parcel could not be made a required 1-acre buildable lot when the subdivision was made. It was declared to be commercial as allowed in the B-U zone.

The planning commission is recommending the two zones be eliminated and rezoned to residential A-1, except "Lot A" in Highgate Estates which should be rezoned to R-1-22.

MOTION: *Rod Wood Made a Motion to Approve Ordinance 470-23 Eliminating the Blended Use and Legacy Overlay Districts in Their Entirety and Rezoning the Land to Residential Zone A-1, except Lot A in Highgate Estates Which is Rezoned to R-1-22. Mark Preece seconded the Motion which PASSED as reflected below.*

James Ahlstrom – aye

James Bruhn – excused

Kelly Enquist – aye

Mark Preece – aye

Rod Wood – aye

4. Fiscal Year 2022-2023 Budget Amendments.

Duane Huffman presented proposed FY 2022-2023 Budget amendments. He explained several housekeeping changes and asked if there were any questions. There were none. He reminded the council that the FY2024 Tentative Budget was adopted at the last meeting and a public hearing is scheduled for June 6, 2023.

MOTION: *Mayor Romney Made a Motion to Tentatively Adopt the Fiscal Year 2023 Budget Amendments as presented and set a public hearing for June 6, 2023. Mark Preece Seconded the Motion which PASSED Unanimously.*

5. Approval of West Bountiful Polling Location and Davis County Vote Centers for 2023 Municipal Elections.

A municipal general election will be held on November 7, 2023, and a primary election, if needed, on August 15, 2023. West Bountiful City contracts with Davis County to manage the elections which are conducted by mail, however, at least one polling location in each Davis County city is proposed on election day(s). Utah state code requires each municipal legislative body to approve these polling locations. The proposed polling location in West Bountiful is the West Bountiful City Hall, located at 550 N 800 West. A list of polling locations throughout the county have been proposed as designated vote centers enabling West Bountiful residents to vote at any of the locations on Election Day(s).

MOTION: *Mayor Romney Made a Motion to Adopt the West Bountiful Polling Location and Davis County Vote Centers for 2023 Municipal Elections. Kelly Enquist Seconded the Motion which PASSED Unanimously.*

6. Proclamation Declaring June 1, 2023, as Arbor Day for West Bountiful City.

Staff proposes June 1, 2023, as Arbor Day for West Bountiful City. Trees will be planted at City park with the help of the Youth Council.

MOTION: *James Ahlstrom Made a Motion to Approve the Proclamation Declaring June 1, 2023, as Arbor Day. Mark Preece seconded the Motion which PASSED as Reflected Below.*

James Ahlstrom – aye

James Bruhn – excused

Kelly Enquist – aye

Mark Preece – aye

Rod Wood – aye

7. Meeting Minutes from May 2, 2023.

MOTION: *Rod Wood Made a Motion to Approve the Meeting Minutes from May 2, 2023, as presented. Kelly Enquist Seconded the Motion which PASSED Unanimously.*

8. Staff Reports

Police – Chief Erikson

- The Spillman computer system has been delayed again. It is currently on a 30-day rolling evaluation to make sure it will work. We are in negotiations with Central Square, the new owners of FatPot, to be able to keep it up longer as we work through implementation of the Spillman system.
- This is National Law Enforcement appreciation week.

Public Works – Steve Maughan

- We have begun working with 120Water, the company that is helping us with the required water facility reports that are due next year.
- Busy working at the Park mowing, top dressing, etc.
- Working on roadside mowing and spraying.
- Steve has his new truck and the old one is scheduled to go to auction the first week of June.
- Spring clean-up was busy, and the new location seemed to work well.
- We have begun to gather information on 660 West (GPS, laser, pot-holing) to evaluate future road improvements.
- Pre-construction meeting this Thursday for the upcoming water line project west of the Park.
- Google Fiber has a new crew working on the mastic seal. There are still ongoing issues we are dealing with. Looking forward to having them finish the project.
- Flooding seems to be under control. We check potential problem areas every night and the canals are handling the snowmelt well. The only issue we have is our new pond at the end of 1200 North caused by water backing up when trying to go under Legacy Parkway.

Community Development – Cathy Brightwell

- The Planning Commission heard the updated Conditional Use application for a home occupation for Auto Italia Repair business on 660 West. With only four members present, the vote was tied. The application was tabled until the next meeting which will be held on May 23.
- Information packets are available on the website for candidates to review prior to the candidate filing period that runs from June 1 through June 7.

Administration – Duane Huffman

- Ivory Homes has initiated discussion on a conceptual plan for a Planned Unit Development (PUD) that will likely request the full 20% bonus density giving them a total of 120 lots. The plan includes varying lot sizes including 2+ acres, 1 acre, 1/2 acre, and 1/3 acre lots. Amenity details will need to be worked out to determine the final bonus density. We expect their PUD application in the next few weeks.
- UDOT has responded to the city's comments on their I-15 plan. It appears the reverse direction HOT lane is no longer on the table. Southbound I-15 at 500 West will include a right lane exit, as either a flyover or underpass; northbound 500 West to I-15 will remain as is. There will be some changes to the 500 South underpass to provide better pedestrian access. 400 North and 500 South will be widened to accommodate more lanes and more efficient access with impact to several businesses, but no decision on a 500 South

median that would make access to Gateway shopping center difficult. The UDOT website provides good information on the current options – www.il5eis.udot.utah.gov. The next draft will come out in the fall.

- Steve Doxey is working on a list of potential businesses that we may want to prohibit as home occupations. The list will go to planning commission for review and recommendation.
- The Fire District's Tentative budget includes a 20% property tax increase to pay for wage increases and designed so as to avoid additional increases for several years.

9. Mayor / Council Reports

Kelly Enquist – no report.

James Ahlstrom – YCC is planning to plant trees at city park on June 1 as part of Arbor Day, then we will host a barbeque for outgoing and incoming members. City Council is welcome to join us. We are still looking for advisors to help Elsie Buck who has agreed to help out now that she is graduating. Mayor Romney added that he thought he had someone lined up to help but just found out they weren't available. Council member Ahlstrom suggested we consider paying advisors a small stipend to make the job more attractive.

Mark Preece – no report.

Rod Wood – no report.

Mayor Romney – Representative Ballard is planning to hold a meeting at our city hall and Representative Ward will join her and talk about UDOT issues.

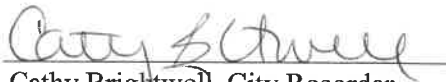
10. Closed Session, if needed

No closed session needed.

11. Adjourn.

MOTION: Mayor Romney made a Motion to Adjourn the Meeting. Mark Preece Seconded the Motion which PASSED Unanimously.

The foregoing was approved by the West Bountiful City Council by unanimous vote of all members present on Tuesday, June 6, 2023.


Cathy Brightwell, City Recorder

PLEASE SIGN IN BELOW

WEST BOUNTIFUL CITY

City Council Meeting

Date: May 16, 2023

Location: 550 N 800 W, West Bountiful

NAME

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PHONE

EMAIL

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