Mayor
Kenneth Romney

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

WEST BOUNTIFUL CITY

550 North 800 West
West Bountiful, Utah 84087

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

City Administrator
Duane Huffman

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, JUNE 20, 2023, AT THE CITY OFFICES

AGENDA

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

1. Approve Agenda.
2. Public Comment - Two minutes per person; five minutes if on behalf of a group.
3. Appeal by Craig Hammond of the Planning Commission's Approval of a Conditional Use Permit for Auto Italia Repairs at 638 N 660 West.
4. Public Hearing for a Proposed Exemption for Parks & Recreation Impact Fees under WBMC 3.22.050 for Development Activity Attributable to Moderate Income Housing.
5. Ordinance 471-23, An Ordinance Amending the *WBMC 3.22 Impact Fees* to Waive Park Impact Fees Related to Moderate Income Housing.
6. Ordinance 472-23, An Ordinance Amending *WBMC 17.52 Off-Street Parking* and *WBMC 17.44 Housing in Certain Commercial Areas Overlay* Related to Reduced Parking Regulations for Certain Residential Properties.
7. Resolution 537-23, A Resolution Adopting Amendments to the FY 2022-2023 Budget.
8. Resolution 538-23, A Resolution Adopting the Tentative Budget and Proposing a Property Tax Rate for Fiscal Year 2023-2024.
9. Bid Award – 2023 Asphalt Street Overlay Project
10. Meeting Minutes from June 6, 2023.
11. Staff Reports–Police, Public Works, Engineering, Community Development, Administration.
12. Mayor/Council Reports.
13. Closed Session, if necessary, for the Purpose of Discussing Items Allowed Pursuant to UCA § 52-4-205.
14. Adjourn.

The above agenda was posted on the State Public Notice website (Utah.gov/pmn), the city website (WBCity.org), posted at city hall, emailed to the Mayor and City Council, and provided to the Davis Journal on June 16, 2023, by Cathy Brightwell, City Recorder.

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NOTICE OF APPEAL HEARING

Notice is hereby given that the West Bountiful City Council will hold a hearing to consider the following appeal:

Date:	June 20, 2023
Time:	7:30pm or thereafter according to regular meeting agenda
Location:	West Bountiful City Hall, 550 N 800 W
Appeal:	May 23, 2023 planning commission approval of conditional use permit for home occupation at 638 North 660 West, West Bountiful, Utah (Auto Italia Repairs)
Format:	Each party will be allowed a reasonable time, as determined by the city council, to present evidence, by way of live testimony and documentary evidence (including affidavits), and arguments supporting the party's position

Enclosed:

- Executed conditional use permit
- Notice of Appeal filed by Craig Hammond
- City's Brief in Response to Appeal

CONDITIONAL USE PERMIT

West Bountiful City

PLANNING & ZONING
550 N 800 WEST
West Bountiful, UT 84087
Phone: (801) 292-4486

CUP #: 23-01 **APPROVAL DATE:** 05/23/2023

PROPERTY ADDRESS: 638 N 660 West **ZONE:** R-1-10 **PARCEL NUMBER:** 06-037-0064

Name of Business: Auto Italia Repairs
Applicant Name: Aimee & Adan Hinojosa
Applicant Address: 638 N 660 West, West Bountiful, UT 84087
Primary phone: 801-309-4384 E-mail address: aimeedanae11@hotmail.com, auto.italia11@yahoo.com

This Conditional Use Permit is granted for a home occupation business license for Auto Italia Repairs with a Finding that the conditions to be imposed will mitigate the reasonably anticipated detrimental effects of the proposed use and accomplish the purposes of WBMC 17.60:

This Permit is subject to the following conditions:

1. At least two spaces of off-street parking for residents must be designated on the property.
2. At least one space of off-street parking for customer drop-off or pick up must be designated to the south or east side of the shop.
3. Customers seeking services may be parked in a designated off-street parking space for a maximum of one hour, all other customer vehicles awaiting services must be parked inside the shop.
4. All auto repairs must be performed in the allotted space inside the shop as shown on Exhibit B.
5. Owners to provide and maintain a current list of personal vehicles showing they are registered or have title in owner's name and maintain an updated list of personal vehicles every 3 months.
6. Tow truck deliveries, customer drop-off and pick up and business deliveries of supplies and materials will be limited to 3 times per day and may only be between the hours of 8 am and 6 pm Monday-Friday, with the exception of any personal common carrier deliveries.
7. All businesses must meet state and federal environmental quality requirements for auto repair businesses, including but not limited to the following:
   a. Collect and contain vehicle fluids as required;
   b. Use a licensed company to collect oil, anti-freeze, and other vehicle fluids;
   c. All vehicles waiting for work and those with work in progress must be on concrete or asphalt surface that stop fluids from entering the ground.
8. Site activities must comply with federal and state EPA Storm Water regulations.
9. Owner must provide evidence of compliance with fire codes and any other applicable building codes, and the building/property must remain in compliance.
10. Business equipment and vehicles in the detached shop will not exceed 25% of the total building space. (2000 sf x 25% = 500 sf)
11. No additional business equipment will be added without notice to the city for verification of storage limits.
12. No signage can be used for the business.
13. No employees that do not reside in the home.

14. Planning Commission review of neighborhood impact after the first three months of license.
15. Upon reasonable notice, the city can inspect the premises periodically with the owner present.

Jun 1 2023
Date

Alan Malan, Chairman-Planning Commission

I have previously applied for a Conditional Use Permit from West Bountiful City in accordance with the provisions of Title 17, West Bountiful Municipal Code. I understand that approval of this Permit is subject to the conditions listed above and I agree to comply with said conditions.

Date: 6/2/23 Applicant Signature:

Date: 6/2/23 Applicant Signature:

FOR OFFICIAL USE ONLY

Application Received Date: 1/17/2023, updated 5/1/2023
Application Fee Received: 1/17/2023
Planning Commission Mtg Dates: 1/24/2023, 5/9/2023, 5/23/2023
Approval Date: 5/23/2023
Effective Date: 6/1/2023

June 1, 2023

Cathy Brightwell
City Recorder
West Bountiful City
550 North 800 West
West Bountiful, UT 84087

This will serve as Notice of Appeal for the following action by the West Bountiful City Planning Commission:

> Approval of Home Occupation/Conditional use for Auto Italia to be operating at 638 North 660 West, West Bountiful.

History:

> 660 West has been targeted as an area within the R-1-10 for the expansion of commercial enterprises through the use of Home Occupation/Conditional Use permits. There have been several homes that have utilized the oversize lots for the convenience of establishing their businesses in their backyard. Some have done this legally through the process of meeting with the planning commission. Some have operated under the radar. This particular piece of property has a history of a business that ran for many years without the proper licensing.
>
> There have been several commission meetings over the years concerning the viability of businesses operating in this residential zone.

Grounds for appeal:

1. The Municipal Code states: "The proposed use at the particular location is necessary or desirable to provide a service or facility that will contribute to the general well-being of the neighborhood and the community;." In the presentations and discussions surrounding the application for the permit it was never shown that an auto repair shop is necessary, provides a desirable service or that it will contribute to the general well-being of a residential neighborhood. In fact, commercial entities bring in more traffic, heavier vehicles in the form of tow trucks and tool trucks, parts trucks and customers.

   We already have an increase in traffic from delivery vehicles such as Amazon and UPS. We do not need to increase that traffic. Especially along 660 West where the road is narrow and there are no sidewalks.

2. Continued commercial expansion along 660 West also affects the property value of the surrounding neighborhood. 660 West is a main access to the area. As potential buyers view property options, the drive through an area that has been noted for commercial enterprises is not appealing.

3. In an effort to mitigate the impact, the planning commission has compiled a list of conditions. The ability of either the commission or the city staff to adequately monitor compliance to all of the conditions has not been effective in this area in the past and will most likely not be effective in the future. The conditions are so restrictive that the operator will struggle to meet them. The task then falls to the city to enforce (in a timely manner) or more probable is that the monitoring will come from neighbors as they complain to the city. Leaving the monitoring to the neighbors is just one more way that this conditional use does not promote the "general well-being" of the neighborhood.

4. From the Municipal Code: "The home occupation must be clearly incidental and secondary to the use of the dwelling or structure in which it is located and may not change its purpose or character." (WBC Municipal Code 5.28.040)

   The garage for the proposed auto repair is clearly not incidental to the occupation. It is the key to the commercial enterprise. The addition of vehicle lifts changes both the purpose and the character.

5. From the Municipal Code: "Yard space may be used for other similar activities that will not alter the residential nature of the neighborhood in which the home occupation will be conducted. <u>In no event shall outdoor storage be permitted in relationship to the Home Occupation Business License.</u>" (WBC Municipal Code 5.28.040)

   Considering the type of business, there is no way that an auto repair shop can adhere to the outdoor storage constraint. Vehicles that are repaired and waiting for customer pickup, vehicles that may be waiting for extended periods for parts, and vehicles that are waiting to move into the repair area are all possibilities for outdoor storage. If these vehicles are moved indoors, rather than stored outdoors, there is the very real possibility that the 25% floor space restriction will be exceeded.

The use of the conditional use permit for heavy commercial enterprises in a residential zone is tantamount to "spot zoning." For these reasons I am requesting that the City Council consider this appeal to overturn the Planning Commission decision to grant a home occupation/conditional use permit at 638 North 660 West, West Bountiful.

Craig Hammond

Craig Hammond

Rec'd: June 1, 2023

Date: Cathy Ethwell

BEFORE THE CITY COUNCIL OF WEST BOUNTIFUL CITY
STATE OF UTAH

In re: Appeal of Craig Hammond	: : : :	**City's Brief in Response to Appeal of Planning Commission's Decision Granting Conditional Use Permit for Home Occupation**

Craig Hammond has appealed the decision of the West Bountiful planning commission granting a conditional use permit for a home occupation at 638 North 660 West, West Bountiful, Utah (the "***Property***"). The City submits this brief in response to Mr. Hammond's appeal, and urges the City Council to uphold the planning commission's decision.

Jurisdiction

This appeal is properly before the City Council in its capacity as the appeal authority designated to hear appeals from decisions of the planning commission, acting as land use authority, under West Bountiful Municipal Code ("***WBMC***") § 17.08.120.

Background Facts

1. On or about May 3, 2023, Aimee and Adan Hinojosa submitted a home occupation permit application and conditional use permit application for a commercial auto repair business on the Property (collectively, the "***Applications***"). A copy of the Applications is included in the staff memo for the planning commission's May 23, 2023, meeting, attached as **Exhibit A** ("***Staff Memo***").

2. The Property is situated in the R-1-10 residential zoning district. Staff Memo, p. 1.

3. The Hinojosas' commercial auto repair business, known as Auto Italia Repairs (the "***Business***"), was previously conducted at a site in one of the City's commercial zoning districts. Staff Memo, p. 1.

4. Sometime in December 2022, the Business began to be operated out of a detached shop or garage on the Property. At the time, operation of the Business violated the West Bountiful Municipal Code because a home occupation permit had not been issued and, more importantly, could not be issued since the owners and operators of the business did not reside at the Property. *Id.*; *see also* WBMC §§ 5.28.010, 5.28.040.A (home occupation must be "carried on only by persons residing in the dwelling").

5. As of the date of the Applications, the owners and operators of the Business resided at the Property. Staff Memo, p. 1.

6. The planning commission considered the Applications at public meetings on May 9 and May 23, 2023. *See* minutes of May 23, 2023, planning commission meeting attached as **Exhibit B** ("***Minutes***"), p. 1.

7. After hearing from staff, the applicant, and others at the meeting, the planning commission voted 4-1 to approve the home occupation and conditional use permit for the Business, finding that the conditions to be imposed will mitigate the reasonably anticipated detrimental effects of the proposed use and accomplish the purposes of the conditional use provisions in WBMC Chapter 17.60. Minutes, p. 4.

8. A neighbor of the Hinojosas, Craig Hammond, filed a timely appeal of the planning commission's decision. The City hereby incorporates by reference all documents submitted to the City in connection with the Applications and this appeal, whether by Mr. Hammond, the Hinojosas, or the City, as part of the record on appeal.

Issue on Appeal

The sole issue on appeal is whether the planning commission erred in granting a conditional use permit for a home occupation on the Property subject to the conditions stated in the planning commission's decision.

Standard of Review

"The appeal authority shall determine the correctness of the land use authority's decision interpreting or applying a land use ordinance. The appeal authority shall review de novo the evidence and arguments on appeal, without deference to any findings or conclusions of the land use authority." WBMC § 17.08.120.G. The standards for approving or denying a conditional use permit are as follows:

> A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.
>
> If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

WBMC § 17.60.040.A, B.

Under these standards, the City Council should review the evidence and arguments submitted on appeal as if submitted in the first instance, and determine whether the planning commission's decision granting the home occupation and conditional use permit was correct.

Argument

The City addresses serially Mr. Hammond's arguments on appeal, as follows:

I. THE PLANNING COMMISSION CORRECTLY FOUND THAT CONDITIONS COULD BE IMPOSED TO MITIGATE THE ANTICIPATED DETRIMENTAL EFFECTS OF THE BUSINESS.

A. The Required Conditional Use Considerations Are Implicit in the Planning Commission's Finding that Conditions Could Be Imposed to Mitigate the Detrimental Effects of the Use.

Mr. Hammond quotes WBMC § 17.60.040.D.1, suggesting that the Municipal Code required the planning commission make an affirmative finding that the Business "is necessary, provides a desirable service or that it [sic] will contribute to the general well-being of a residential neighborhood." Notice of Appeal, p. 1. However, the Municipal Code requires only that such analysis be part of the planning commission's consideration in approving a conditional use. WBMC § 17.60.040.D ("the planning commission shall consider . . . "). The ultimate finding required for approval is whether reasonable conditions can be imposed "to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards." *Id.* § 17.60.040.A. If that finding is made, the conditional use "shall be approved." *Id*.

The staff memo expressly lists the considerations in Chapter 17.60 for a conditional use permit, including the one Mr. Hammond cites. Staff Memo, p. 3. It is evident that the planning commission took these considerations into account in reaching its conclusive finding that "the conditions to be imposed will mitigate the reasonably anticipated detrimental effects of the proposed use and accomplish the purposes of the Conditional Use section in West Bountiful Code (WBMC 17.60)." Minutes, p. 4. A more explicit finding relative to each of the listed considerations is not required.

B. The Planning Commission Imposed Reasonable Conditions to Mitigate any Anticipated Increase in Traffic or Decrease in Property Values.

The two detrimental impacts Mr. Hammond relies upon in his appeal are an increase in commercial traffic in the residential neighborhood and a decrease in property values as "potential buyers . . . drive through an area that has been noted for commercial enterprises." Notice of

Appeal, p. 1. The planning commission correctly considered both of these alleged impacts and imposed conditions to mitigate them.

An increase in traffic was expressly anticipated, discussed, and addressed. *See* Staff Memo, p. 3; Minutes, pp. 2, 4. The commission dealt with the anticipated increase in traffic by imposing a strict limitation on tow truck deliveries, customer drop-off and pickup, and business deliveries of supplies and materials—three times per day and only between the hours of 8:00 am and 6:00 pm, Monday through Friday. Minutes, p. 4.

The planning commission addressed the potential decrease in property values more implicitly as it considered whether the proposed use would be detrimental to the health, safety, or welfare of residents or injurious to property in the vicinity, and whether the conditions imposed would mitigate such detrimental effects. WBMC §§ 17.60.040.D.2, D.7; Staff Memo, p. 3; Minutes, p. 4. The commission correctly concluded that the conditions would mitigate all reasonably anticipated detrimental impacts and accomplish the purposes of the conditional use ordinance. *Id*. Those purposes include promoting the health, safety, convenience, and general welfare of the City's residents, and providing flexibility for uses that may be suitable only under certain development conditions. WBMC § 17.60.010.

The planning commission imposed 15 separate conditions to prevent any adverse impact on neighborhood property values. Notably, the commission said it would review neighborhood impact after the first three months of license. Minutes, p. 4. If any detrimental impact is perceived at that point, the commission may modify or revoke the conditional use permit.

II. ANY PERCEIVED DIFFICULTY IN ENFORCING THE CONDITIONS IMPOSED DOES NOT JUSTIFY DENIAL OF THE CONDITIONAL USE PERMIT.

Mr. Hammond's third ground for appeal is that the conditions imposed are so restrictive that the Hinojosas will struggle to meet them, and the City's enforcement in this area has not been effective. However, any perceived difficulty in enforcing the strict conditions of the conditional use permit is not a basis for denying the permit. *See* WBMC § 17.60.040.B (a conditional use permit may be denied only if reasonable conditions to achieve compliance with applicable standards cannot substantially mitigate the reasonably anticipated detrimental effects of the proposed conditional use).

As demonstrated above, reasonable conditions have been imposed to substantially mitigate detrimental effects of the proposed use. Whether the City strictly enforces such conditions in the future has no bearing on whether the conditions have been correctly imposed and the permit correctly issued. And the Municipal Code expressly provides for review, modification, revocation, or suspension of the permit upon complaint if the conditions are not being met. *See* WBMC § 17.60.080. Accordingly, any historical lack of enforcement or feared future lack of enforcement is not a basis for reversing the planning commission's decision.

III. THE PLANNING COMMISSION CORRECTLY CONCLUDED THAT THE HOME OCCUPATION IS INCIDENTAL TO THE USE OF THE PROPERTY AS A RESIDENCE.

Mr. Hammond misreads the requirement that the home occupation must be incidental to the residential use of the Property. WBMC § 5.28.040.B. He argues that the detached garage is not incidental to the home occupation, but the key to the enterprise. However, the home occupation requirement is not that a building be incidental to the home occupation, but the reverse—the home occupation must be incidental to the residential use of the dwelling or structure and may not change its purpose or character.

Clearly, the home occupation, with service operations located in the detached garage, does not change the character of the separate dwelling in which the Hinojosas reside. Even if it arguably modifies the purpose of the garage building, which is evidently for storage, the home occupation ordinance allows up to 25 percent of a garage or accessory building on the same property as a dwelling as "long as ***it does not change the residential character of the lot*** . . . ." WBMC § 5.28.040.G (emphasis added). So even if the vehicle lifts somehow change the purpose or character of the garage structure—and no evidence has been presented on this issue—the home occupation still meets the more specific requirement in the case of detached building that it not change the residential character ***of the Property***.

IV. THE PLANNING COMMISSION CORRECTLY ADDRESSED THE POTENTIAL FOR OUTDOOR STORAGE ON THE PROPERTY.

Finally, Mr. Hammond protests that an auto repair business cannot possibly meet the home occupation ordinance prohibition of outdoor storage. Irrespective of the probability of compliance, the planning commission limited parking of customer vehicles to one hour and required all other vehicle storage to be inside the detached garage—and then, only within the 25 percent of the building allocated to the home occupation. Again, fears of future non-compliance with the conditions of the permit or the Municipal Code do not alter the correctness of the planning commission's decision to issue the permit subject to the stated conditions. If outdoor storage occurs in violation of the permit or ordinance, the permit will be subject to review, modification, revocation, or suspension upon complaint.

Conclusion

For the foregoing reasons, the City respectfully requests the City Council to uphold the planning commission's decision issuing a conditional use permit and home occupation permit to the Hinojosas under the circumstances presented.

DATED June 15, 2023.

DOXEYLAW, P.C.

Stephen B. Doxey
City Attorney

EXHIBIT A

Staff Memo for Planning Commission's May 23, 2023, Meeting

MEMORANDUM

TO: **Planning Commission**

FROM: **Staff**

DATE: **May 19, 2023**

RE: **Conditional Use Application for Auto Italia - 638 N 660 West - Aimee & Adan Hinojosa**

This memo reviews the home occupation and conditional use applications for Auto Italia auto repair business. These applications were presented to the planning commission on May 9, 2023. As there was a tie vote by the four members present, the conditional use application was tabled until a full commission was available.

Background

Auto Italia is a commercial auto repair business, previously licensed and located at 1116 W 500 South until December 31, 2022.

Sometime in December of 2022, the business began operating out of a detached shop/garage at the residential property located at 638 N 660 West. As the owners/employees of the business did not reside at the property, operating any business out of the shop is a violation of West Bountiful Municipal Code. Staff alerted the owners of the business and property of this violation and instructed them to cease operations.

The operation of the business has been the source of complaints to the city from several individuals.

The owners of the business applied for a home occupation business license and an accompanying conditional use permit with the intent to become compliant with city code. At its January 24, 2023, meeting, the planning commission tabled the applications because the applicants did not live on the property at the time.

Applicable Codes

The following sections of West Bountiful Municipal Code (WBMC) are pertinent to the applications:

- WBMC 5.28 Home Occupations
- WBMC 17.24 Residential District, R-1-10
- WBMC 17.60 Conditional Use Permits
- WBMC 17.92 Outdoor Storage and Merchandising

Application and Accompanying Materials

An updated home occupation application was submitted on May 3, 2023. Details of the application include:

1. The applicants now reside at the property.
2. The only employees of the proposed business are the two owners.
3. Customers are by appointment-only between 10 am and 5 pm, Monday through Friday.

4. They intend to use 500 square feet of the 2,000 square feet detached shop for auto repair/business purposes, which they estimate is enough room to work on two vehicles. A 100 square foot bedroom in the home will be used as office space.
5. Used oil and anti-freeze will be kept in 2 barrels regularly picked up by a recycling service.
6. Customers will drop off and pick up vehicles at arranged times.
7. No street parking will be used by customers.
8. All vehicles and equipment will be stored inside the garage; only personal items will be in the yard.
9. Deliveries of parts are estimated to be 1-3 times a day.
10. Occasional tow truck but scheduling will be controlled.
11. Accompanying images show a proposed "privacy fence," but no details are explained.
12. Photographs show an unpaved driveway to the shop.
13. No customer or resident parking was designated on the site plan (see attached Exhibit A).

Objections

When the business was illegally operating earlier this year, the city received complaints from multiple neighbors. Some neighbors had been awakened at night by tow trucks delivering vehicles and there were complaints about a large number of auto parts deliveries. These complaints raise concerns about how this business may change the residential nature of the neighborhood.

More recently, the city has again begun to receive complaints. The nature of the complaints now centers on the number of cars stored outside on the property.

Review

WBMC 5.28 outlines the requirements for home occupations. A conditional use permit/planning commission review is required if the request conflicts with listed requirements or the city recorder determines that approval without additional conditions may conflict with the intent of the code.

Based on a review of the materials submitted, staff raises the following issues as related to Home Occupations - WBMC 5.28:

5.28.040 C and J. – Since the last planning commission review, a fire inspection has approved the structure for the business license. We are still waiting for confirmation from the fire department on whether additional site requirements are necessary for the proposed use.

A. 5.28.040 G. – Code clearly intends planning commission review for any storage of vehicles within the shop.
B. 5.28.040 H. – Off-street parking: The applicant states that there is no need for off-street parking. However, staff believes that it is unreasonable to think that customers picking up or dropping off a vehicle will never need a parking space.
C. 5.28.040 I. – Yard space may not be used – The applicant now states that no vehicles will be stored outdoors.
D. 5.28.040 K. – Traffic related to deliveries of vehicles and parts is unclear and may conflict with the residential nature of the property and neighborhood.
E. 5.28.040 M. – There is some evidence that the operation of the business to this point has disturbed the peace and quiet of the neighborhood by way of noise from tow trucks, tracking mud from the property, and traffic from deliveries.

WBMC 17.60.040, directs the Commission to approve the conditional use if reasonable conditions can mitigate the reasonably anticipated detrimental effects of the proposed use. If the reasonably anticipated detrimental effects cannot be substantially mitigated by the imposition of reasonable conditions to achieve compliance with applicable standards (requirements of the Chapter and all other applicable requirements of the Municipal Code), the conditional use may be denied.
WBMC 17.60.040 also requires the Commission to consider the following findings prior to approving a conditional use.

1. The proposed use at the particular location is necessary or desirable to provide a service or facility that will contribute to the general well-being of the neighborhood and the community;
2. The proposed use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;
3. The proposed use and/or accompanying improvements will not inordinately impact schools, utilities, and streets;
4. The proposed use will provide for appropriate buffering of uses and buildings, proper parking and traffic circulation, the use of building materials and landscaping which are in harmony with the area, and compatibility with adjoining uses;
5. The proposed use will comply with the regulations and conditions specified in the land use ordinance for such use;
6. The proposed use will conform to the intent of the city's general plan; and
7. The conditions to be imposed in the conditional use permit will mitigate the reasonably anticipated detrimental effects of the proposed use and accomplish the purposes of this subsection.

<u>Possible Conditions</u>
If the planning commission believes that the application contains sufficient information to determine that the proposed use justifies the findings as listed in WBMC 17.60, staff recommends consideration of the following conditions to mitigate possible reasonably anticipated detrimental effects of the proposed use.

Detrimental Effect 1: No off-street parking has been designated for customers or residents.

1. At least two spaces of off-street parking for residents must be designated on the property.
2. At least one space of off-street parking for customer drop off or pick up must be designated to the south or east side of the shop.
3. Customers seeking services may be parked in a designated off-street parking space for a maximum of one hour, all other customer vehicles awaiting services must be parked inside the shop.
4. All auto repairs must be performed in the allotted space inside the shop as shown on Exhibit B.
5. Owners to provide and maintain a current list of personal vehicles showing they are registered or have title in owner's name.
6. No outdoor storage of inoperable vehicles is allowed on the property, regardless of ownership.

Detrimental Effect 2: Commercial traffic disturbs residential neighborhood.

1. Business deliveries of supplies and materials will be limited to 3 times per day.
2. Customer drop-off and pick-up is limited to a total of 3 times per day.
3. Tow truck deliveries will be limited to indoor parking availability and may only be between the hours of 8 am and 6 pm Monday-Friday.
    a. Alternative: No customer vehicles may be delivered by tow truck.

Detrimental Effect 3: Environmental & Safety Issues.

1. All businesses must meet state and federal environmental quality requirements for auto repair businesses, including but not limited to the following:
    a. Collect and contain vehicle fluids as required;
    b. Use a licensed company to collect oil, anti-freeze, and other vehicle fluids;
    c. All vehicles waiting for work and those with work in progress must be on concrete or asphalt surface that stop fluids from entering the ground.
2. Site activities must comply with federal and state EPA Storm Water regulations.
3. Owner must provide evidence of compliance with fire codes and any other applicable building codes, and the building/property must remain in compliance.

General Home Occupation Conditions:

1. Business equipment and vehicles in the detached shop will not exceed 25% of the total building space.
2. No additional business equipment will be added without notice to the city for verification of storage limits.
3. No signage for the business.
4. No employees that do not reside in the home.
5. Planning Commission review of neighborhood impact after the first three months of license.

<u>Recommendation:</u>

The purpose of the R-10 District states that the city's regulations are intended to preserve and enhance residential character and lifestyle. Staff is concerned that reasonable conditions may not effectively mitigate the detrimental effects of the business based on the information provided. If the planning commission grants the conditional use, staff recommends a review of neighborhood impact after three months.

CONDITIONAL USE PERMIT APPLICATION

West Bountiful City
PLANNING AND ZONING
550 N 800 W, West Bountiful, UT 84087
Phone: (801) 292-4486
Fax: (801) 292-6355
www.wbcity.org

PROPERTY ADDRESS: 638 N. 660 W. West Bountiful, UT 84087

PARCEL NUMBER: **ZONE:** R1-10 **DATE OF APPLICATION:** 05/03/23

Name of Business: Auto Italia Repairs

Applicant Name: Aimee and Adan Hinojosa

Applicant Address: 638 N. 660 W. West Bountiful, UT 84087

Primary phone: 801-309-4384 Fax Number:

E-mail address: aimeedanae11@hotmail.com / auto.italia11@yahoo.com

Describe in detail the conditional use for which this application is being submitted. Attach a site plan which clearly illustrates the proposal. A separate sheet with additional information may be submitted if necessary.

500 sq. feet of 2000 sq foot garage (see attached floorplan) to be use for small auto repair business. A 10'×10' bedroom in house is also to be used as office space for business.

The Applicant(s) hereby acknowledges that they have read and are familiar with the applicable requirements of Title 17.60 of the West Bountiful City Code, pertaining to the issuance of Conditional Use Permits. If the applicant is a corporation, partnership or other entity other than an individual, this application must be in the name of said entity, and the person signing on behalf of the Applicant hereby represents that they are duly authorized to execute this Application on behalf of said entity.

Fee must accompany this application - $20 for Residential Zone, $50 for Business Zone

I hereby apply for a Conditional Use Permit from West Bountiful City in accordance with the provisions of Title 17, West Bountiful Municipal Code. I certify that the above information is true and correct to the best of my knowledge. I understand the information on this application may be made available to the public upon request.

Date: 5/3/23 Applicant Signature: [signature]

FOR OFFICIAL USE ONLY

Application Received Date: 5/3/23 Permit Number: 23-01

Application Fee Received Date: 1/17/23 Fire Inspection Date: 5/8/2023

Permit Approval:

HOME OCCUPATION BUSINESS LICENSE APPLICATION

Please allow 5-7 business days for processing

West Bountiful City
BUSINESS LICENSING DEPARTMENT
550 N 800 West
West Bountiful, UT 84087
Phone: (801) 292-4486
www.wbcity.org

Applicant Information:

License # (*Assigned by City*): ______

Resident/Business Owner's Name: Adan and Aimee Hinojosa

Physical Address: 638 N. 660 W. West Bountiful, UT 84087

Mailing Address, if different than above: ______

Email address: aimeedanae11@hotmail.com

Primary Phone: 801-309-4384 Emergency Phone: 801-865-7120

Property Owner Name & Contact Info, if different than applicant: ______

Business Information:

1. Name of business: Auto Italia Repairs

   State ID #: ______

   State Sales Tax #: 14257513-003-STC

   Federal Tax ID #: 81-3317251

   Other Required Licenses #: ______
   (*Depending on type of Business*)

2. Describe the proposed business activity:
   Small auto repair shop. 2 bays of space (500 sqft) in 2000 sqft. garage as well as offive inside of home. Only employees are Adan and Aimee Hinojosa. By appointment only.

3. Hours of Operation: 10 AM - 5 PM Monday-Friday

4. Name and relationship of person(s) participating in business (must reside at the home):
   Adan does repairs and customer relations. Aimee does paperwork.

5. Describe which room(s) or areas of the property will be used, and how they will be used, in conducting this business from your home. List the approximate square footage of such rooms as well as the total square footage of the main floor of your home; if a garage or other accessory structure will be used, list the approximate square footage to be used and the total square footage of the garage or structure:
   10'x10' bedroom in home is office space for invoicing, estimates, ect. 20'x25' area of 2000 sqft garage for repairs. House is appr. 2800 sq ft.

6. Describe how, where, and in what amounts the materials, supplies and/or equipment related to your proposed home occupation will be displayed or stored:

No supplies kept stocked. All parts and fluids are ordered on as needed base. Office supplies kept in home office.

7. Are any chemicals or hazardous materials used in connection with your home occupation? If yes, state the amount and type of chemicals or materials stored or used.

We use oil and antifreeze. We do not have bulk supply of these. We have 2 barrels for used fluids that are picked up by recycling service. We just had Emerald Services inspect the barrels.

8. Will individuals come to your home to obtain any product or merchandise, to utilize any service, or for any other purpose in connection with your proposed home occupation? If yes, please explain, including frequency.

Yes, customers come to drop off and pick up vehicles at arranged times. Deliveries of parts are 1-3 times a day, but we do try to limit orders by combinding into 1 delivery.

9. If any vehicles or other equipment will be used as part of your home occupation, where will they be parked or stored? All vehicles and equipment will be stored inside 20' x 25' space inside garage. No yard use. Only personal items in yard.

10. Do any vehicles or other equipment come to your property in connection with your home occupation? If yes, please explain, including frequency: Customers and deliveries. Adan places part orders night before parts are needed to limit deliveries. No more traffic than Amazon in the neighborhood.

11. Will the home occupation involve the use of commercial vehicles for delivery of material to or from the premises? If yes, please explain, including frequency: Part delivery vehicles. They drive small pass. vehicles. (Nissan Versa, Subaru, pick up truck) Occasional tow truck, but we only use 1 person and control scheduling drop offs.

12. If your home occupation is a day care center, nursery, or preschool, please state how many children ______ and caregivers ______ will be involved in a typical workday. Please attach evidence of all licenses, permits, or approvals from federal, state, or local agencies authorizing the day care center, nursery, or preschool.

13. Does the proposed home occupation conform with covenants, conditions, and restrictions (CCR's) pertaining to your property? ______ If no, please explain: ______

Applicant Certification:

I hereby apply for a home occupation business license from West Bountiful City in accordance with the provisions of Title 5, West Bountiful Municipal Code. I understand that under certain conditions prescribed in the Municipal Code I may be required to apply for a conditional use permit as well.

I acknowledge that before this application may be approved, I must provide notice to the owners of property within a 300 foot radius of the exterior boundaries of the property on which the home occupation is to be conducted.

I certify that the above information is true and correct to the best of my knowledge, and that I agree with the attached specific requirements and all other applicable provisions of the Municipal Code.

I understand the information on this application may be made available to the public pursuant to the Government Records Access and Management Act (UCA 63G-2-101 et seq), unless applicant specifically requests in writing that their personal information remain private.

Date: 05/03/23

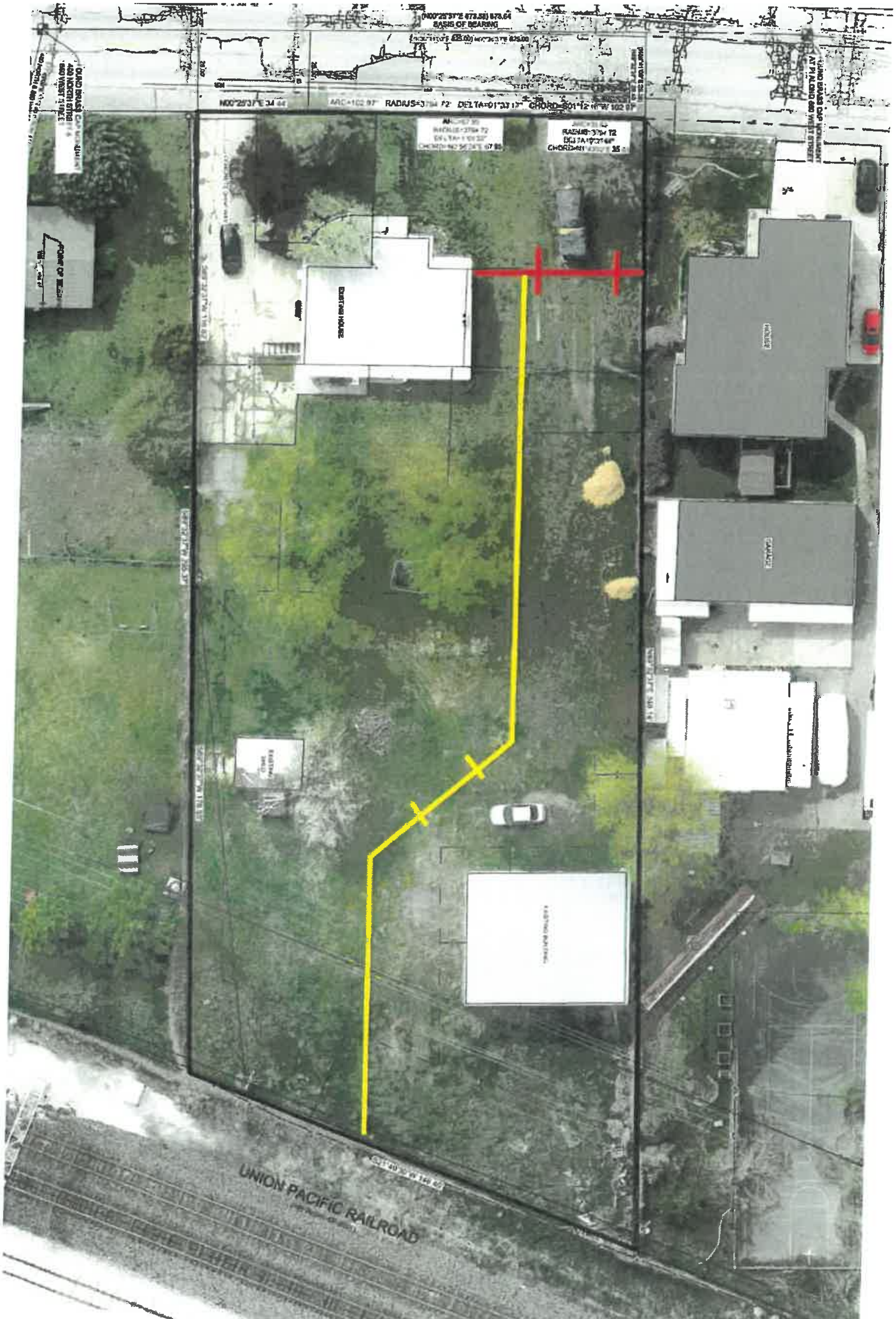
Sign Here: [signature]
Applicant

FOR OFFICIAL USE ONLY

Application Fee Received: NA	Approval Date:
Fire Inspection: 5/3/23	Conditional Use Permit Required: Yes
Health Dept. Inspection: —	Conditional Use Permit Approved:
Neighbor's Notification Complete:	Protests Received:

Exh A

PROPOSAL FOR HOME BUSINESS AT 638 NORTH 660 WEST

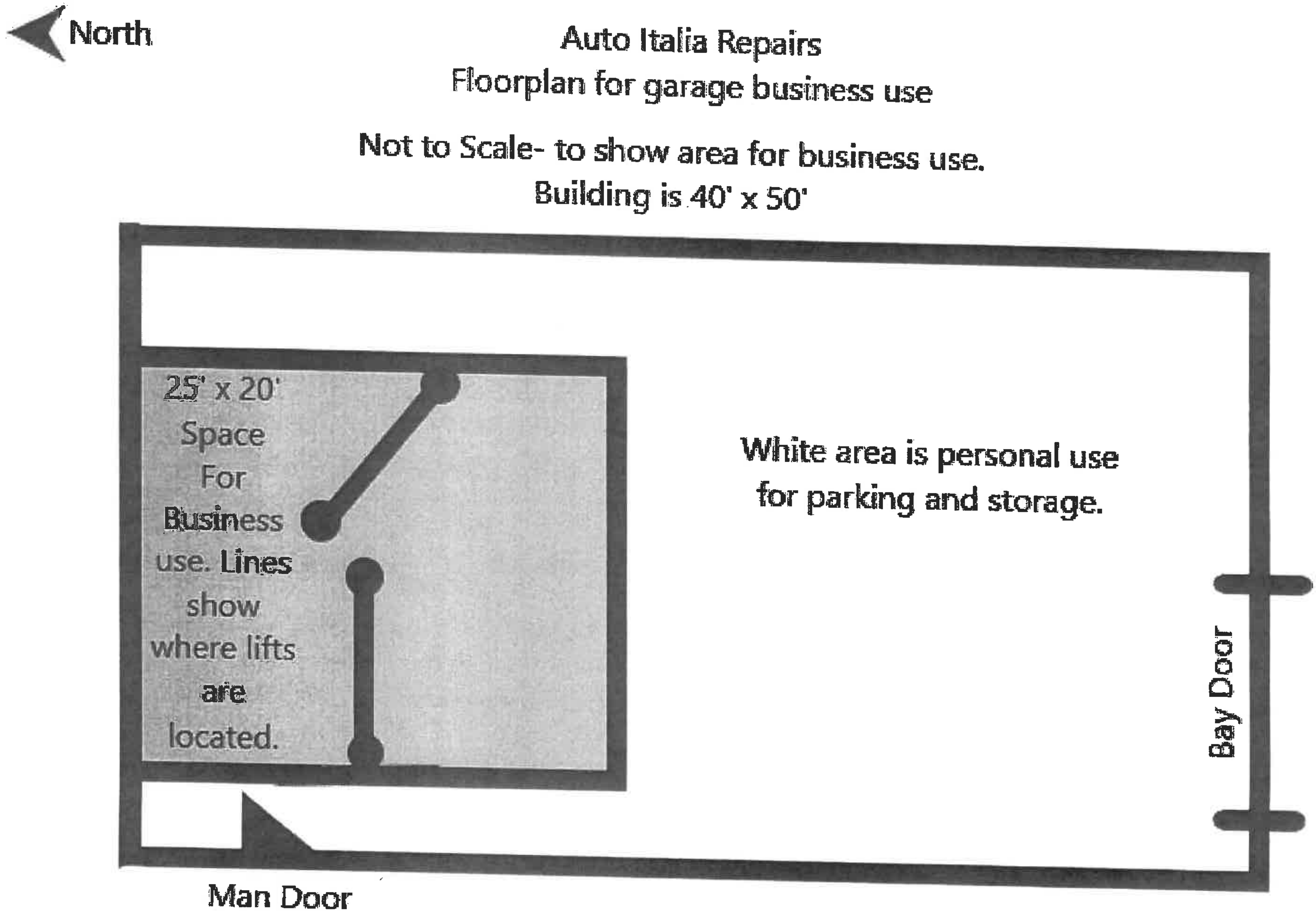


Exh B

Auto Italia Repairs

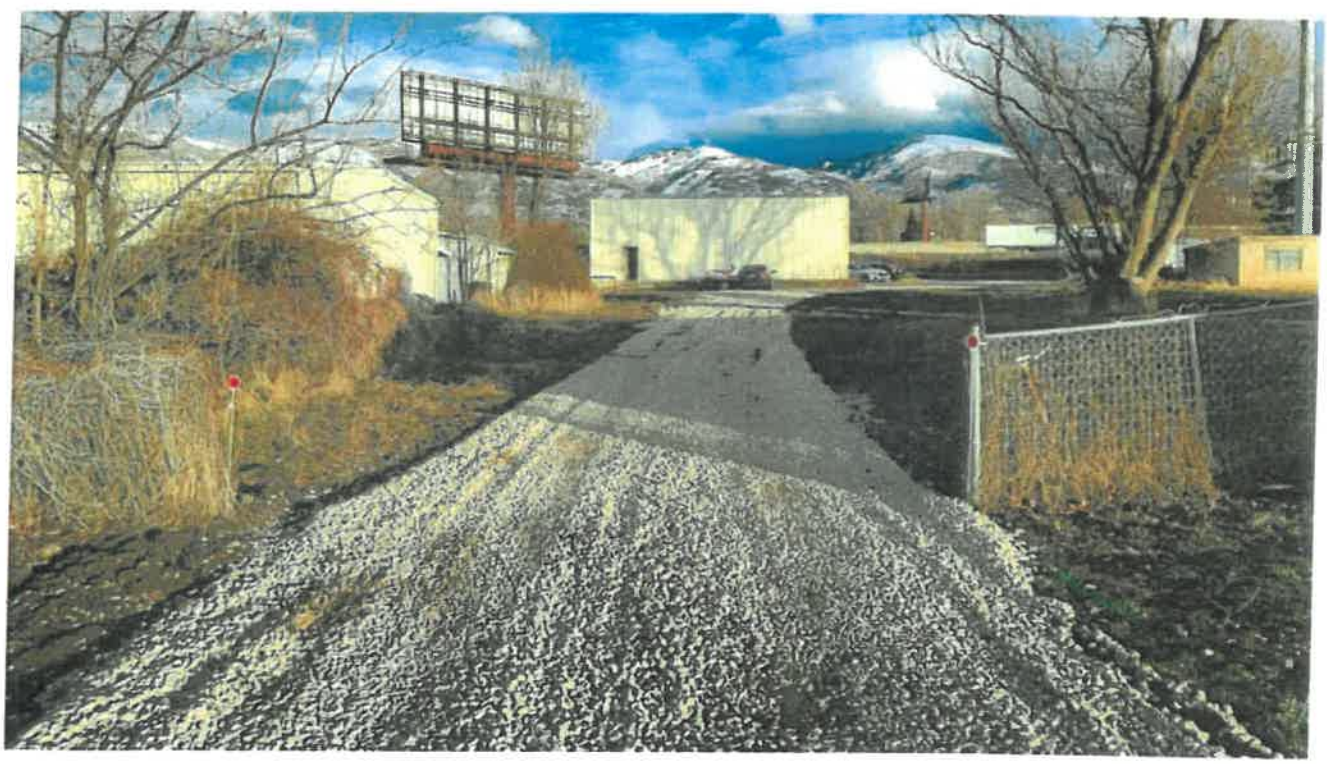
Floorplan for garage business use

Not to Scale- to show area for business use.
Building is 40' x 50'



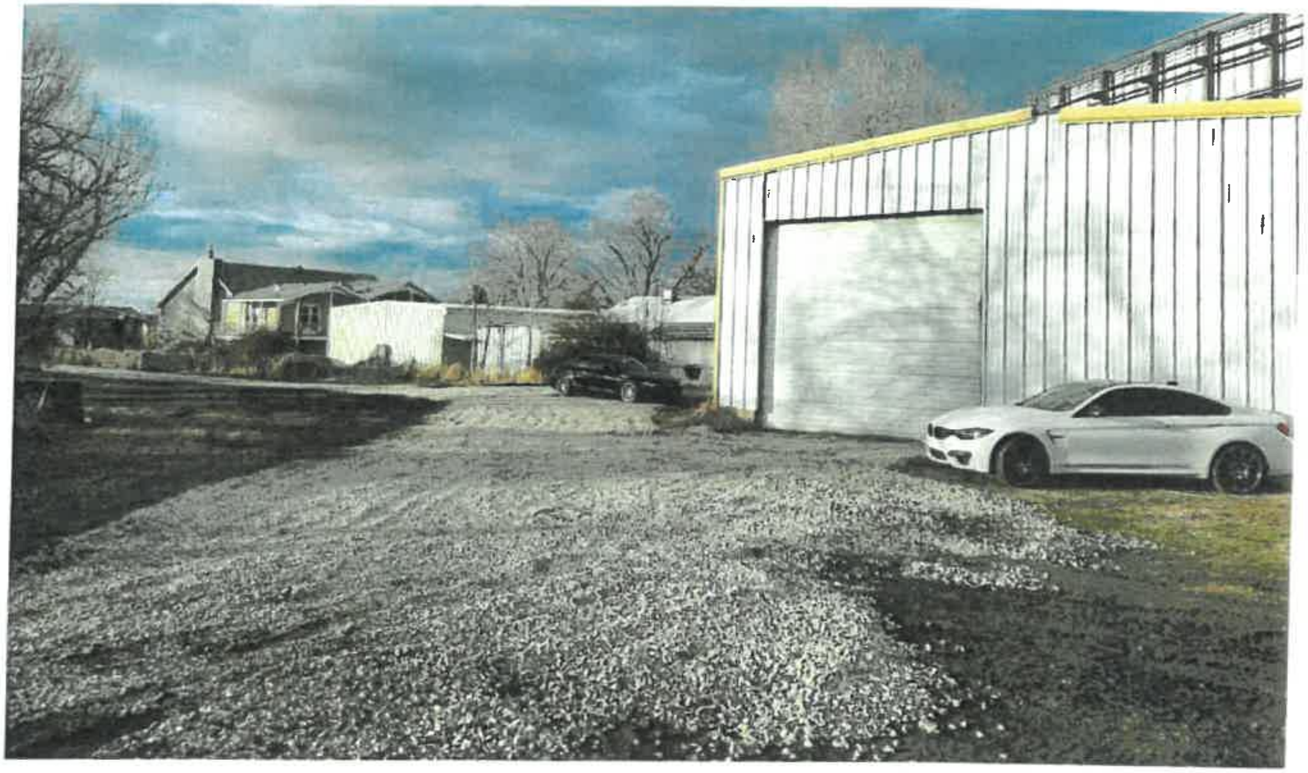
Inside of home:
10' x 10' upstairs bedroom is being used for office space. Will have filing and computer work done here.

Front View



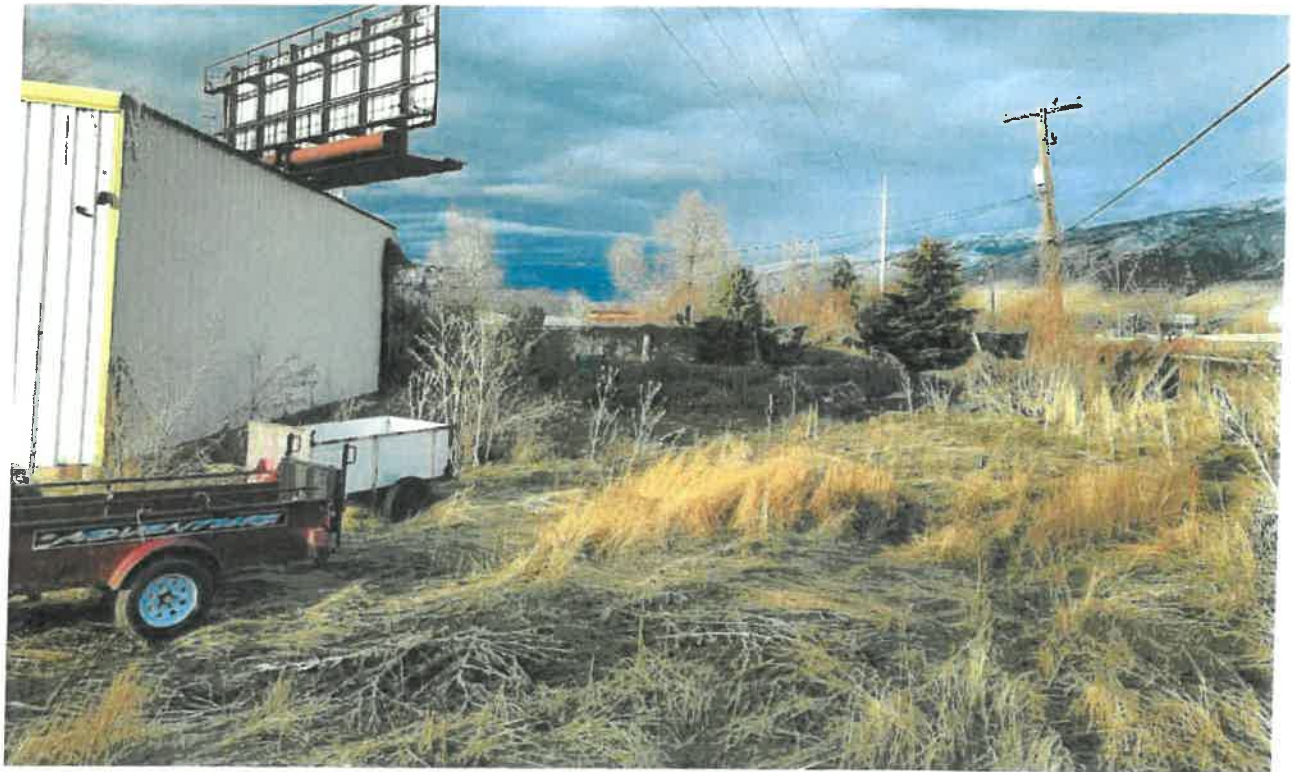
Backyard

Backyard View from Garage

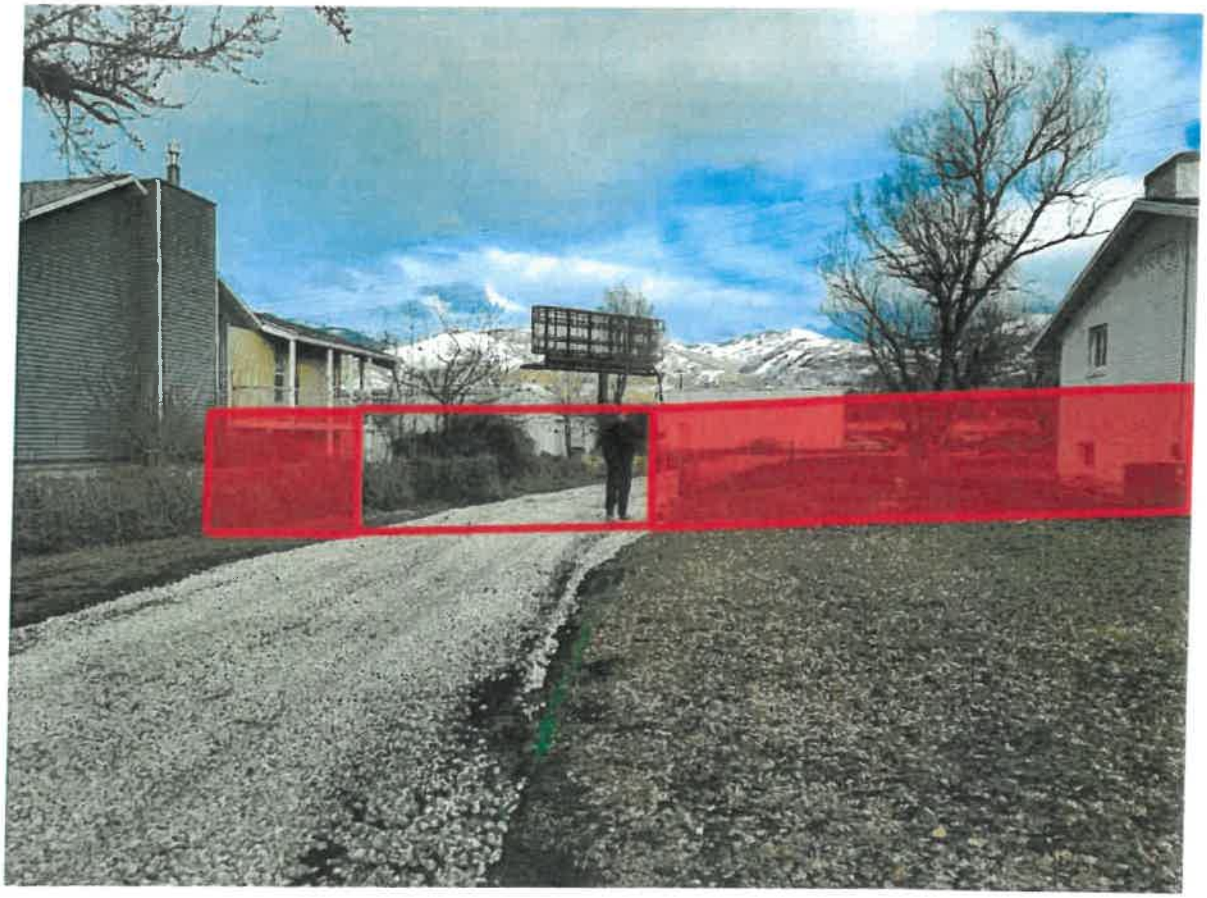


Rear driveway

Garage



Behind Garage



Planned Privacy Fence with Gate

EXHIBIT B

Minutes of Planning Commission's May 23, 2023, Meeting

West Bountiful City
Planning Commission Meeting

May 23, 2023

***Posting of Agenda** - The agenda for this meeting was posted on the State of Utah Public Notice website, on the West Bountiful City website, and at city hall on May 19, 2023, per state statutory requirement.*

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, May 23, 2023, at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

MEMBERS ATTENDING: Chairman Alan Malan, Commissioners Corey Sweat, Dennis Vest, Laura Mitchell, Dell Butterfield, and Council member Kelly Enquist.

STAFF ATTENDING: Kris Nilsen (City Engineer), Cathy Brightwell (Recorder), Debbie McKean (Secretary) and Steve Doxey (City Attorney).

VISITORS: Aimee & Adan Hinojosa, Deby Marshall, Dannie McConkie, Judy Rapp, Amy Parker, Brooklyn White, F.C., Dave Ryan, Jen Nielsen

The meeting was called to order at 7:30 pm by Chairman Malan.

1. **Prayer by Commissioner Butterfield**
   Pledge of Allegiance- Commissioner Vest

2. **Confirm Agenda**

Chairman Malan reviewed the proposed agenda. Laura Mitchell moved to approve the agenda as presented. Corey Sweat seconded the motion. Voting was unanimous in favor among all members present.

3. **Conditional Use Application for Home Occupation for Auto Italia Repairs at 638 N 660 W**

Commissioner packets included a memorandum dated May 19, 2023, from Staff regarding a review of the home occupation and conditional use applications for Auto Italia auto repair business with attached Conditional Use Permit application, Home Occupation Permit Application, site plans and marked exhibits. These applications were initially presented to the planning commission on January 24, 2023, but tabled when it was determined the applicants did not reside on the property. The applications were again presented on May 9, 2023, after applicants took possession of the home. As there was a tie vote by the four members present at the planning commission meeting on May 9, 2023, the conditional use application was tabled until a full commission was available.

Cathy Brightwell briefly reviewed the details of the updated application.

1. The applicants now reside at the property.
2. The only employees of the proposed business are the two owners.
3. Customers are by appointment-only between 10 am and 5 pm, Monday through Friday.
4. They intend to use 500 square feet of the 2,000 square feet detached shop for auto repair/business purposes, which they estimate is enough room to work on two vehicles. A 100 square foot bedroom in the home will be used as office space.

5. Used oil and anti-freeze will be kept in 2 barrels regularly picked up by a recycling service.
6. Customers will drop off and pick up vehicles at arranged times.
7. No street parking will be used by customers.
8. All vehicles and equipment tied to the business will be stored inside the garage; only personal items will be in the yard.
9. Deliveries of parts are estimated to be 1-3 times a day.
10. There may be an occasional tow truck but scheduling will be controlled.
11. All fire inspections have been completed and passed.
12. Applicants are in the process of installing a privacy fence with gate that will limit access to scheduled customers only.

Ms. Brightwell reviewed the potential detrimental effects that were discussed at the previous meeting and the list of conditions intended to mitigate these effects as shown below.

Detrimental Effect 1: No off-street parking has been designated for customers or residents.
1. At least two spaces of off-street parking for residents must be designated on the property.
2. At least one space of off-street parking for customer drop off or pick up must be designated to the south or east side of the shop.
3. Customers seeking services may be parked in a designated off-street parking space for a maximum of one hour, all other customer vehicles awaiting services must be parked inside the shop.
4. All auto repairs must be performed in the allotted space (25%) inside the shop.
5. Owners to provide city staff a current list of personal vehicles showing they are registered or have title in owner's name. This list must be kept current as vehicles change.
6. No outdoor storage of inoperable vehicles is allowed on the property, regardless of ownership.

Detrimental Effect 2: Commercial traffic disturbs the residential neighborhood.
1. Business deliveries of supplies and materials will be limited to 3 times per day.
2. Customer drop-off and pick-up is limited to a total of 3 times per day.
3. Tow truck deliveries will be limited to indoor parking availability and may only be between the hours of 8 am and 6 pm Monday-Friday.
   a. Alternative: No customer vehicles may be delivered by tow truck.

Detrimental Effect 3: Environmental & Safety Issues.
1. All businesses must meet state and federal environmental quality requirements for auto repair businesses, including but not limited to the following:
   a. Collect and contain vehicle fluids as required;
   b. Use a licensed company to collect oil, anti-freeze, and other vehicle fluids;
   c. All vehicles waiting for work and those with work in progress must be on concrete or asphalt surface that stop fluids from entering the ground.
2. Site activities must comply with federal and state EPA Storm Water regulations.
3. Owner must provide evidence of compliance with fire codes and any other applicable building codes, and the building/property must remain in compliance.

Additional General Home Occupation Conditions:
1. Business equipment and vehicles in the detached shop will not exceed 25% of the total building space.

2. No additional business equipment will be added without notice to the city for verification of storage limits.
3. No signage for the business.
4. No employees that do not reside in the home.
5. Planning Commission review of neighborhood impact after the first six months of license.

Staff added they would like to do periodic inspections, after reasonable notice and with the owner present, as they see a need.

Steve Doxey noted that if the planning commission feels the proposed conditions will mitigate the anticipated detrimental effects of the home occupation business, they are required to approve it. If reasonable conditions cannot mitigate the detrimental effects, the request can be denied.

There was discussion on several of the anticipated detrimental effects and proposed conditions. Commissioner Mitchell stated that similar to regular home deliveries there is no control over time or type of deliveries by Amazon and other such carriers. Applicant stated that auto parts deliveries, like O'Reilly, can be scheduled and controlled when orders are placed.

Laura also commented that staff inspections would be a good way to monitor the success of the conditions, but she does not want staff inundated with neighborhood complaints forcing them to conduct more inspections than needed. She is also concerned that numerous complaints made by the same people on a regular basis could be a problem.

Steve Doxey informed the commission that the city is the one to determine when an inspection is needed. Staff can continue to monitor neighbor complaints, but they will not always trigger inspections. As far as adding a condition that staff conduct random inspections, Mr. Doxey noted that staff already has that authority, so it is not needed as a separate condition.

Corey Sweat suggested combining delivery conditions to make them more clear. Some discussion took place, and it was agreed that regular carriers like UPS, Amazon, and Fed Ex delivering personal items to the home are not included in the condition.

Commissioner Butterfield stated that he struggles with this issue in many ways. He is concerned about the impact to the neighborhood of an auto repair business operating in a residential area, but after studying the law and similar cases, he learned that documented findings have to be found in order to deny the permit. As long as conditions can be placed on the applicant to mitigate the impact, the request needs to be approved. He looked at the emails he has received complaining about the business and noted that no documented facts were presented that provide a reason for denial. All the detrimental effects were addressed and with the proposed conditions they should be solved.

Dennis Vest said he has thought hard about his negative vote at the last meeting and comments that we should not be denying someone's ability to make a living, but he is concerned that the 25% allotted space (500 square feet) is not sufficient or realistic. He visited several commercial auto repair businesses to determine the minimum space required to work on two vehicles. The owner of the first shop he visited stated that 660 square feet would be the minimum they would want to have. The second shop said that 900 square feet would be his minimum. The third shop owner reported that his minimum would be 1600 square feet for safety reasons. Mr. Vest asked the shop owner what the biggest problem he has in his business. He responded that parking is always an issue because of delays in receiving parts, customer's paydays, vacations, etc. He added that he didn't think it was reasonable to believe delivery of products could be controlled.

Commissioner Vest further stated that some of the conditions cannot be reasonably enforced. He does not think it is a good location to run this type of business in a residential neighborhood. He stated that the city does not have the resources to monitor such a business and the conditions placed on it as part of issuing this permit. He wants to see the applicants succeed but he does not believe they can in this location and with the conditions being placed on the business.

Action Taken:

Corey Sweat made a motion to approve the home occupation and conditional use permit for Auto Italia located at 638 N 660 West for Aimee & Adan Hinojosa with the finding that the conditions to be imposed will mitigate the reasonably anticipated detrimental effects of the proposed use and accomplish the purposes of the Conditional Use section in West Bountiful Code (WBMC 17.60). The following Conditions will be imposed:

1. At least two spaces of off-street parking for residents must be designated on the property.
2. At least one space of off-street parking for customer drop-off or pick up must be designated to the south or east side of the shop.
3. Customers seeking services may be parked in a designated off-street parking space for a maximum of one hour, all other customer vehicles awaiting services must be parked inside the shop.
4. All auto repairs must be performed in the allotted space inside the shop as shown on Exhibit B.
5. Owners to provide and maintain a current list of personal vehicles showing they are registered or have title in owner's name and maintain an updated list of personal vehicles every 3 months.
6. Tow truck deliveries, customer drop-off and pick up and business deliveries of supplies and materials will be limited to 3 times per day and may only be between the hours of 8 am and 6 pm Monday-Friday, with the exception of any personal common carrier deliveries.
7. All businesses must meet state and federal environmental quality requirements for auto repair businesses, including but not limited to the following:
    a. Collect and contain vehicle fluids as required;
    b. Use a licensed company to collect oil, anti-freeze, and other vehicle fluids;
    c. All vehicles waiting for work and those with work in progress must be on concrete or asphalt surface that stop fluids from entering the ground.
8. Site activities must comply with federal and state EPA Storm Water regulations.
9. Owner must provide evidence of compliance with fire codes and any other applicable building codes, and the building/property must remain in compliance.
10. Business equipment and vehicles in the detached shop will not exceed 25% of the total building space (2000 sf x 25% = 500 sf).
11. No additional business equipment will be added without notice to the city for verification of storage limits.
12. No signage can be used for the business.
13. No employees that do not reside in the home.
14. Planning Commission review of neighborhood impact after the first three months of license.
15. Upon reasonable notice, the city can inspect the premises periodically with the owner present.

Laura Mitchell seconded the motion. Chairman Malan called for a roll call vote. The Motion passed with a vote of 4 to 1, as shown below:

Dell Butterfield- Aye *Corey Sweat- Aye* *Laura Mitchell- Aye*
Dennis Vest- Nay *Alan Malan- Aye*

4. **Consider Meeting Minutes from May 9, 2023.**

Action Taken:
Corey Sweat moved to approve the minutes from May 9, 2023, as presented. Dell Butterfield seconded the motion and voting was unanimous in favor.

5. **Staff Report**

a. **Engineering (Kris Nilsen)**

- Public Works building is being carpeted and the inside completed so move in can begin next month. Asphalt should go down in two weeks.
- The Spring clean-up went well, and people seemed to like the new location.
- No flooding issues. Some water was backing up on the east side of Legacy Parkway at 1200 North because it couldn't get through, but it has improved.
- Google Fiber is still working on clean-up. City will do inspections and hold their feet to the fire to make sure everything is completed and done well.
- Pre-construction meeting on the upcoming water line project was held and they expect to begin in a few weeks. They will make sure park access and the parade are not affected for the 4th of July events.

b. **Community Development (Cathy Brightwell)**

- Moderate Income Housing Strategy report is due in August. Strategy # 1 (Station Area Plan) is being handled by Duane. Moderate Income housing is required in locations within a certain proximity to a transit station, like the Woods Cross FrontRunner station. The affected area in West Bountiful includes the Holly Frontier Refinery which is not ideal for housing. A study has to be done in order to be exempt from that requirement and the city just found out it is getting a $30,000 grant to do the study. Strategy #2 (Parking) has been reviewed by the planning commission and a hearing will be held on June 13. Strategy #3 (Impact Fees)- does not have to have a public hearing and will be handled by the city council. Once the report is submitted in August, additional strategies can be discussed for next year's report.
- New legislation requires we adopt an Airport Overlay Zone since there is a tiny piece of city property within the regulated distance of the airport.
- She also noted that the city council has asked planning commission to look at uses that may be appropriate to exclude as home occupations. This will be a good time to finish the project started last year to clean up types of uses in each of the zones.

Commission comments:
Laura Mitchell stated that there have been a lot of large dump trucks going down 1200 North. It was explained that they were aware of this issue and have shut the offenders down from dumping dirt on the property to the east of the public works building. It was not the city doing this.

Dennis Vest noted that pickleball players have asked to have a trash can by the courts. Chairman Malan noted that this request has come up before and he was told by the city that most city parks have a policy to pack it in and pack it out. He reported that they are practicing that policy at the baseball fields and it seems to be working fine.

6. Adjourn.

Action Taken:

Corey Sweat moved to adjourn the regular session of the Planning Commission meeting at 8:20 pm. Laura Mitchell seconded the motion. Voting was unanimous in favor.

. . . .

The foregoing was approved by the West Bountiful City Planning Commission on June 13, 2023, by unanimous vote of all members present.

Cathy Brightwell

Cathy Brightwell – City Recorder

Mayor
Kenneth Romney

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

WEST BOUNTIFUL CITY

550 North 800 West
West Bountiful, Utah 84087

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

City Administrator
Duane Huffman

City Recorder
Cathy Brightwell

City Engineer
Kris Nilsen

Public Works Director
Steve Maughan

NOTICE OF
PUBLIC HEARING

The West Bountiful City Council will hold a public hearing at city hall on Tuesday, June 20, 2023, at 7:30 pm, or as soon as agenda permits.

The purpose of the hearing is to receive public comment regarding a proposed exemption for parks and recreation impact fees under WBMC 3.22.050 for development activity attributable to Moderate Income Housing.

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

MEMORANDUM

TO: Mayor & Council

DATE: June 16, 2023

FROM: Staff

RE: **2023 Moderate-Income Housing Strategy Update – Impact Fees**

This memo describes the city's efforts to address its Moderate Income Housing Strategies for 2023.

<u>Background</u>
In 2022, the Utah legislature required the city to select and plan for the implementation of a minimum of three moderate income housing strategies. Updates were adopted to the housing section of the city's General Plan to help achieve goals toward increasing moderate income housing. Recent legislation requires the city to submit updates by August 1, 2023, regarding its success in accomplishing the Strategies.

The three Strategies selected by the city are listed below:

- Strategy 1 – Develop and Adopt a Station Area Plan in Accordance with Section 10-9a-403.1.
- Strategy 2 – Amend Land Use Regulations to Eliminate or Reduce Parking Requirements for Residential Development Where a Resident is Less Likely to Rely on the Resident's Own Vehicle, such as residential development near major transit investment corridors or Senior Living facilities.
- Strategy 3 – Reduce, Waive, or Eliminate Impact Fees related to Moderate Income Housing.

<u>Strategy 3 - Review & Recommendation</u>
City staff and legal counsel reviewed the city's code related to impact fees. After studying the issue, staff recommends that attached code modification that eliminates <u>park</u> impact fees for moderate income housing development. The city may continue to review reducing, waiving, or eliminate other impact fees for moderate income housing in the future.

WEST BOUNTIFUL CITY

ORDINANCE #471-23

AN ORDINANCE AMENDING THE WEST BOUNTIFUL MUNICIPAL CODE TO WAIVE PARK IMPACT FEES RELATED TO MODERATE INCOME HOUSING

WHEREAS, in 2022, the legislature required that by October 1, 2022, the city amended its general plan to recognize the legislature's determination that municipalities facilitate a reasonable opportunity for a variety of housing, including moderate income housing; and

WHEREAS, the city was required to include a recommendation to implement a minimum of three moderate income housing strategies as described in UCA 10-9a-403(b) i; and

WHEREAS, the West Bountiful City Council, through an amendment to the general plan, adopted the goal to reduce, waive, or eliminate impact fees related to moderate income housing; and

WHEREAS, a public hearing on this subject was held on June 20, 2023.

NOW THEREFORE BE IT ORDAINED by the city council of West Bountiful City that the West Bountiful Municipal Code be modified as shown in exhibit A.

This ordinance will become effective upon signing and posting.

Adopted this 20th day of June, 2023.

By:

____
Kenneth Romney, Mayor

Voting by the City Council:	Aye	Nay
Councilmember Ahlstrom	____	____
Councilmember Bruhn	____	____
Councilmember Enquist	____	____
Councilmember Preece	____	____
Councilmember Wood	____	____

Attest:

____
Cathy Brightwell, City Recorder

3.22.020 Definitions

“**Moderate income housing**” means housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in Davis County, State of Utah.

3.22.060 Fee ~~Exceptions~~Exemptions, Deferrals, And Adjustments

A. Exemption for Moderate Income Housing. Any development activity attributable to moderate income housing shall be exempt from the parks and recreation impact fee under Section 3.22.050.

~~A.~~B. ~~Waiver~~ Exemption for “Public Purpose.” ~~T~~Notwithstanding Subsection A, the City Council may authorize, on a project-by-project basis and subject to the Act, an exemption~~s~~ from or adjustment~~s~~ to the impact fees ~~rate structure~~under Section 3.22.050 for development activity the City Council determines to be of such benefit to the community as a whole to justify the exemption or adjustment. Such development activity may be attributable to tax-supported agencies, ~~low~~ moderate income housing, or facilities of a temporary nature.

~~B.~~C. Deferral for Insignificant Use of Water. The City Council may authorize, on a project-by-project basis and subject to the Act, deferral of the payment of a culinary water impact fee when the applicant shows: (1) the property will not be used for anything other than non-commercial agricultural purposes, (2) the property will receive the majority of its water from secondary or other sources, and (3) the applicant will not use more than 24,000 gallons a year of water from the City’s culinary water system. To receive a deferral, the applicant must record against the property an agreement with the City stating that all required water impact fees shall be paid upon any further development activity or when any of the three listed criteria ceases to apply. When the fees are paid, they will be based on the fees at that time, and not on the fees in place at the time the deferral is granted.

~~C.~~D. Procedure. Applications for deferrals, exemptions, or adjustments are to be filed with the City at the time the applicant first requests the extension of service to the applicant’s development or property.

MEMORANDUM

TO: Mayor & Council

DATE: June 16, 2023

FROM: Staff

RE: **2023 Moderate-Income Housing Strategy Update – Parking**

This memo describes the city's efforts to address its Moderate Income Housing Strategies for 2023.

<u>Background</u>
In 2022, the Utah legislature required the city to select and plan for the implementation of a minimum of three moderate income housing strategies. Updates were adopted to the housing section of the city's General Plan to help achieve goals toward increasing moderate income housing. Recent legislation requires the city to submit updates by August 1, 2023, regarding its success in accomplishing the Strategies.

The three Strategies selected by the city are listed below:

- Strategy 1 – Develop and Adopt a Station Area Plan in Accordance with Section 10-9a-403.1.
- Strategy 2 – Amend Land Use Regulations to Eliminate or Reduce Parking Requirements for Residential Development Where a Resident is Less Likely to Rely on the Resident's Own Vehicle, such as residential development near major transit investment corridors or Senior Living facilities.
- Strategy 3 – Reduce, Waive, or Eliminate Impact Fees related to Moderate Income Housing.

<u>Strategy 2 - Review & Planning Commission Recommendation</u>
The city's parking regulations have not been reviewed or updated for some time. The planning commission reviewed proposals from our planning consultants, John Janson and Jake Young, and staff that included parking ratios, shared parking options, and other city's parking regulations.

Following a public hearing on June 13, the planning commission is recommending changes to WBMC 17.52 – Off-Street Parking and WBMC 17.44 – Housing in Certain Commercial Areas Overlay as shown in Exhibit A. These changes include eliminating or reducing parking requirements where a resident is less likely to rely on their own vehicle, such as near a transit station.

WEST BOUNTIFUL CITY

ORDINANCE #472-23

AN ORDINANCE AMENDING THE WEST BOUNTIFUL MUNICIPAL CODE TO REDUCE PARKING REGULATIONS FOR CERTAIN RESIDENTIAL PROPERTIES

WHEREAS, in 2022, the legislature required that by October 1, 2022, the city amend its general plan to recognize the legislature's determination that municipalities facilitate a reasonable opportunity for a variety of housing, including moderate income housing; and

WHEREAS, the city was required to include a recommendation to implement a minimum of three moderate income housing strategies as described in UCA 10-9a-403(b) i; and

WHEREAS, the West Bountiful City Council, through an amendment to the general plan, adopted the goal to amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors; and

WHEREAS, a public hearing on this subject was held on June 13, 2023.

NOW THEREFORE BE IT ORDAINED by the city council of West Bountiful City that the West Bountiful Municipal Code be modified as shown in exhibit A.

This ordinance will become effective upon signing and posting.

Adopted this 20th day of June, 2023.

By:

____
Kenneth Romney, Mayor

Voting by the City Council:	Aye	Nay
Councilmember Ahlstrom	____	____
Councilmember Bruhn	____	____
Councilmember Enquist	____	____
Councilmember Preece	____	____
Councilmember Wood	____	____

Attest:

____
Cathy Brightwell, City Recorder

17.52 Off Street Parking

17.52.040 Number of Parking Spaces Required

An adequate number of off-street parking spaces shall be provided for all uses as follows. In no case, however, shall parking provided be less than one space for each employee projected for the highest employment shift plus additional parking for vehicles used in conducting the business and customer parking. **Any parking calculations that result in less than a whole number shall be rounded up. (***NOTE: the order below has been changed to be alphabetical.)*

A. Auto Dealer: one parking space for each two hundred (200) square feet of sales office area plus one space for every ten (10) vehicles displayed, or five spaces, whichever is greater. Separate storage space for vehicles for sale or under repair shall be provided.
B. Business or professional offices: one parking space for each two hundred (200) square feet of floor area.
C. Churches with fixed seating: one parking space for each four fixed seats, or one parking space for each seven feet of linear pew, whichever is greater.
D. Churches without fixed seats, sports arenas, auditoriums, theaters, assembly halls, reception centers, meeting halls: one parking space for each four seats of seating capacity.
E. Fast food dining: one parking space for each seventy five (75) square feet of floor area (excluding kitchen and storage), with a minimum of five (5) spaces, plus three (3) stacking spaces per drive-through lane.
F. Furniture and appliance stores: one parking space for each six hundred (600) square feet of retail floor area.
G. Grocery store: one parking space for each three hundred (300) square feet of retail floor space.
H. Hospitals: one parking space for each two beds.
I. Hotels and motels: one space for each living or sleeping unit, plus parking space for vehicles used in conducting the business.
J. Medical/Dental office: one parking space for each two hundred (200) square feet of floor area or three parking spaces for each doctor/dentist, whichever is greater.
K. Residential and Mixed-Use Buildings ~~dwellings~~:
   1. In residential districts: two parking spaces for each dwelling unit located in a ~~including~~ garage and/or driveway.
   2. (*Moved from 17.44-HCCO*) In commercial districts, Multi-Family and Mixed-use buildings:

      a. Studio apartment – 1 space per unit;
      b. One bedroom units – 1.5 spaces per unit;
      c. Two or more bedroom units – 2 spaces per unit;
      d. All multi-family residential and mixed use projects shall provide additional guest parking spaces equal to one guest parking space for every four units.

L. Residential Health Care facilities: one parking space for each five beds.
M. Restaurants, taverns, private clubs, and all other similar dining or drinking establishments (except for fast food dining establishments): one parking space for each four seats or one parking space for each one hundred (100) square feet of floor area (excluding kitchen and storage), whichever is greater.

N. Retail stores (except as provided in subsection F and G of this section): one parking space for each one hundred (100) square feet of retail floor space.
P. Shopping center or other groups of uses not listed above: one parking space for each two hundred (200) square feet of total floor space.
Q. **Transit adjacent multi-family residential and/or mixed use, if located within one-half (1/2) mile of enhanced transit services such as a station, BRT, or enhanced bus, may request up to a ten percent (10%) reduction in parking spaces at the discretion of the applicant.**
R. Wholesale establishments, warehouses, manufacturing establishments and all industrial uses: as determined by the zoning administrator.
S. All other uses not listed above: as determined by the zoning administrator. All required determinations of the zoning administrator under this section shall be based on the nearest comparable use standards **and information provided by the applicant**.

17.52.080 Landscaping in Parking Lots

The following landscape requirements apply to parking lots.

A. Each parking lot adjacent to a public street shall provide along the entire frontage of the property (except for any drive approach) a minimum depth of ten (10) feet of permanently maintained landscaping.
B. Each parking lot consisting of more than twenty (20) spaces, or 4,000 square feet shall include landscaped parking islands as follows:

   1. Office and commercial: 7 percent of total parking lot area.
   2. Industrial and warehouse: 5 percent of total parking lot area.

C. Parking island areas are intended to define major drives and access ways, and to delineate ends of parking rows and aisle intersections. For every six required parking spaces, or portion thereof, a minimum of one tree shall be provided within each parking island. Additionally, each parking island shall contain:

   1. A minimum of 140 square feet;
   2. A minimum average width of 8 feet; and
   3. A minimum of one tree from the city's approved tree list.

D. In all other respects, the landscaping of parking lots shall comply with Chapter 12.28 **– Water Efficient Landscape Standards and Chapter 17.50 – Clear View Area & Fence Requirements.**

- -

WBMC 17.44.060 – Housing in Certain Commercial Areas Overlay – Site Design

G. Parking Requirements.

1. Location of Parking and Parking Garages. Parking for a multi-family residential or mixed-use building should be located underneath, within (as in podium-style parking), to the side, or to the rear of the building. An above or partially above grade parking garage within the interior of a building having more than 20 residential units, if located within 50 feet of a public right-of-way, should include commercial uses that wrap the street-facing façade. No visible podium parking is recommended fronting on 500 West, 400 North, 500 South or 1100 West unless such parking is wrapped with commercial uses on the street-facing facade. If an above grade or a partially above grade parking garage is incorporated into a building that is located more than 50 feet from a public street, any portions above ground should be designed to complement the building in a manner that the parking garage is not readily discernable as such or is surrounded with a five foot-wide intensive landscape treatment that includes trees and shrubs covering at least 75 percent of each parking garage façade.
2. All projects of any building type shall provide the ~~following~~ minimum number of parking spaces, **as per section 17.52.040**. ~~Studio apartments – 1 space per unit; One bedroom units – 1.5 spaces per unit; Two or more bedroom units 2 spaces per unit.~~

   ~~All projects should provide additional guest parking spaces equal to one guest parking space for every four units. Any parking calculations that result in less than a whole number shall be rounded up.~~

WEST BOUNTIFUL CITY

RESOLUTION #537-23

A RESOLUTION ENACTING THE SECOND AMENDMENT TO THE FISCAL YEAR 2022-2023 BUDGET

***WHEREAS*,** Section 10-6-125 of Utah Code enables the governing body to change the totals of any of the city's budgeted funds; and,

WHEREAS, the City Council finds that adjustments are necessary to recognize transfers, revenues, and expenditures; and,

***WHEREAS*,** a draft of the amendments has been available for public review and a public hearing was properly set, noticed, and held on June 6, 2023, to receive public input regarding proposed changes to the city budget.

NOW THEREFORE, BE IT RESOLVED by the City Council of West Bountiful, Utah that:

1. The Fiscal Year 2022-2023 budget is amended per the attached Exhibit A.

EFFECTIVE DATE. This resolution shall take effect immediately upon passage.

Passed and approved by the City Council of West Bountiful City this 20th day of June 2023.

____
Kenneth Romney, Mayor

Voting by the City Council:	Aye	Nay
Council member Ahlstrom	____	____
Council member Bruhn	____	____
Council member Enquist	____	____
Council member Preece	____	____
Council member Woods	____	____

ATTEST:

____
Cathy Brightwell, Recorder

WEST BOUNTIFUL CITY

RESOLUTION #538-23

A RESOLUTION ADOPTING THE WEST BOUNTIFUL CITY TENTATIVE BUDGET AND PROPOSING A PROPERTY TAX RATE FOR THE FISCAL YEAR 2023-2024

WHEREAS, the city is required to adopt an operating and capital budget for each fiscal year; and,

WHEREAS, the tentative budget was originally adopted May 2, 2023, has been available for review and comment by the public on the city's website and at city hall; and,

WHEREAS, an adjustment to the city pay scale is necessary to account for inflation; and,

WHEREAS, a public hearing was properly noticed and held on June 6, 2023, to receive public comment on the tentative budget and pay scale adjustment; and

WHEREAS, the city is required to adopt a property tax rate for each fiscal year; and,

WHEREAS, the city council finds it necessary to propose an increase from the certified tax rate; and,

WHEREAS, UCA 59-2-923 allows for expenditures to be made on the basis of the city's tentative budget after the adoption of the tentative budget:

NOW THEREFORE, BE IT RESOLVED by the city council that:

I. The Fiscal Year 2023/2024 tentative budget is hereby adopted as established in the attached Exhibit A:
II. The new property tax rate for 2023/24 of 0.001326 is hereby proposed;
III. The city's pay scale, including elected officials, is hereby adopted in the attached Exhibit B,

EFFECTIVE DATE. This resolution shall take effect immediately upon passage. The updated pay scale will be effective for the pay period ending July 14, 2023.

Passed and approved by the City Council of West Bountiful City this 20th day of June 2023.

____
Kenneth Romney, Mayor

Voting by the City Council:	Aye	Nay
Councilmember Ahlstrom	____	____
Councilmember Bruhn	____	____
Councilmember Enquist	____	____
Councilmember Preece	____	____
Councilmember Wood	____	____

ATTEST:

____
Cathy Brightwell, Recorder

WEST BOUNTIFUL CITY -
FY 2022/2023 - 1st AMENDMENT
FY 2023/2024 - TENTATIVE (PROPOSED TAX RATE)

		20/21 Actual	21/22 Actual	22/23 Original	22/23 1st Amend	23/24 Tentative
GENERAL FUND - REVENUES						
TAXES						
10-31-110	CURRENT YEAR PROPERTY TAXES	1,415,557	1,338,154	1,393,800	1,393,800	1,561,100
10-31-111	PRIOR YEAR - DELINQUENT COLLEC	6,910	16,304	15,000	15,000	15,000
10-31-112	VEHICLE FEES	43,728	39,392	45,000	45,000	45,000
10-31-130	SALES AND USE TAXES	2,551,460	2,715,300	2,800,500	2,800,500	2,856,500
10-31-142	MUNICIPAL ENERGY SALES TAX	375,482	315,985	342,000	342,000	342,000
10-31-144	FRANCHISE FEES - CABLE	51,388	41,897	36,000	36,000	36,000
10-31-146	MUNICIPAL TELECOM SALES TAX	27,998	26,216	30,000	30,000	30,000
10-31-150	ROOM TAX	19,453	17,353	20,000	20,000	20,000
10-31-155	HWY/TRANSPORTATION TAX	201,788	213,591	184,000	184,000	200,000
	TOTAL TAXES	4,693,763	4,724,191	4,866,300	4,866,300	5,105,600
LICENSES & PERMITS						
10-32-210	BUILDING PERMITS	102,587	75,113	80,000	80,000	80,000
10-32-211	PLAN CHECK FEES	53,568	38,503	45,000	45,000	45,000
10-32-212	ELECTRICAL FEES	810	810	500	500	500
10-32-216	MECHANICAL FEES	360	360	200	200	200
10-32-220	BUSINESS LICENSE	21,217	20,681	20,000	20,000	20,000
10-32-295	OTHER PERMITS - EXCAVATION	3,260	3,025	3,000	63,300	3,000
	TOTAL LICENSES & PERMITS	181,802	138,492	148,700	209,000	148,700
INTERGOVERNMENTAL						
10-33-310	CLASS 'C' ROAD FUNDS	254,589	263,622	240,000	240,000	250,000
10-33-320	GRANTS - STATE	11,951	16,478	12,000	57,300	12,000
10-33-340	GRANTS - FEDERAL	172,486	344,492	344,400	344,400	0
10-33-346	DISASTER REIMBURSEMENT	0	47,406	0	9,400	0
10-33-380	STATE LIQUOR FUND ALLOTMENT	8,853	9,438	9,500	11,200	9,500
	TOTAL INTERGOVERNMENTAL	447,879	681,437	605,900	662,300	271,500

WEST BOUNTIFUL CITY -
FY 2022/2023 - 1st AMENDMENT
FY 2023/2024 - TENTATIVE (PROPOSED TAX RATE)

		20/21 Actual	21/22 Actual	22/23 Original	22/23 1st Amend	23/24 Tentative
CHARGES FOR SERVICES						
10-34-420	LAND USE AND SUBDIVISION FEES	34,186	30,822	20,000	20,000	20,000
10-34-440	PARK RESERVATION FEES	7,445	8,510	7,000	7,000	7,000
10-34-460	SALE-COPIES, MAPS & OTHER	0	5	0	0	0
10-34-465	POLICE REPORTS & OTHER REIMBRS	2,327	5,031	3,000	3,000	3,000
	TOTAL CHARGES FOR SERVICES	43,958	44,368	30,000	30,000	30,000
FINES & FORFEITURES						
10-35-510	FINES & FORFEITURES	47,404	63,115	55,000	70,000	60,000
	TOTAL FINES & FORFEITURES	47,404	63,115	55,000	70,000	60,000
MISCELLANEOUS						
10-36-600	INTEREST EARNED - GENERAL	2,793	422	40,000	40,000	40,000
10-36-630	YOUTH COUNCIL FUNDRAISER	0	0	0		0
10-36-640	SALE OF FIXED ASSETS	86,723	126,002	40,000	40,000	75,000
10-36-650	FACILITY/LAND RENTAL	22,622	21,327	21,600	21,600	21,600
10-36-690	MISC. REVENUE	62,542	16,939	10,000	15,000	10,000
	TOTAL MISCELLANEOUS	174,680	164,690	111,600	116,600	146,600

WEST BOUNTIFUL CITY -
FY 2022/2023 - 1st AMENDMENT
FY 2023/2024 - TENTATIVE (PROPOSED TAX RATE)

		20/21 Actual	21/22 Actual	22/23 Original	22/23 1st Amend	23/24 Tentative
CONTRIBUTIONS & TRANSFERS						
10-38-810	JULY 4TH DONATIONS/FEES	6,000	8,000	8,000	8,000	8,000
10-38-820	K-9 DONATIONS	0	0	0	15,000	0
10-38-870	TXFR'S FROM RAP TAX FUND	7,400	14,800	7,400	7,400	7,400
10-38-894	TXFR'S FROM CAP PROJECTS	0	2,484	0	0	200,000
10-38-897	TXFR'S FROM POLICE IMPACT FEES	3,000	20,000	0	0	0
10-38-899	CONTRIBUTIONS - FUND SURPLUS	0		338,400	61,500	371,900
	TOTAL CONTRIBUTIONS & TRANSFERS	16,400	45,284	353,800	91,900	587,300
GENERAL FUND	**TOTAL REVENUES**	5,605,886	5,861,576	6,171,300	6,046,100	6,349,700

WEST BOUNTIFUL CITY -
FY 2022/2023 - 1st AMENDMENT
FY 2023/2024 - TENTATIVE (PROPOSED TAX RATE)

		20/21 Actual	21/22 Actual	22/23 Original	22/23 1st Amend	23/24 Tentative
GENERAL FUND - EXPENDITURES						
LEGISLATIVE						
10-41-110	SALARIES & WAGES	47,744	48,580	52,600	52,600	56,500
10-41-115	SALARIES & WAGES - CC MTGS	5,350	4,825	5,700	5,700	5,700
10-41-131	GROUP HEALTH INSURANCE	0	0	500	500	500
10-41-132	WORKERS COMP INSURANCE	469	495	500	500	600
10-41-133	FICA TAXES	4,200	4,224	4,500	4,500	4,800
10-41-210	BOOKS, SUBSCRIPT, MEMBERSHIPS	50	50	200	200	200
10-41-230	TRAVEL	2,402	1,802	2,600	3,300	2,600
10-41-330	SEMINARS & CONVENTIONS	1,190	4,837	1,500	1,500	3,000
10-41-610	MISCELLANEOUS SUPPLIES	660	1,452	1,500	1,500	1,500
	TOTAL LEGISLATIVE	62,065	66,265	69,600	70,300	75,400
COURT						
10-42-114	SALARIES & WAGES - TEMP/P-TIME	0	5,200	0	0	0
10-42-311	LEGAL FEES	28,700	31,700	32,400	34,000	35,400
10-42-621	WITNESS FEES	0	0	500	500	500
	TOTAL COURT	28,700	37,303	32,900	34,500	35,900

WEST BOUNTIFUL CITY -
FY 2022/2023 - 1st AMENDMENT
FY 2023/2024 - TENTATIVE (PROPOSED TAX RATE)

		20/21 Actual	21/22 Actual	22/23 Original	22/23 1st Amend	23/24 Tentative
ADMINISTRATIVE						
10-43-110	SALARIES & WAGES	177,727	191,478	208,500	208,500	222,400
10-43-114	SALARIES & WAGES - TEMP/P-TIME	6,281	7,642	13,000	13,000	13,000
10-43-125	LONG TERM DISABILITY	873	942	1,100	1,100	1,500
10-43-130	RETIREMENT	33,364	36,000	35,700	35,700	38,500
10-43-131	GROUP HEALTH INSURANCE	39,617	31,036	33,500	33,500	34,300
10-43-132	WORKERS COMP INSURANCE	1,406	1,417	1,300	1,300	1,400
10-43-133	FICA TAXES	13,917	14,872	16,100	16,100	17,400
10-43-134	ALLOWANCES - VEHICLE	2,400	2,400	2,400	2,400	2,400
10-43-210	BOOKS, SUBSCRIPT, MEMBERSHIPS	5,099	7,138	6,000	6,000	6,000
10-43-240	OFFICE SUPPLIES & EXPENSE	5,287	4,970	5,000	5,000	5,000
10-43-241	POSTAGE	2,242	2,319	2,000	2,000	2,500
10-43-250	EQUIPMENT SUPPLIES & MAINT	2,494	3,048	2,500	2,500	3,000
10-43-311	CONSULTING SVCS - COMPUTER	9,456	9,480	10,000	10,000	10,000
10-43-312	CONSULTING SVCS - GENERAL	0	3,500	15,000	15,000	12,000
10-43-330	EDUCATION AND TRAINING	615	3,964	3,000	3,000	5,000
10-43-440	BANK CHARGES	16,180	20,325	16,000	16,000	20,000
10-43-610	MISCELLANEOUS SUPPLIES	170	85	0	0	0
10-43-620	MISCELLANEOUS SERVICES	3,313	2,856	2,200	2,200	2,200
10-43-621	ADVERTISING	376	201	1,000	1,000	1,000
10-43-740	CAPITAL OUTLAY - EQUIPMENT	1,577	0	2,000	2,000	2,000
	TOTAL ADMINISTRATIVE	322,393	343,673	376,300	376,300	399,600

WEST BOUNTIFUL CITY -
FY 2022/2023 - 1st AMENDMENT
FY 2023/2024 - TENTATIVE (PROPOSED TAX RATE)

		20/21 Actual	21/22 Actual	22/23 Original	22/23 1st Amend	23/24 Tentative
ENGINEERING						
10-46-110	SALARIES & WAGES	42,494	51,092	55,000	55,000	58,600
10-46-125	LONG TERM DISABILITY	0	0	300	300	400
10-46-130	RETIREMENT	6,776	8,678	9,700	9,700	10,400
10-46-131	GROUP HEALTH INSURANCE	8,753	10,445	11,000	11,000	11,300
10-46-132	WORKERS COMP INSURANCE	481	597	500	500	600
10-46-133	FICA TAXES	3,259	3,962	4,400	4,400	4,700
10-46-134	ALLOWANCES - VEHICLE	2,200	2,400	2,400	2,400	2,400
10-46-210	BOOKS, SUBSCRIPT, MEMBERSHIPS	224	0	500	500	500
10-46-330	SEMINARS AND CONVENTIONS	600	783	2,300	2,300	2,300
10-46-610	MISCELLANEOUS SUPPLIES	0	1,273	3,400	3,400	3,400
10-46-620	MISCELLANEOUS SERVICES	0	3,051	1,000	1,000	1,000
10-46-740	CAPITAL OUTLAY - EQUIPMENT	0	0	0	0	0
	TOTAL ENGINEERING	64,787	82,280	90,500	90,500	95,600

WEST BOUNTIFUL CITY -
FY 2022/2023 - 1st AMENDMENT
FY 2023/2024 - TENTATIVE (PROPOSED TAX RATE)

		20/21 Actual	21/22 Actual	22/23 Original	22/23 1st Amend	23/24 Tentative
NON-DEPARTMENTAL						
10-50-220	DISASTER CLEAN UP	20,847	0	0	0	0
10-50-282	TELEPHONE-CELL	6,911	8,065	6,000	6,000	8,000
10-50-309	NETWORK SERVICES	27,975	27,482	28,000	28,000	28,000
10-50-310	AUDITING FEES	9,400	14,825	9,200	9,200	9,200
10-50-311	ATTORNEY FEES	55,410	43,340	50,000	50,000	50,000
10-50-312	AUTOMOBILE INSURANCE	7,704	7,863	7,800	7,800	7,800
10-50-313	BUILDING INSPECTIONS	38,400	27,902	40,000	40,000	40,000
10-50-509	PROPERTY INSURANCE	12,429	13,770	14,500	14,500	15,000
10-50-510	LIABILITY INSURANCE	25,444	27,431	27,400	27,400	27,400
10-50-511	INSURANCE BONDING	1,951	1,951	2,500	2,500	2,500
10-50-608	EMERGENCY PREPAREDNESS CMTTE	34	1,536	3,000	3,000	3,000
10-50-610	EMERGENCY SUPPLIES	0	0	2,000	2,000	2,000
10-50-611	ELECTION EXPENSES	0	7,013	0	0	14,500
10-50-612	WEST BOUNTIFUL ARTS COUNCIL	3,227	4,368	7,400	7,400	7,400
10-50-613	CITY CELEBRATIONS	9,903	14,998	33,000	33,000	33,000
10-50-614	CITY NEWSLETTER EXPENSES	1,988	2,331	5,000	5,000	5,000
10-50-616	YOUTH COUNCIL EXPENSES	1,067	6,594	6,000	6,000	6,000
10-50-618	HISTORICAL COMM PROJECTS	200	0	1,000	1,000	1,000
10-50-619	COMMUNITY PANDEMIC	245,265	625	0	0	0
10-50-620	ANIMAL CONTROL	17,616	14,531	17,000	17,000	0
10-50-622	ART CENTER DONATION	15,000	0	15,500	15,500	0
10-50-623	TAX/LEGAL SETTLEMENT	30,000	0	0	0	0
10-50-631	EMPLOYEE INCENTIVE	3,083	1,971	3,000	3,000	4,000
10-50-740	CAPITAL OUTLAY - EQUIPMENT	7,015	0	0	0	0
10-50-741	CAPITAL OUTLAY - SOFTWARE	2,900	8,894	0	7,000	0
10-50-745	CAPITAL OUTLAY - SUBDIVISIONS	10,089	0	0	0	0
	TOTAL NON-DEPARTMENTAL	553,857	235,489	278,300	285,300	263,800

6-16-2023; 3:00pm

WEST BOUNTIFUL CITY -
FY 2022/2023 - 1st AMENDMENT
FY 2023/2024 - TENTATIVE (PROPOSED TAX RATE)

		20/21 Actual	21/22 Actual	22/23 Original	22/23 1st Amend	23/24 Tentative
GENERAL GOVERNMENT BUILDINGS						
10-51-260	BLDGS & GROUNDS - SUPPLIES/MNT	27,764	26,357	28,000	28,000	23,000
10-51-261	PAINT & REPAIRS	0	60,199	43,000	43,000	40,000
10-51-270	UTILITIES	24,462	27,626	39,000	45,000	39,000
10-51-280	TELEPHONE / INTERNET	9,096	13,103	0	0	0
10-51-620	MISCELLANEOUS SERVICES	1,891	1,265	2,900	2,900	3,100
10-51-730	CAPITAL OUTLAY - IMPROVEMENTS	0	344,400	344,400	344,400	
	TOTAL GENERAL GOVERNMENT BUILDINGS	63,214	472,950	457,300	463,300	105,100
PLANNING & ZONING						
10-53-110	SALARIES & WAGES	26,899	27,749	77,800	77,800	79,400
10-53-125	LONG TERM DISABILITY	122	128	400	400	500
10-53-130	RETIREMENT	4,088	4,260	12,500	12,500	12,800
10-53-131	GROUP HEALTH INSURANCE	4,053	3,821	26,300	26,300	27,000
10-53-132	WORKERS COMP INSURANCE	24	25	100	100	100
10-53-133	FICA TAXES	2,023	2,088	6,000	6,000	6,100
10-53-311	PROFESSIONAL PLANNERS	5,258	3,675	5,000	5,000	5,000
10-53-330	EDUCATION & TRAINING	0	607	200	200	200
10-53-610	MISCELLANEOUS EXPENSES	1,800	483	6,000	6,000	6,000
10-53-620	COMMISSION FEES	5,552	3,724	5,800	5,800	5,800
	TOTAL PLANNING & ZONING	49,819	46,559	140,100	140,100	142,900

WEST BOUNTIFUL CITY -
FY 2022/2023 - 1st AMENDMENT
FY 2023/2024 - TENTATIVE (PROPOSED TAX RATE)

		20/21 Actual	21/22 Actual	22/23 Original	22/23 1st Amend	23/24 Tentative
POLICE						
10-54-110	SALARIES & WAGES	505,170	771,914	857,700	857,700	974,400
10-54-111	OVERTIME SALARIES & WAGES	27,146	32,326	35,000	35,000	35,000
10-54-112	ALCOHOL ENFORCEMENT OVERTIME	4,100	16,069	8,000	35,000	8,000
10-54-115	SALARIES & WAGES - CROSS GUARD	18,435	15,247	16,200	16,200	16,200
10-54-116	LIQUOR ENFORCEMENT SHIFTS	549	664	1,000	7,600	1,000
10-54-119	CARES/COVID19 WAGES	67,035	0	0	0	0
10-54-125	LONG TERM DISABILITY	3,065	3,561	4,500	4,500	6,900
10-54-130	RETIREMENT	173,119	184,361	249,700	249,700	283,000
10-54-131	GROUP HEALTH INSURANCE	147,817	140,888	170,000	170,000	204,800
10-54-132	WORKERS COMP INSURANCE	6,952	8,306	8,100	8,100	9,200
10-54-133	FICA TAXES	48,912	58,114	70,200	70,200	79,100
10-54-210	BOOKS, SUBSCRIPT, MEMBERSHIPS	729	830	900	900	1,000
10-54-240	OFFICE SUPPLIES & EXPENSE	5,421	3,512	3,900	3,900	3,300
10-54-241	PRINTING	272	483	900	900	900
10-54-250	VEHICLE SUPPLIES & MAINT	23,761	21,735	21,900	21,900	22,500
10-54-253	POLICE VEHICLE LEASE/PURCHASE	0	0	0	0	0
10-54-255	FUEL	22,597	42,552	36,000	43,000	45,000
10-54-282	TELEPHONE - CELLULAR	11,593	12,271	12,800	12,800	13,200
10-54-310	NARCOTICS ENFORCEMENT	4,729	4,729	4,700	4,700	5,200
10-54-311	PROFESSIONAL SERVICES	24,730	29,255	27,300	27,300	26,800
10-54-321	DISPATCH FEES	25,650	25,650	43,200	43,200	44,600
10-54-330	EDUCATION AND TRAINING	8,496	12,707	12,200	16,200	16,500
10-54-340	LIQUOR DISTRIBUTION GRANT EXP	11,690	1,000	0	0	0
10-54-450	SPECIAL DEPARTMENT SUPPLIES	8,475	8,863	7,200	7,200	10,900
10-54-455	ALLOWANCES-UNIFORM	13,507	12,842	19,900	19,900	18,500
10-54-460	FIREARMS & FIREARM TRAINING	13,568	21,106	30,500	30,500	21,300
10-54-610	MISCELLANEOUS SUPPLIES	452	4,052	0	0	5,700
10-54-620	MISCELLANEOUS SERVICES		1,100	0	0	71,200
10-54-622	MISCELLANEOUS - K-9			0	15,000	1,100
10-54-635	COMMUNITY POLICING	2,045	5,120	6,700	6,700	8,000
10-54-740	CAPITAL OUTLAY - EQUIPMENT	203,447	246,109	80,100	80,100	220,000
10-54-741	CAPITAL OUTLAY - COMPUTERS	0	5,725	87,700	44,500	48,800
	TOTAL POLICE	1,383,461	1,691,092	1,816,300	1,832,700	2,202,100

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WEST BOUNTIFUL CITY -
FY 2022/2023 - 1st AMENDMENT
FY 2023/2024 - TENTATIVE (PROPOSED TAX RATE)

			20/21 Actual	21/22 Actual	22/23 Original	22/23 1st Amend	23/24 Tentative
FIRE							
10-55-621	FIRE FIGHTING SERVICES		607,667	658,010	692,500	706,000	703,100
		TOTAL FIRE	607,667	658,010	692,500	706,000	703,100

WEST BOUNTIFUL CITY -
FY 2022/2023 - 1st AMENDMENT
FY 2023/2024 - TENTATIVE (PROPOSED TAX RATE)

		20/21 Actual	21/22 Actual	22/23 Original	22/23 1st Amend	23/24 Tentative
STREETS						
10-60-110	SALARIES & WAGES	92,103	99,782	192,100	116,400	124,900
10-60-111	OVERTIME SALARIES & WAGES	1,224	395	4,000	4,000	4,000
10-60-114	SALARIES & WAGES - TEMP/P-TIME		0	0	0	0
10-60-125	LONG TERM DISABILITY	398	409	1,000	600	900
10-60-130	RETIREMENT	16,142	16,967	33,000	20,100	21,500
10-60-131	GROUP HEALTH INSURANCE	26,522	21,922	42,100	27,300	21,800
10-60-132	WORKERS COMP INSURANCE	1,300	1,387	2,300	1,400	1,500
10-60-133	FICA TAXES	6,891	7,382	15,000	9,200	9,900
10-60-250	VEHICLE SUPPLIES & MAINTENANCE	3,428	5,183	8,500	8,500	8,500
10-60-252	EQUIPMENT MAINTENANCE & REPRS	170	967	3,500	3,500	3,500
10-60-255	FUEL	5,171	8,713	12,700	12,700	12,700
10-60-270	STREET LIGHTS	0	35,619	50,400	54,000	50,400
10-60-330	EDUCATION AND TRAINING	0	625	500	500	500
10-60-410	SPECIAL DEPARTMENT SUPPLIES	1,170	1,750	3,000	3,000	3,000
10-60-412	STREET SIGNS & POSTS	3,992	16,077	5,000	5,000	5,000
10-60-414	STREET SWEEPING	0	0	4,000	4,000	0
10-60-455	UNIFORM	536	1,284	1,000	1,000	1,100
10-60-610	MISC EXPENSES		100			
10-60-620	SNOW REMOVAL	3,476	15,178	19,500	30,000	19,500
10-60-630	TREE REMOVAL	0	0	1,000	1,000	1,000
10-60-730	CAPITAL OUTLAY - IMPROVEMENTS	0	1,000	0	0	0
10-60-740	CAPITAL OUTLAY - EQUIPMENT	84,626	0	90,000	90,000	0
	TOTAL STREETS	247,147	234,738	488,600	392,200	289,700

WEST BOUNTIFUL CITY -
FY 2022/2023 - 1st AMENDMENT
FY 2023/2024 - TENTATIVE (PROPOSED TAX RATE)

		20/21 Actual	21/22 Actual	22/23 Original	22/23 1st Amend	23/24 Tentative
CLASS C STREETS						
10-61-270	CLASS C STREET LIGHTS	40,833	0	0	0	0
10-61-410	ROAD REPAIRS	24,533	9,359	25,000	25,000	25,000
10-61-413	STREET STRIPING	23,198	28,405	30,000	40,000	40,000
10-61-625	SIDEWALK REPLACEMENT	10,772	43,921	100,000	100,000	100,000
10-61-730	OVERLAY CITY STREETS	0	0	0	0	0
10-61-731	CRACK SEALANT	30,400	25,916	25,000	35,000	0
10-61-735	SLURRY SEAL	82,490	0	150,000	150,000	150,000
10-61-740	CAPITAL OUTLAY	0	0	130,000	130,000	0
	TOTAL CLASS C STREETS	212,227	107,602	460,000	480,000	315,000
HWY/TRANSPORTATION TAX						
10-62-414	STREET SWEEPING	13,979	7,878	14,000	14,000	18,000
10-62-431	CRACK SEALANT	0	0	0	0	35,000
10-62-730	OVERLAY CITY STREETS	0	0	0	0	0
10-62-735	SLURRY SEAL	0	169,544			0
10-62-740	CAPITAL OUTLAY - EQUIPMENT	0	0	0	0	25,100
10-62-742	CAPITAL OUTLAY - STREET IMPROV	0	310,937	94,000	0	400,000
	TOTAL HWY/TRANSPORTATION TAX	13,979	488,358	108,000	14,000	478,100

WEST BOUNTIFUL CITY -
FY 2022/2023 - 1st AMENDMENT
FY 2023/2024 - TENTATIVE (PROPOSED TAX RATE)

		20/21 Actual	21/22 Actual	22/23 Original	22/23 1st Amend	23/24 Tentative
PARKS						
10-70-110	SALARIES & WAGES	104,157	114,808	127,500	127,500	138,600
10-70-111	OVERTIME SALARIES & WAGES	3,227	2,441	4,500	4,500	4,500
10-70-114	SALARIES & WAGES - TEMP/P-TIME	15,741	12,572	27,000	27,000	27,000
10-70-125	LONG TERM DISABILITY	485	527	700	700	1,000
10-70-130	RETIREMENT	18,565	20,324	22,100	22,100	23,900
10-70-131	GROUP HEALTH INSURANCE	34,154	34,490	36,800	36,800	37,700
10-70-132	WORKERS COMP INSURANCE	1,716	1,822	1,800	1,800	2,000
10-70-133	FICA TAXES	8,870	9,323	12,200	12,200	13,000
10-70-245	TOILET RENTAL	1,151	646	1,500	1,500	1,500
10-70-250	EQUIPMENT SUPPLIES & MAINT	4,508	4,848	4,500	4,500	4,500
10-70-252	VEHICLE REPAIRS & MAINTENANCE	2,735	1,321	4,000	4,000	4,000
10-70-255	FUEL	6,217	7,753	12,400	12,400	12,400
10-70-260	BLDGS & GROUNDS - SUPPLIES/MNT	32,732	14,242	25,000	25,000	32,500
10-70-265	TRAIL MAINTENANCE	1,599	1,580	4,000	4,000	4,000
10-70-270	UTILITIES	8,011	6,823	8,800	8,800	8,800
10-70-310	PROFESSIONAL & TECHNICAL SVC'S	3,520	6,050	8,000	8,000	8,000
10-70-330	EDUCATION AND TRAINING	20	2,711	3,200	3,200	3,200
10-70-455	UNIFORM	1,331	1,648	1,700	1,700	2,000
10-70-610	MISCELLANEOUS SUPPLIES	0	307	1,000	1,000	1,000
10-70-612	4TH OF JULY CELEBRATION EXPENSE	0	0	0	0	0
10-70-613	PARKS SUPPLIES	4,157	11,392	15,200	15,200	15,200
10-70-615	HOLIDAY DECORATION & SUPPLIES	0	0	0	0	0
10-70-620	LAWN MAINTENANCE	770	617	1,500	1,500	1,500
10-70-740	CAPITAL OUTLAY - EQUIPMENT	2,234	14,680	0	0	54,000
10-70-750	CAPITAL OUTLAY - IMPACT FEES	0	0	0	0	0
	TOTAL PARKS	255,898	270,926	323,400	323,400	400,300

WEST BOUNTIFUL CITY -
FY 2022/2023 - 1st AMENDMENT
FY 2023/2024 - TENTATIVE (PROPOSED TAX RATE)

		20/21 Actual	21/22 Actual	22/23 Original	22/23 1st Amend	23/24 Tentative
DEBT SERVICE						
10-85-815	PRINCIPAL - BOND	132,000	297,000	269,000	269,000	271,000
10-85-825	INTERST - BOND	19,900	61,633	89,100	89,100	87,500
10-85-826	CAPITAL LEASE PRINCIPAL	0	0	4,100	4,100	4,100
10-85-827	CAPITAL LEASE INTEREST	0	0	1,000	1,000	1,000
10-85-835	AGENT-SALES TX BOND-CITY HALL	1,300	0	0	0	0
10-85-836	DEFEASED BOND	0	0	0	0	0
	TOTAL DEBT SERVICE	153,200	358,633	363,200	363,200	363,600
TRANSFERS						
10-90-800	TRANSFERS TO CIP FUNDS	750,000	402,071	0	0	0
10-90-810	TRANSFERS TO CAPITAL STREETS	212,500	425,000	212,500	212,500	212,500
10-90-820	TRANSFERS TO STORM UTILITY			0	0	0
10-90-850	TRANSFERS TO GOLF FUND			0	0	0
10-90-860	TRANSFERS TO RAP			0	0	0
10-90-899	APPROP INCREASE - FUND BALANCE			0	0	0
10-90-914	S/TAX PYMTS TO BTFL - COMMONS	156,888	167,487	182,300	182,300	185,900
10-90-915	S/TAX PYMTS TO BTFL - GATEWAY	63,869	73,510	79,500	79,500	81,100
10-90-916	S/TAX PYMTS TO DVPR: COMMONS	0		0	0	0
	TOTAL TRANSFERS	1,183,257	1,068,069	474,300	474,300	479,500
GENERAL FUND - I	**TOTAL EXPENDITURES**	5,201,670	6,161,947	6,171,300	6,046,100	6,349,700
GENERAL FUND OVERVIEW						
	REVENUES	5,605,886	5,861,576	6,171,300	6,046,100	6,349,700
	EXPENDITURES	5,201,670	6,161,947	6,171,300	6,046,100	6,349,700
	REVENUES OVER EXPENDITURES	404,216	(300,371)	0	0	0

WEST BOUNTIFUL CITY -
FY 2022/2023 - 1st AMENDMENT
FY 2023/2024 - TENTATIVE (PROPOSED TAX RATE)

		20/21 Actual	21/22 Actual	22/23 Original	22/23 1st Amend	23/24 Tentative
JESSI'S MEADOWS FUND - REVENUES						
13-34-100	ASSESSMENTS	11,673	0	12,000	24,000	12,000
13-36-600	INTEREST EARNED	501	312	100	100	100
13-36-700	HOA CONTRIBUTION	0	0	0	0	0
13-38-899	CONTRIBUTIONS - FUND SURPLUS	0	0	0	0	0
	TOTAL REVENUES	12,175	312	12,100	24,100	12,100
JESSI'S MEADOWS FUND - EXPENDITURES						
13-40-100	MAINTENANCE	1,372	1,217	6,000	6,000	6,000
13-40-200	CAPITAL	0	0	0	0	0
13-40-800	TRANSFERS TO OTHER FUNDS	0	0	0	0	0
13-40-899	APPROP INCREASE - FUND BALANCE	0	0	6,100	18,100	6,100
	TOTAL EXPENDITURES	1,372	1,217	12,100	24,100	12,100
JESSI'S MEADOWS FUND OVERVIEW						
	REVENUES	12,175	312	12,100	24,100	12,100
	EXPENDITURES	1,372	1,217	12,100	24,100	12,100
	REVENUES OVER EXPENDITURES	10,803	(904)	0	0	0

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WEST BOUNTIFUL CITY -
FY 2022/2023 - 1st AMENDMENT
FY 2023/2024 - TENTATIVE (PROPOSED TAX RATE)

		20/21 Actual	21/22 Actual	22/23 Original	22/23 1st Amend	23/24 Tentative
STREET IMPACT FEES - REVENUES						
21-34-430	DEVELOPMENT IMPACT FEES	71,983	48,634	40,000	15,000	40,000
21-36-600	INTEREST EARNED	2,038	680	500	500	500
21-38-800	TRANSFERS FROM OTHER FUNDS	0	0	0	0	0
21-38-899	CONTRIBUTIONS - FUND SURPLUS	0	0	124,500	44,500	124,500
	TOTAL REVENUES	74,021	49,314	165,000	60,000	165,000
STREET IMPACT FEES - EXPENDITURES						
21-40-310	PROF & TECH - PLANNING/IMP FEE	0	10,260	0	10,000	0
21-40-730	CAPITAL OUTLAY - IMPROVEMENTS		0	0	0	0
21-40-800	TRANSFERS TO OTHER FUNDS	100,000	0	0	0	0
21-40-810	SIDEWALK IMPROVEMENTS	28,648	0	50,000	50,000	50,000
21-40-811	CAPITAL OUTLAY - Equipment	0	0	0	0	0
21-40-899	APPROP INCREASE - FUND BALANCE	0	0	115,000	0	115,000
	TOTAL EXPENDITURES	128,648	10,260	165,000	60,000	165,000
STREET IMPACT FEES FUND OVERVIEW						
	REVENUES	74,021	49,314	165,000	60,000	165,000
	EXPENDITURES	128,648	10,260	165,000	60,000	165,000
	REVENUES OVER EXPENDITURES	(54,627)	39,054	0	0	0

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WEST BOUNTIFUL CITY -
FY 2022/2023 - 1st AMENDMENT
FY 2023/2024 - TENTATIVE (PROPOSED TAX RATE)

		20/21 Actual	21/22 Actual	22/23 Original	22/23 1st Amend	23/24 Tentative
POLICE FACILITIES IMPACT FEES - REVENUES						
23-34-430	DEVELOPMENT IMPACT FEES	3,421	2,280	0	0	0
23-36-600	INTEREST EARNED	58	29	0	0	0
23-40-899	APPROP INCREASE - FUND BALANCE	0	0	0	0	0
	TOTAL REVENUES	3,479	2,309	0	0	0
POLICE FACILITIES IMPACT FEES - EXPENDITURES						
23-38-800	TRANSFERS FROM OTHER FUNDS	0	0	0	0	0
23-38-899	CONTRIBUTIONS - FUND SURPLUS	0	0	0	0	0
23-40-730	CAPITAL OUTLAY - IMPROVEMENTS	0	0	0	0	0
23-40-800	TRANSFERS TO OTHER FUNDS	3,000	20,000	0	0	0
23-40-899	APPROP INCREASE - FUND BALANCE	0	0	0	0	0
	TOTAL EXPENDITURES	3,000	20,000	0	0	0
POLICE FACILITIES IMPACT FEES FUND OVERVIEW						
	REVENUES	3,479	2,309	0	0	0
	EXPENDITURES	3,000	20,000	0	0	0
	REVENUES OVER EXPENDITURES	479	(17,691)	0	0	0

WEST BOUNTIFUL CITY -
FY 2022/2023 - 1st AMENDMENT
FY 2023/2024 - TENTATIVE (PROPOSED TAX RATE)

		20/21 Actual	21/22 Actual	22/23 Original	22/23 1st Amend	23/24 Tentative
PARK IMPACT FEES - REVENUES						
24-34-430	DEVELOPMENT IMPACT FEES	48,208	33,536	30,000	10,000	30,000
24-36-600	INTEREST EARNED	528	247	500	500	500
24-38-800	TRANSFERS FROM OTHER FUNDS	0	0	0	0	0
24-38-899	CONTRIBUTIONS - FUND SURPLUS	0	0	0	0	0
	TOTAL REVENUES	48,736	33,783	30,500	10,500	30,500
PARK IMPACT FEES - EXPENDITURES						
24-40-310	PROF & TECH - PLANNING/IMP FEE	0	0	0	0	0
24-40-730	CAPITAL OUTLAY - IMPROVEMENTS	63,003	25,411	0	0	0
24-40-800	TRANSFERS TO OTHER FUNDS	0	0	0	0	0
24-40-899	APPROP INCREASE - FUND BALANCE	0	0	30,500	10,500	30,500
	TOTAL EXPENDITURES	63,003	25,411	30,500	10,500	30,500
PARK IMPACT FEES FUND OVERVIEW						
	REVENUES	48,736	33,783	30,500	10,500	30,500
	EXPENDITURES	63,003	25,411	30,500	10,500	30,500
	REVENUES OVER EXPENDITURES	(14,268)	8,372	0	0	0

WEST BOUNTIFUL CITY -
FY 2022/2023 - 1st AMENDMENT
FY 2023/2024 - TENTATIVE (PROPOSED TAX RATE)

		20/21 Actual	21/22 Actual	22/23 Original	22/23 1st Amend	23/24 Tentative
REDEVELOPMENT AGENCY - REVENUES						
25-31-110	TAX INCREMENT - PROPERTY	287,184	289,700	290,000	290,000	290,000
25-36-600	INTEREST EARNED	918	939	3,000	3,000	3,000
25-38-870	TRANSFERS IN - GENERAL FUND	0	0	0	0	0
25-38-899	CONTRIBUTIONS - FUND SURPLUS	0	0	0	0	0
	TOTAL REVENUES	288,102	290,639	293,000	293,000	293,000
REDEVELOPMENT AGENCY - EXPENDITURES						
25-40-110	SALARIES & WAGES	30,977	42,334	47,300	47,300	50,900
25-40-125	LONG TERM DISABILITY	114	228	200	200	300
25-40-130	RETIREMENT	5,278	12,856	12,500	12,500	13,500
25-40-131	GROUP HEALTH INSURANCE	4,549	7,451	7,200	7,200	7,400
25-40-132	WORKERS COMP INSURANCE	247	469	400	400	400
25-40-133	FICA TAXES	2,051	3,506	3,600	3,600	3,900
25-40-230	TRAVEL	1,200	1,200	1,200	1,200	1,200
25-40-310	LEGAL FEES	0	0	0	0	0
25-40-312	OTHER PROFESSIONAL FEES	2,907	1,519	8,000	8,000	8,000
25-40-510	LIABILITY INSURANCE	2,070	1,400	2,700	2,700	2,700
25-40-899	APPROP INCREASE - FUND BALANCE	0	0	29,000	29,000	23,800
25-40-915	RDA TAX PYMTS TO DVPR: GATEWAY	0	0	900	900	900
25-40-920	RDA TAX PYMTS TO DVPR: COMMONS	179,583	169,203	180,000	180,000	180,000
25-90-850	TRANSFER TO OTHER FUNDS	0	0	0	0	0
	TOTAL EXPENDITURES	228,975	240,166	293,000	293,000	293,000
REDEVELOPMENT AGENCY FUND OVERVIEW						
	REVENUES	288,102	290,639	293,000	293,000	293,000
	EXPENDITURES	228,975	240,166	293,000	293,000	293,000
	REVENUES OVER EXPENDITURES	59,127	50,473	0	0	0

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WEST BOUNTIFUL CITY -
FY 2022/2023 - 1st AMENDMENT
FY 2023/2024 - TENTATIVE (PROPOSED TAX RATE)

		20/21 Actual	21/22 Actual	22/23 Original	22/23 1st Amend	23/24 Tentative
RAP TAX - REVENUES						
26-31-110	RAP TAX REVENUE	268,435	271,441	289,400	289,400	295,200
26-36-600	INTEREST EARNED	4,024	3,391	1,000	1,000	1,000
26-36-690	MISCELLANEOUS REVENUE	69,262	0	0	0	0
26-38-860	CONTRIBUTIONS - PRIVATE	0	0	0	0	0
26-38-870	TRANSFERS IN - GENERAL FUND	0	0	0	0	0
26-38-899	CONTRIBUTIONS - FUND SURPLUS	0	0	0	0	89,800
	TOTAL REVENUES	341,721	274,832	290,400	290,400	386,000
RAP TAX - EXPENDITURES						
26-40-260	BLDGS & GROUNDS - SUPPLIES/MNT	9,957	14,721	15,000	15,000	68,600
26-40-290	IMPROVEMENTS - MAIN PARK	2,770	0	96,000	64,100	110,000
26-40-730	CAPITAL OUTLAY - IMPROVEMENTS	258,900	0	100,000	0	70,000
26-40-740	CAPITAL OUTLAY - EQUIPMENT	0	0	70,000	0	130,000
26-40-792	CAP PROJ: RESTROOM	0	0	0	0	0
26-40-800	TRANSFERS TO GENERAL FUND	7,400	14,800	7,400	7,400	7,400
26-40-850	TRANSFER TO GOLF FUND	31,500	0	0	0	0
26-40-899	APPROP INCREASE - FUND BALANCE	0	0	2,000	203,900	0
	TOTAL EXPENDITURES	310,527	29,521	290,400	290,400	386,000
RAP TAX FUND OVERVIEW						
	REVENUES	341,721	274,832	290,400	290,400	386,000
	EXPENDITURES	310,527	29,521	290,400	290,400	386,000
	REVENUES OVER EXPENDITURES	31,194	245,311	0	0	0

WEST BOUNTIFUL CITY -
FY 2022/2023 - 1st AMENDMENT
FY 2023/2024 - TENTATIVE (PROPOSED TAX RATE)

		20/21 Actual	21/22 Actual	22/23 Original	22/23 1st Amend	23/24 Tentative
CAPITAL IMPROVEMENT FUND - REVENUES						
31-36-600	INTEREST EARNED	20,099	53,554	15,000	15,000	15,000
31-38-820	BOND PROCEEDS - LEASE REVENUE	0	0	0	0	0
31-38-870	TRANSFERS IN - GENERAL FUND	750,000	400,000	0	0	0
31-38-880	TRANSFERS IN - CAP PROJECTS FUNDS	0	0	0	0	0
31-38-899	CONTRIBUTIONS - FUND SURPLUS	0	0	2,640,600	0	525,000
31-38-900	BOND FUNDS	0	6,000,000	0	5,235,000	0
	TOTAL REVENUES	770,099	6,453,554	2,655,600	5,250,000	540,000
CAPITAL IMPROVEMENT FUND - EXPENDITURES						
31-40-420	CITY PROJECTS	0	0	0	0	340,000
31-40-710	LAND - ACQUISITION			0	0	0
31-40-720	CITY BLDGS - PLAN,DESIGN,CONST	717,097	542,202	2,655,600	5,250,000	0
31-40-850	TRANSFERS TO OTHER FUNDS		60,000	0	0	200,000
31-40-899	APPROP INCREASE - FUND BALANCE		0	0	0	0
	TOTAL EXPENDITURES	717,097	602,202	2,655,600	5,250,000	540,000
CAPITAL IMPROVEMENT FUND OVERVIEW						
	REVENUES	770,099	6,453,554	2,655,600	5,250,000	540,000
	EXPENDITURES	717,097	602,202	2,655,600	5,250,000	540,000
	REVENUES OVER EXPENDITURES	53,002	5,851,351	0	0	0

WEST BOUNTIFUL CITY -
FY 2022/2023 - 1st AMENDMENT
FY 2023/2024 - TENTATIVE (PROPOSED TAX RATE)

		20/21 Actual	21/22 Actual	22/23 Original	22/23 1st Amend	23/24 Tentative
STREETS CAPITAL IMPROVEMENT FUND - REVENUES						
34-31-110	CURRENT YEAR PROPERTY TAXES	0	0	0	0	0
34-36-600	INTEREST EARNED	1,132	1,528	2,000	2,000	2,000
34-36-700	CONTRIBUTIONS - GRANTS	22,990	0	0	0	0
34-36-800	CONTRIBUTIONS - GRANTS	0	0	0	0	0
34-38-800	TRANSFERS FROM OTHER FUNDS	0	0	0	0	0
34-38-870	TRANSFERS IN - GENERAL FUND	212,500	212,500	212,500	212,500	212,500
34-38-899	CONTRIBUTIONS - FUND SURPLUS	0	0	303,600	303,600	265,500
	TOTAL REVENUES	236,622	214,028	518,100	518,100	480,000
STREETS CAPITAL IMPROVEMENT FUND - EXPENDITURES						
34-40-800	TRANSFERS TO OTHER FUNDS	0		0	0	0
34-40-840	TRANSFERS TO GENERAL FUND	0		0	0	0
34-40-850	CAPITAL EQUIP/MAINT	0		0	0	0
34-40-899	APPROP INCREASE - FUND BALANCE	0		0	0	0
34-40-930	CAPITAL OUTLAY - Improvements	3,706	99,915	518,100	518,100	480,000
	TOTAL EXPENDITURES	3,706	99,915	518,100	518,100	480,000
STREETS CAPITAL IMPROVEMENT FUND OVERVIEW						
	REVENUES	236,622	595,924	518,100	518,100	480,000
	EXPENDITURES	3,706	269,311	518,100	518,100	480,000
	REVENUES OVER EXPENDITURES	232,916	326,613	0	0	0

WEST BOUNTIFUL CITY -
FY 2022/2023 - 1st AMENDMENT
FY 2023/2024 - TENTATIVE (PROPOSED TAX RATE)

		20/21 Actual	21/22 Actual	22/23 Original	22/23 1st Amend	23/24 Tentative
WATER FUND - REVENUES						
51-36-600	INTEREST EARNED	33,905	13,721	50,000	50,000	50,000
51-36-640	Labor & Materials	0	0	0	0	0
51-36-642	SALE OF FIXED ASSETS	88,723	0	25,000	25,000	25,000
51-36-690	MISC REVENUE/RECONNECTIONS	1,220	6,758	5,000	5,000	5,000
51-36-710	WATER IMPACT FEE	150,325	133,806	70,000	70,000	70,000
51-36-720	WATER RIGHTS FEE	11,220	4,280	5,000	5,000	5,000
51-36-730	OTHER MISC REVENUE	480	6,077	0	1,800	0
51-37-700	WATER SALES	1,371,736	1,354,245	1,318,100	1,318,100	1,318,100
51-37-710	WATER CONNECTION FEES	12,096	6,969	7,000	7,000	7,000
51-38-860	CONTRIBUTIONS - BOND PROCEEDS	0	0	0	0	0
	TOTAL REVENUES	1,669,704	1,525,855	1,480,100	1,481,900	1,480,100

WEST BOUNTIFUL CITY -
FY 2022/2023 - 1st AMENDMENT
FY 2023/2024 - TENTATIVE (PROPOSED TAX RATE)

		20/21 Actual	21/22 Actual	22/23 Original	22/23 1st Amend	23/24 Tentative
WATER FUND - EXPENDITURES						
51-40-110	SALARIES & WAGES	177,183	245,515	229,800	229,800	244,100
51-40-111	OVERTIME SALARIES & WAGES	1,890	662	6,000	6,000	6,000
51-40-125	LONG TERM DISABILITY	904	953	1,200	1,200	1,700
51-40-130	RETIREMENT	44,413	37,483	39,900	39,900	42,300
51-40-131	GROUP HEALTH INSURANCE	61,859	56,710	64,200	64,200	65,800
51-40-132	WORKERS COMP INSURANCE	2,323	2,498	2,300	2,300	2,500
51-40-133	FICA TAXES	14,423	15,411	18,000	18,000	19,100
51-40-210	BOOKS, SUBSCRIPT, MEMBERSHIPS	1,582	1,628	2,000	2,000	2,000
51-40-241	POSTAGE/SUPPLIES	7,059	7,562	7,300	7,300	7,500
51-40-250	VEHICLE MAINTENANCE & REPAIR	2,567	2,984	6,800	6,800	6,800
51-40-252	EQUIPMENT MAINTENANCE & REPRS	8,251	7,727	12,000	12,000	12,000
51-40-253	WATERLINE MAINTENANCE & REPAIR	19,405	43,848	49,200	49,200	49,200
51-40-254	WATERTANK MAINTENANCE & REPAIR	2,538	78	12,500	12,500	12,500
51-40-255	FUEL	7,534	12,341	12,400	12,400	12,400
51-40-270	PUMPING ELECTRICITY	20,815	13,058	25,000	25,000	13,000
51-40-280	TELEPHONE/TELEMETRY	0	794	1,000	1,000	1,000
51-40-311	ENGINEERING SERVICES		3,468	35,000	46,000	35,000
51-40-330	EDUCATION AND TRAINING	1,280	3,389	7,200	10,200	7,500
51-40-455	UNIFORM	1,781	2,584	1,700	1,700	1,900
51-40-610	MISCELLANEOUS EXPENSE	3,699	12,320	4,100	15,100	5,100
51-40-611	WATER PURCHASES-CULINARY	179,486	208,186	215,400	215,400	223,900
51-40-612	WATER DEPT SUPPLIES-METERS/ETC	2,801	46,000	38,600	38,600	38,600
51-40-620	WATER TESTING	3,595	6,914	15,900	15,900	15,900

WEST BOUNTIFUL CITY -
FY 2022/2023 - 1st AMENDMENT
FY 2023/2024 - TENTATIVE (PROPOSED TAX RATE)

		20/21 Actual	21/22 Actual	22/23 Original	22/23 1st Amend	23/24 Tentative
51-40-623	STONE CREEK WELL MAINTENANCE	9,668	1,134	11,000	11,000	11,000
51-40-740	CAPITAL OUTLAY - EQUIPMENT	0	0	2,000	2,000	2,000
51-40-741	FLORIDE EQUIP	0	0	0	0	0
51-40-810	DEBT SERVICE - PRINCIPAL	273,000	280,000	283,000	283,000	283,000
51-40-820	DEBT SERVICE - INTEREST	67,951	56,865	50,000	50,000	50,000
51-40-840	AGENT FEES - 2009 SERIES BOND	15,000	1,500	1,650	1,650	1,650
51-40-850	COST OF ISSUANCE - BONDS		0	0	0	0
51-90-870	TRANSFERS TO CAP IMPROV FUND	84,381	0	0	0	0
51-90-880	TRANSFERS		0	0	0	0
51-95-730	CAPITAL OUTLAY - PROJ/HYDRANTS		0	23,000	23,000	23,000
51-95-740	CAPITAL OUTLAY-EQUIPMENT		0	45,000	45,000	46,650
51-95-750	CAPITAL OUTLAY-WATER LINE	1,091,179	0	540,000	854,600	718,800
51-95-795	NEW WELL		1,445,362	0	100,100	0
	TOTAL EXPENDITURES*	2,106,567	2,516,974	1,763,150	2,202,850	1,961,900

WATER FUND OVERVIEW

	20/21 Actual	21/22 Actual	22/23 Original	22/23 1st Amend	23/24 Tentative
REVENUES	1,669,704	1,525,855	1,480,100	1,481,900	1,480,100
EXPENDITURES	2,106,567	2,516,974	1,763,150	2,202,850	1,961,900
REVENUES OVER EXPENDITURES	(436,863)	(991,118)	(283,050)	(720,950)	(481,800)

WEST BOUNTIFUL CITY -
FY 2022/2023 - 1st AMENDMENT
FY 2023/2024 - TENTATIVE (PROPOSED TAX RATE)

		20/21 Actual	21/22 Actual	22/23 Original	22/23 1st Amend	23/24 Tentative
SOLID WASTE FUND - REVENUES						
52-36-600	INTEREST EARNED	2,017	2,020	5,000	5,000	5,000
52-36-690	MISC. REVENUE	2,692	1,857	0	0	0
52-37-700	GARBAGE PICK UP SALES	424,122	433,273	408,000	430,000	430,000
52-37-710	GARBAGE CAN REPLACEMENT FEES	0	0	0	0	0
52-38-860	CONTRIBUTIONS - OTHER	0	0	0	0	0
	TOTAL REVENUES	428,831	437,150	413,000	435,000	435,000
SOLID WASTE FUND - EXPENDITURES						
52-40-110	SALARIES & WAGES	11,315	11,807	14,300	14,300	15,400
52-40-111	Overtime	188	30	0	0	0
52-40-125	LONG TERM DISABILITY	56	56	100	100	100
52-40-130	RETIREMENT	3,245	1,961	2,300	2,300	2,500
52-40-131	GROUP HEALTH INSURANCE	3,710	2,486	4,100	4,100	4,200
52-40-132	WORKERS COMP INSURANCE	163	169	200	200	200
52-40-133	FICA TAXES	848	887	1,100	1,100	1,200
52-40-241	POSTAGE/SUPPLIES	426	400	500	500	500
52-40-620	GARBAGE PICKUP SERVICE	190,235	193,974	191,000	195,000	226,100
52-40-621	TIPPING/FLAT RATE - BURN PLANT	220,645	241,835	225,000	240,000	240,000
52-40-623	SPRING & FALL CLEANUP	10,948	3,400	10,000	10,000	10,000
52-40-625	ADDITIONAL GARBAGE CANS	14,931	20,623	20,000	20,000	20,000
	TOTAL EXPENDITURES*	456,710	477,627	468,600	487,600	520,200
SOLID WASTE FUND OVERVIEW						
	REVENUES	428,831	437,150	413,000	435,000	435,000
	EXPENDITURES	456,710	477,627	468,600	487,600	520,200
	REVENUES OVER EXPENDITURES	(27,879)	(40,477)	(55,600)	(52,600)	(85,200)

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WEST BOUNTIFUL CITY -
FY 2022/2023 - 1st AMENDMENT
FY 2023/2024 - TENTATIVE (PROPOSED TAX RATE)

		20/21 Actual	21/22 Actual	22/23 Original	22/23 1st Amend	23/24 Tentative
STORM WATER UTILITY FUND - REVENUES						
53-34-400	SUBDIVISION IMPACT FEES	18,550	1,325	20,000	5,000	20,000
53-36-600	INTEREST EARNED	1,162	387	2,000	2,000	2,000
53-36-690	MISC. REVENUE	2,249	975	0	0	0
53-37-700	UTILITY SALES	102,298	103,133	103,000	103,000	103,000
53-38-870	TRANSFERS IN	0	30,000			
	TOTAL REVENUES	124,259	135,819	125,000	110,000	125,000
STORM WATER UTILITY FUND - EXPENDITURES						
53-40-110	SALARIES & WAGES	38,657	41,680	50,500	50,500	53,700
53-40-111	OVERTIME SALARIES & WAGES	683	215	0	0	0
53-40-125	LONG TERM DISABILITY	172	179	300	300	400
53-40-130	RETIREMENT	923	7,241	8,500	8,500	9,000
53-40-131	GROUP HEALTH INSURANCE	11,560	10,875	13,700	13,700	14,100
53-40-132	WORKERS COMP INSURANCE	544	581	600	600	600
53-40-133	FICA TAXES	2,794	2,918	3,900	3,900	4,100
53-40-252	EQUIPMENT MAINTENANCE & REPRS	0	0	1,500	1,500	1,500
53-40-253	STORM SYSTM MAINT AND REPAIRS	13,064	2,611	5,000	5,000	5,000
53-40-310	PROFESSIONAL SERVICES	1,250	1,250	2,300	41,100	2,300
53-40-330	EDUCATION AND TRAINING	0	1,311	1,500	1,500	1,500
53-40-610	MISCELLANEOUS SUPPLIES	0	0	500	500	500
53-40-730	CAPITAL OUTLAY - IMPROVEMENTS	0		0	0	108,000
53-40-750	CAPITAL OUTLAY - IMPACT FEES	0	0	0	0	0
53-40-751	TELEVISE AND FLUSH STORM DRAIN	0	20,672	20,000	20,000	20,000
53-40-755	CAPITAL OUTLAY	92,608	11,900	0	17,500	0
	TOTAL EXPENDITURES*	162,256	101,433	108,300	164,600	220,700
STORM WATER UTILITY FUND OVERVIEW						
	REVENUES	124,259	135,819	125,000	110,000	125,000
	EXPENDITURES	162,256	101,433	108,300	164,600	220,700
	REVENUES OVER EXPENDITURES	(37,997)	34,386	16,700	(54,600)	(95,700)

WEST BOUNTIFUL CITY -
FY 2022/2023 - 1st AMENDMENT
FY 2023/2024 - TENTATIVE (PROPOSED TAX RATE)

		20/21 Actual	21/22 Actual	22/23 Original	22/23 1st Amend	23/24 Tentative
GOLF FUND - REVENUES						
OPERATING REVENUES						
54-30-010	ROUNDS - Greens Fees	642,745	653,928	600,000	600,000	600,000
54-30-011	ROUNDS - Tournaments	57,161	46,237	40,000	40,000	40,000
54-30-020	PUNCH PASSES -- ALL	4,500	(6,906)	5,000	5,000	5,000
54-30-040	RENTALS - CARTS/CLUBS	299,924	310,101	280,000	280,000	280,000
54-30-050	RANGE - ALL	195,788	176,582	140,000	140,000	140,000
54-30-070	PRO SHOP MERCHANDISE SALES	219,238	251,293	150,000	150,000	150,000
54-30-088	FACILITY LEASE	5,775	7,772	3,800	3,800	3,800
	TOTAL OPERATING REVENUES	1,425,131	1,439,006	1,218,800	1,218,800	1,218,800
OTHER GOLF REVENUES						
54-33-340	FEDERAL GRANT	48,482	0	0	0	0
54-36-600	INTEREST EARNED	28	10	100	100	100
54-36-640	SALE OF FIXED ASSETS	0	0	0	0	0
54-36-685	ADVERTISING REVENUES	0	0	500	500	500
54-36-690	MISCELLANEOUS REVENUE	3,709	4,071	1,000	1,000	1,000
54-36-695	MISCELLANEOUS - TOURNAMENT REV	0	0	2,500	2,500	2,500
54-38-870	TRANSFERS IN - GENERAL FUND	0	0	0	0	0
54-38-880	TRANSFERS IN - CAP IMPROV FUND	0	0	0	0	0
54-38-890	TRANSFERS IN - RAP TAX FUND	31,500	0	0	0	0
	TOTAL OPERATING REVENUES	83,719	4,081	4,100	4,100	4,100
GOLF FUND	**TOTAL REVENUES**	1,508,851	1,443,087	1,222,900	1,222,900	1,222,900

WEST BOUNTIFUL CITY -
FY 2022/2023 - 1st AMENDMENT
FY 2023/2024 - TENTATIVE (PROPOSED TAX RATE)

		20/21 Actual	21/22 Actual	22/23 Original	22/23 1st Amend	23/24 Tentative
GOLF FUND - EXPENDITURES						
GOLF PROFESSIONAL & CLUBHOUSE						
54-81-110	SALARIES & WAGES	82,022	71,468	120,900	120,900	148,500
54-81-114	SALARIES & WAGES - TEMP/P-TIME	95,209	96,633	87,000	94,000	93,000
54-81-125	LONG TERM DISABILITY	648	519	600	600	1,000
54-81-130	RETIREMENT	18,496	17,317	20,000	20,000	24,500
54-81-131	GROUP HEALTH INSURANCE	29,866	25,702	31,500	31,500	32,300
54-81-132	WORKERS COMP INSURANCE	2,351	2,110	1,900	1,900	2,200
54-81-133	FICA TAXES	15,836	14,269	15,900	15,900	18,500
54-81-134	EMPLOYEE BENEFITS - UNEMPLOY	0	0	500	500	500
54-81-210	BOOKS, SUBSCRIPT, MEMBERSHIPS	0	246	300	300	500
54-81-240	OFFICE SUPPLIES & EXPENSE	1,745	1,864	2,000	2,000	2,200
54-81-250	EQUIPMENT SUPPLIES & MAINT	507	0	0	0	0
54-81-256	EQUIP MNT/REPAIR - GOLF CARTS	4,365	5,145	3,500	3,500	3,500
54-81-260	BLDGS & GROUNDS - SUPPLIES/MNT	2,044	1,975	4,000	4,000	4,000
54-81-270	UTILITIES	16,868	19,760	21,100	21,100	21,100
54-81-280	TELEPHONE	1,075	0	0	0	0
54-81-330	EDUCATION AND TRAINING	2,839	6,543	7,000	7,000	4,000
54-81-440	BANK CHARGES - VISA	67,264	52,010	32,000	32,000	29,000
54-81-610	MISCELLANEOUS SUPPLIES	84	117	1,600	1,600	1,600
54-81-633	JUNIOR GOLF PROGRAM	195	1,133	2,500	2,500	2,500
54-81-635	MISCELLANEOUS SERVICES	1,995	2,602	2,700	2,700	2,700
54-81-636	EQUIPMENT EXPENSE	2,192	0	0	0	0
54-81-638	ADVERTISING	4,399	5,980	8,500	8,500	8,500
54-81-645	TOURNAMENT - EXPENSES	8	760	800	800	800
54-81-740	EQUIPMENT - CARTS / MISC	0	0	0	0	0
54-81-745	RENTAL CLUBS & BAGS	2,344	595	3,000	3,000	3,000
	TOTAL GOLF PROFESSIONAL & CLUBHOUSE	352,353	326,746	367,300	374,300	403,900

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WEST BOUNTIFUL CITY -
FY 2022/2023 - 1st AMENDMENT
FY 2023/2024 - TENTATIVE (PROPOSED TAX RATE)

		20/21 Actual	21/22 Actual	22/23 Original	22/23 1st Amend	23/24 Tentative
COURSE MAINTENANCE						
54-82-110	SALARIES & WAGES	115,470	119,699	174,800	174,800	199,000
54-82-111	OVERTIME SALARIES & WAGES	0	0	0	0	0
54-82-114	SALARIES & WAGES - TEMP/P-TIME	73,128	73,895	75,000	75,000	95,000
54-82-125	LONG TERM DISABILITY	396	589	900	900	1,400
54-82-130	RETIREMENT	16,682	17,110	29,400	29,400	33,500
54-82-131	GROUP HEALTH INSURANCE	30,240	36,047	51,000	51,000	52,300
54-82-132	WORKERS COMP INSURANCE	1,740	2,156	2,300	2,300	2,600
54-82-133	FICA TAXES	11,724	14,474	19,500	19,500	21,300
54-82-210	BOOKS, SUBSCRIPT, MEMBERSHIPS	655	710	1,200	1,200	1,300
54-82-240	OFFICE SUPPLIES & EXPENSE	0	593	300	300	300
54-82-245	EQUIP MNT/RPR - TOILET RENTAL	2,095	2,020	2,200	2,200	2,500
54-82-248	SUPPLIES - IRRIGATION	10,437	9,560	8,000	8,000	8,000
54-82-250	EQUIPMENT SUPPLIES & MAINT	17,682	13,899	12,000	12,000	13,000
54-82-253	EQUIPMENT LEASE	0	6,556	9,000	9,000	9,000
54-82-255	FUEL	24,323	32,472	30,000	30,000	30,000
54-82-260	BLDGS & GROUNDS - SUPPLIES/MNT	1,688	2,231	2,400	2,400	2,400
54-82-262	BLDGS & GROUNDS - GROUND SUPP	3,836	3,209	3,000	3,000	2,000
54-82-270	UTILITIES - ALL	41,668	46,746	50,000	50,000	50,000
54-82-320	DISASTER CLEAN-UP	22,084	0	0	0	0
54-82-322	SERVICES - TREE TRIMMING	655	8,600	3,000	3,000	1,000
54-82-330	EDUCATION AND TRAINING	688	890	1,200	1,200	1,500
54-82-472	UNIFORMS - PROTECTIVE OSHA	588	138	1,200	1,200	1,500
54-82-482	SPEC DEPT SUPP - SHOP/SM TOOLS	2,386	861	1,000	1,000	1,000
54-82-620	MISCELLANEOUS SERVICES	1,221	2,475	1,200	1,200	1,200
54-82-660	SUPPLIES - FERTILIZERS	19,017	21,140	24,000	24,000	24,000

WEST BOUNTIFUL CITY -
FY 2022/2023 - 1st AMENDMENT
FY 2023/2024 - TENTATIVE (PROPOSED TAX RATE)

		20/21 Actual	21/22 Actual	22/23 Original	22/23 1st Amend	23/24 Tentative
54-82-667	SUPPLIES - SAND (ALL)	16,255	10,119	14,000	14,000	14,000
54-82-668	SUPPLIES - SEED	4,670	6,270	7,500	7,500	7,500
54-82-669	SUPPLIES - CART PATH	0	0	150,000	50,000	100,000
54-82-670	SUPPLIES - GARDEN & FLOWERS	1,172	900	2,500	2,500	2,500
54-82-677	SUPPLIES - CHEMICALS (ALL)	17,412	20,255	15,000	15,000	18,000
54-82-732	CAPITAL OUTLAY - Grnds Improvmt		1,215	9,000	9,000	10,000
54-82-735	CAPITAL OUTLAY - IMPROVEMENTS	25,700	15,018	0	0	0
54-82-740	CAPITAL OUTLAY - EQUIPMENT		6,913	150,000	150,000	32,500
	TOTAL COURSE MAINTENANCE	463,613	476,760	850,600	750,600	738,300
DRIVING RANGE						
54-83-250	EQUIPMENT SUPPLIES & MAINT	837	1,083	1,300	4,000	1,300
54-83-610	MISCELLANEOUS SUPPLIES	0	0	0	0	0
54-83-679	SUPPLIES - RANGE GOLF BALLS	5,550	3,266	5,000	5,000	9,000
54-83-730	CAPITAL OUTLAY - IMPROVEMENTS			0	0	0
	TOTAL DRIVING RANGE	6,387	4,349	6,300	9,000	10,300

WEST BOUNTIFUL CITY -
FY 2022/2023 - 1st AMENDMENT
FY 2023/2024 - TENTATIVE (PROPOSED TAX RATE)

		20/21 Actual	21/22 Actual	22/23 Original	22/23 1st Amend	23/24 Tentative
BUILDING & CAFÉ						
54-84-250	EQUIPMENT SUPPLIES & MAINT	1,208	1,507	1,000	3,000	1,000
54-84-260	BLDGS & GROUNDS - SUPPLIES/MNT	5,131	6,756	4,000	5,000	4,000
54-84-400	MERCHANDISE PURCHASES- DIRECT	146,424	223,223	120,000	200,000	120,000
54-84-740	CAPITAL OUTLAY	0	2,700	21,000	21,000	15,000
	TOTAL BUILDING & CAFÉ	152,763	234,187	146,000	229,000	140,000
DEBT SERVICE						
54-85-811	PRINCIPAL - G.O. BOND '03			0	0	0
54-85-816	LEASE PAYMENT - GOLF CARTS	39,032	72,209	41,900	46,600	41,900
54-85-821	INTEREST - G.O. BOND '03		0	0	0	0
54-85-831	AGENT FEES - '03 BOND		0	0	0	0
54-85-899	INTEREST EXPENSE	6,280	6,846	7,500	7,500	7,500
	TOTAL DEBT SERVICE	45,312	79,055	49,400	54,100	49,400
GOLF FUND	**TOTAL EXPENDITURES***	1,020,428	1,121,097	1,419,600	1,417,000	1,341,900
GOLF FUND OVERVIEW						
	REVENUES	1,508,851	1,443,087	1,222,900	1,222,900	1,222,900
	EXPENDITURES	1,020,428	1,121,097	1,419,600	1,417,000	1,341,900
	REVENUES OVER EXPENDITURES	488,423	321,990	(196,700)	(194,100)	(119,000)

PROPOSED FY 23/24 WEST BOUNTIFUL CITY PAY SCALE

	Begin	Mid Point	Max
City Administrator	$ 50.53	$ 60.64	$ 70.74
Police Chief	$ 46.78	$ 57.92	$ 69.11
Public Works Director	$ 44.23	$ 53.07	$ 61.92
Golf Director	$ 32.75	$ 39.31	$ 45.86

	1	2	3	4	5	6/Mid Point	7	8	9	10	11	12	13	14	15	16	17/Max
City Engineer	$ 42.53	$ 44.10	$ 45.74	$ 47.43	$ 49.20	$ 51.03	$ 51.74	$ 52.47	$ 53.21	$ 53.97	$ 54.73	$ 55.50	$ 56.29	$ 57.09	$ 57.89	$ 58.71	$ 59.54
Golf Superintendent	$ 30.00	$ 31.11	$ 32.27	$ 33.46	$ 34.71	$ 36.00	$ 36.50	$ 37.02	$ 37.55	$ 38.07	$ 38.61	$ 39.15	$ 39.71	$ 40.27	$ 40.83	$ 41.42	$ 43.00
Watermaster	$ 26.76	$ 27.78	$ 28.83	$ 29.95	$ 31.08	$ 32.28	$ 32.75	$ 33.21	$ 33.69	$ 34.18	$ 34.67	$ 35.18	$ 35.68	$ 36.20	$ 36.72	$ 37.25	$ 37.79
PW Maintenance Op II	$ 24.87	$ 25.81	$ 26.79	$ 27.80	$ 28.86	$ 29.97	$ 30.40	$ 30.83	$ 31.27	$ 31.72	$ 32.17	$ 32.62	$ 33.11	$ 33.58	$ 34.06	$ 34.56	$ 35.05
Finance Specialist	$ 21.28	$ 22.17	$ 23.09	$ 24.05	$ 25.04	$ 26.08	$ 26.48	$ 26.89	$ 27.31	$ 27.73	$ 28.16	$ 28.59	$ 29.03	$ 29.48	$ 29.94	$ 30.41	$ 30.87
Golf Assit Super	$ 19.46	$ 20.27	$ 21.09	$ 21.99	$ 22.89	$ 23.84	$ 24.20	$ 24.58	$ 24.96	$ 25.35	$ 25.74	$ 26.13	$ 26.53	$ 26.95	$ 27.37	$ 27.78	$ 28.21
Recorder	$ 19.03	$ 19.82	$ 20.63	$ 21.49	$ 22.38	$ 23.31	$ 23.67	$ 24.03	$ 24.40	$ 24.78	$ 25.16	$ 25.56	$ 25.95	$ 26.34	$ 26.75	$ 27.17	$ 27.59
PW Maint. Op I	$ 21.22	$ 22.00	$ 22.82	$ 23.68	$ 24.56	$ 25.47	$ 25.84	$ 26.21	$ 26.57	$ 26.95	$ 27.32	$ 27.72	$ 28.12	$ 28.51	$ 28.92	$ 29.33	$ 29.75
Assit Golf Pro	$ 18.27	$ 19.03	$ 19.81	$ 20.63	$ 21.48	$ 22.38	$ 22.73	$ 23.08	$ 23.43	$ 23.78	$ 24.16	$ 24.53	$ 24.92	$ 25.29	$ 25.68	$ 26.08	$ 26.48
Admin Assit	$ 18.04	$ 18.78	$ 19.56	$ 20.38	$ 21.22	$ 22.10	$ 22.44	$ 22.79	$ 23.13	$ 23.50	$ 23.86	$ 24.22	$ 24.60	$ 24.98	$ 25.37	$ 25.76	$ 26.16
Treasurer	$ 17.79	$ 18.52	$ 19.29	$ 20.09	$ 20.93	$ 21.79	$ 22.12	$ 22.46	$ 22.81	$ 23.17	$ 23.52	$ 23.89	$ 24.26	$ 24.62	$ 25.01	$ 25.39	$ 25.79
Parks/Facilities Maint Op	$ 20.20	$ 20.95	$ 21.71	$ 22.52	$ 23.37	$ 24.24	$ 24.58	$ 24.93	$ 25.27	$ 25.63	$ 25.99	$ 26.36	$ 26.73	$ 27.11	$ 27.50	$ 27.89	$ 27.15

	1	2	3	4	5/Midpoint	6	7	8	9	10	11	12	13/Max
Assistant Chief	$ 39.66	$ 41.69	$ 43.82	$ 46.05	$ 48.41	$ 49.41	$ 50.45	$ 51.50	$ 52.58	$ 53.68	$ 54.80	$ 55.94	$ 57.11
Sergeant	$ 35.23	$ 37.10	$ 38.97	$ 40.83	$ 42.68	$ 43.61	$ 44.54	$ 45.48	$ 46.41	$ 47.32	$ 48.26	$ 49.19	$ 50.12
Police II	$ 30.84	$ 32.37	$ 33.89	$ 35.44	$ 36.98	$ 37.76	$ 38.51	$ 39.28	$ 40.03	$ 40.79	$ 41.57	$ 42.33	$ 43.08
Police I	$ 27.34 $ 25.53	$ 28.69	$ 29.98	$ 31.28	$ 32.58	$ 33.23	$ 33.87	$ 34.52	$ 35.20	$ 35.83	$ 36.48	$ 37.12	$ 37.77

	Annual
City Council	$13,643
Mayor	$7,422

6-16-23 3:00pm

MEMORANDUM

TO: **Mayor & Council**

DATE: **June 16, 2023**

FROM: **Kris Nilsen, City Engineer**

RE: **Bid Award - Asphalt Street Overlay 2023**

The FY 23 budget included funding for Street Maintenance and Repair Projects. Staff bid an asphalt repair project for 560 West Street.

Scope

The project was advertised as follows:

- Project location is from Pages Lane (1600 North) to the North end of the cul-de-sac on 560 West, full width of existing asphalt, and approximately 700 linear feet.
- 2” asphalt surface mill/remove and place a 2” asphalt overlay on the same street.

Funding

The FY 23 Budget included funding for the maintenance and repair of streets. The funding for the project is shown in the following table.

	Budget (Pre-Design)	**Bid**	**Budget**
560 West Street Repair	$50,000.00	**$38,651.00**	**Class C Funds**

Completion Schedule

The schedule for the project allows the contractor to start as early as mid-July 2023, and to substantially complete the project by September 1, 2023.

Bid Results

The city received bids from 4 contractors for this project ranging from $35,651.00 to $47,790.00.

ASPHALT MILL & OVERLAY PROJECT **Bid Open Results - June 15, 2023, 11:00 am**		
Rank	Bidder	Schedule Bid Amount
1	MORGAN ASPHALT INC	$38,651.00
2	POST CONSTRUCTION CO	$38,892.80
3	GENEVA ROCK PRODUCT INC	$43,640.20
4	BLACK FOREST PAVING	$47,790.00

Staff Recommendation

After a public bidding process and final qualifications review, staff recommend accepting the bid from Morgan Asphalt Inc, as the lowest responsible bidder for the total dollar amount of $38,651.00.

PENDING – NOT YET APPROVED

Minutes of the West Bountiful City Council meeting held on Tuesday, June 6, 2023, at West Bountiful City Hall, 550 N 800 West, West Bountiful, Davis County, Utah.

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

STAFF: Duane Huffman (City Administrator), Chief Brandon Erekson, Kris Nilsen (City Engineer), Steve Doxey (City Attorney), and Cathy Brightwell (City Recorder).

EXCUSED: Steve Maughan (Public Works Director)

PUBLIC: Deby Marshall, Richmond Thornley, Alan Malan, Craig Hammond, Dwayne Hughes, Jenn Nielsen, Amy Paget, Dennis Vest, Dell Butterfield, Janice Adams

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<u>6:00 pm - Budget Work session</u>

Mayor Romney called the budget work session to order and asked Duane Huffman to lead the discussion on budget issues.

Duane summarized the Fiscal Year 2023-2024 Tentative Budget previously approved by the city council on May 2, 2023. A public hearing is scheduled for the regular meeting later this evening.

The following projects were identified for discussion.

- New Police Officer Position
- Property Tax
- Parks/Trails Projects (including holiday lights)
- Golf Course Projects
- Capital Projects

General Fund:

- Additional Officer: Chief Erekson reviewed his request for an additional officer, focusing on the "out of service" time several shifts are dealing with. Mayor Romney asked him to explain what has changed in policing over the years that takes more officer time. Chief Erekson described the types of cases that now require significantly more time, as well as ever increasing training requirements. Council member Enquist noted that an additional officer would put the city in line with the average number of officers per population. The majority of council members agreed the new position was needed even if it requires a tax increase.
- An employee salary increase is proposed at 5%. Each percentage point equals $20k in the general fund. Discussion followed about the level of increase and whether more was needed. It was determined that 5% was appropriate.
- Sidewalk repairs. Discussion about the importance of making these repairs. Will spend $100k this year and need at least the same amount for next year.

Parks: (RAP & Park Impact fees)

- Holiday lights - $13,500 includes labor (over 100 man hours) but not power. The closest existing power source is at the volleyball courts, but not sure that would work. Previously approved parking lot lights but they have not been installed. Can these provide a power source?

  Discussion followed about whether the park is the best place to spend money on holiday lights. Council member Bruhn said he likes the lights concept, but we may not need as many as proposed. He added that the Arts Council said if it is too difficult to put lights along the street, we can just put them around the bowery. Mayor Romney said he would prefer lights along the street. The consensus was to bring power to the south end of the park and see what can be done with lights on some of the trees.

- Fence along the south side of the park – Duane reported that risk managers were not concerned about not having a fence between the park on the street, but it is entirely up to the council. Discussion included comments that because we had a fence in the past, it is reasonable for the public to expect to have one again. A majority of the council agreed there is no need to replace the fence at this time.

- South Playground replacement – Preliminary quotes are all over $100k. Consider putting out a RFP for small playground equipment and include Charnell Park. Mark Preece said the biggest complaint at Charnell Park is the lack of swings and slides.

- West side park – There has been interest in considering a west side park. Duane said a new park would be at least in the $4-5M range. This is a low density area, so the city needs to decide how much park do we want or need? It was suggested that in the fall another discussion be held to talk about what we want and need in an additional park.

- Trail connection and ditch improvements at 975 West – Discussion: A neighboring resident wants a retaining wall or to have the ditch piped at 975 W where it meets the south property line of the golf course. The city does not see the current situation as a big problem although it is difficult for the golf maintenance crew to keep it cleaned out. Having it piped would make it a lot easier. There were comments that it is difficult to justify the expense to put in a trail when it is only 2 blocks to 400 North and installing netting and other safety measures are costly. A better location would be at the end of 700 N but would need an easement. Consensus was to continue the discussion about possible piping.

- Additional Items - James Bruhn asked for prices on adding several benches around the playground at city park.

Golf

- Last month was the best month ever for the golf course, which will help to make up for a slow winter. The FY 24 budget is currently estimated to spend down $119k in fund balance due to capital projects.
- The control face plate for the top dresser died last year. The machine works great but it can't be operated without a new controller. It is requested that a new top dresser be added to the FY 24 budget.

Capital Projects

- 1100 W sidewalk project - Even with grants, we may need to contribute a little so suggest plugging in $20k.
- 700 N road project was included in the budget, but the council asked for more information on total costs for 660 W as it has more traffic. The water portion of the project is estimated at around $720k and $1.3m if we do a full road. There was discussion about only doing a portion of curb/sidewalk to save money,

but it was determined that doing both sides of the road is preferable. The 660 W project will replace the 700 N project for this budget year.

Regular Meeting:

Mayor Romney called the regular meeting to order at 7:34 pm. Rod Wood provided an invocation and Mark Preece led the Pledge of Allegiance.

1. Approve the Agenda.

MOTION: Rod Wood made a Motion to approve the agenda as presented. James Bruhn seconded the Motion which PASSED unanimously.

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

Jenn Nielsen, resident, stated she would like the council to consider adjusting its policy for renting park boweries to non-residents for school sanctioned events. She explained that area schools such as Bountiful Junior High and Viewmont High School rent the boweries for school activities that benefit students from West Bountiful. Oftentimes, because the school employee making the reservation is not a resident, they are required to pay the non-resident rate or find a resident to be responsible for the reservation, which in some cases she has been asked to do. Ms. Nielsen suggested that the city allow school sanctioned events from West Bountiful feeder schools to be able to use the resident rate since the activity benefits its residents (who are not old enough to rent themselves). Mayor Romney said the city would look into it. A resolution may be necessary to change the policy.

Amy Paget, resident, asked to comment on agenda item #6 regarding Doug Coon's new subdivision. She explained that she lives next door to the property and is concerned because 6 large semi-trailers arrived on Mr. Coon's property recently. Not only is she concerned that the property looks like a junk yard with these unlicensed, unregistered trailers, but one of the trailers is an oil tanker. She is concerned that it may have remnants of dangerous materials that could be a fire hazard. She also noted that Mr. Coon's is in the process of tearing down the old house and during the excavation process his "no trespassing" signs and perimeter fencing is either gone or laying on the ground. The large hole and pile of debris remaining from the demo could be attractive to neighborhood children and could easily result in injuries. Regarding the subdivision, she said she is concerned about the center lot and how fencing could obstruct the clear view area.

Janie Adams, resident, also commented on agenda item #6. She said she was surprised when the large trailers started coming in. She lives just south of Mr. Coon's lot and said all the property owners try to maintain a nice neighborhood so bringing in these trailers was offensive. Commercial vehicles should not be parked in a residential area. She said being a good neighbor is important and Mr. Coons is not being a good neighbor. She wants the city to let him know they won't tolerate this.

3. Public Hearing on Fiscal Year 2023-2024 Tentative Budget, Including the West Bountiful Redevelopment Agency and a Proposed 5% Increase in the City's Pay Scale, Including Elected Officials.

Duane Huffman summarized the Fiscal Year 2023-2024 Tentative Budget. He reported that overall, the City's finances are healthy and stable. The FY 2024 tentative budget is designed to make strategic investments with available funds while retaining the flexibility to adjust for future large projects or pull back spending when required by fluctuations in future year revenues. The work session held earlier this evening covered the issues in this working draft and there is a copy on the website and at city hall.

General Fund – Projected Revenue: $5,977,800; projected expenditures: $6,023,600 = (*$45,800*)

Highlights:

- 2% sales tax growth - projected
- 12% property tax increase
- 5% pay scale increase for inflation
- 1 new police officer and associated equipment
- Continuation of sidewalk repairs
- Replace small play equipment at south playground and update Charnell park.
- Major road project – 660 West – total rebuild with water, curb, sidewalk, etc.
- Golf revenues continue to be strong. Will invest in cart path improvements, top dresser, and some small equipment.

Duane said this is a working document with changes being made as we move through the process. If a tax increase is formally proposed, the city will go through the truth in taxation process and a final budget will not be approved until later this summer.

MOTION: ***James Bruhn made a Motion to open the public hearing. James Ahlstrom seconded the Motion which PASSED unanimously.***

Amy Paget inquired why the city needs to replace police vehicles at this time. Can't they be driven longer? Duane Huffman responded that we try to capture value from the vehicles before maintenance costs grow.

Alan Malan asked if there was anything available online that includes the projected changes Mr. Huffman mentioned. Duane responded that it is a working document, and he would be happy to go over it with Mr. Malan.

MOTION: ***Kelly Enquist made a Motion to close the public hearing. James Bruhn seconded the Motion which PASSED unanimously.***

4. Public Hearing on Amendments to the Fiscal Year 2022-2023 Budget.

Duane Huffman summarized the Amendments to the FY 2022-2023 Budget. He explained that most of the amendments were administrative and reflect expenses that were previously reviewed by the council. He noted that additional changes may be necessary, for example, the timing of the new police record system continues to be in flux.

MOTION: ***James Bruhn made a Motion to open the public hearing. Rod Wood seconded the Motion which PASSED unanimously.***

No comments were offered.

MOTION: ***James Bruhn made a Motion to close the public hearing. Mark Preece seconded the Motion which PASSED unanimously.***

5. Resolution 536-23, A Resolution Appointing Elsie Buck as a Youth Council Advisor.

Mayor Romney recommended appointing Elsie Buck as a Youth Council Advisor for the 2023-2024 term. He said she was the Youth Mayor this past year and wants to stay on to help advise the Youth Council. Both council member Ahlstrom and council member Preece provided high praise for her and believe she will do a great job.

MOTION: ***James Ahlstrom Made a Motion to Approve Resolution 536-23 Appointing Elsie Buck as a Youth Council Advisor. Rod Wood seconded the Motion which PASSED as reflected below.***

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

6. Doug's Corner Subdivision – Approval of Final Plat.

Douglas Coons Construction, LLC has applied for a three (3) lot subdivision located on the west side of 550 West street and the north side of 1000 North. The property is within the R-1-10 zone and consists of 0.694 acres. The lots each meet the required R-1-10 zoning requirements for size (10,000 sf) and frontage (85 ft.), as represented.

Kris Nilsen summarized the status of the final plat for Doug's Corner subdivision. This development was originally filed in 2020. In 2022, staff presented a final plat to the Council, but it was sent back to planning commission to address city council comments and concerns, which have now been addressed.

Kris described the three lots in the development and explained that based on the angle of Lot 2, it is considered to be on a bend rather than a corner, so the entire frontage requires a 30-foot front yard setback. Kris explained that he has looked at the layout in detail and is requiring the driveway to be on the far north side of the lot. He assured the council that this will meet our current clear view regulations and open up the corner so visibility will improve significantly. Council member Ahlstrom stated that he would like to have the driveway location specified on the plat to make sure its location is clear to future owners.

Mr. Nilsen continued his review of the subdivision and said everything else is pretty standard. The lot layout works for the property and none of the lots are considered to be irregularly shaped. Drainage of natural ground goes to the northwest corner where there is a retention basin. Some drainage from the Eastland Subdivision to the north also goes to the corner. The subdivision layout drains as much as possible to the street. A pump is required as part of the development to address overflow and safety measures. He said the pump should be exercised annually to make sure it can handle water and that maintenance will be the responsibility of Lot 1. This maintenance responsibility will be documented with a note on the plat, in CCR's if there are any, and as part of the building permit when a home is constructed.

Kris noted that the two existing buildings on Lots 2 and 3 are currently being demolished. As mentioned in earlier public comments, a lot of debris remains on the property and the "no trespassing" signs and portions of the safety fencing are no longer in place. There are also 4 large semi-trailers and 2 tanker trailers parked on the property. He clarified that staff's recommendation for approval in the staff memo was based the planning commission's recommendation and does not address the current situation with the outdoor storage of trailers.

Dwayne Hughes, representing Mr. Coon's who is under the weather, explained that two of the trailers are there to catch and pump the water when hooking up to the sewer as a way to keep the water out of the street. One trailer is intended to be used as an office and one to store and secure equipment.

Kris Nilsen told Mr. Hughes that there is no need to store water in a trailer. Ground water can be pumped into the street, but Mr. Coon's will need to secure a SWWP permit. He said he would be happy to work with him.

Mayor Romney stated that he does not believe any of the trailers are related to construction. He asked how the equipment would fit into the trailer when not in use.

Mr. Huffman added that the trailers are not necessary or typical for a construction project of this size and noted that the city has not received a permit for a construction office. He recommends all trailers be removed from the property before the subdivision is approved. He also asked about the large amount of concrete on Mr. Coon's 800 West property.

Mr. Hughes explained that they are leaving it there so they can grind the concrete to be used around the foundation of a future home.

Mayor Romney provided an opportunity for members of the public to make comments.

Craig Hammond is a neighbor and stated he had concerns about the property, but the council has whittled down his list. First, he said the driveway for Lot 2 should be have a limited width and as close as possible to the adjacent property line. Second, regarding the trailers, he stated his business is in chemicals and the tanker trailer on-site was specifically designed to handle heavy chemicals. It is important to know what was in it and if it has been correctly cleaned. Ask for the records. He noted that none of the trailers are licensed or registered so even transporting them to the site is illegal. Third, he suggested that before they move the backhoe, they need to fill in the big hole and clear the debris left from the demolition. A site like this will attract kids especially without fencing around it. He added that the caution tape on the ground will not deter trespassers. Before the subdivision is approved, it's important that temporary fencing is installed to keep kids out. He added that it would be helpful to know the timeline for completion of demolition. Finally, he asked that the city make sure dust from the project is controlled. Also, require dust control. Mr. Hammond said he strongly recommends the subdivision not be approved until all of these issues are resolved.

Kris Nilsen explained that city code requires driveways to be no closer than 4 feet from a property line so that is where we will need to start.

In response to Mr. Hammond's comments, Mr. Hughes said he has been told to hold off on cleaning up the debris because the buyer for Lot 2 is collecting the bricks to be used on their home and someone else has asked for the rock that was taken from the basement. He is not sure when they will be done.

Council member Wood said the trailers should start being removed tomorrow and a safety fence installed immediately, then a couple days after the brick and rock have been salvaged, the hole should be filled in.

MOTION: ***James Ahlstrom made a Motion to Table Approval of the Final Plat for Doug's Corner Subdivision until the Trailers and Outdoor Storage have been Removed and Safety Hazards Associated with the Demolition have been addressed. The city engineer will work with Mr. Coon's to ensure the issues are addressed immediately.***

When the issues above have been satisfactorily addressed, a current title report has been reviewed, and the location of the center lot driveway has been clarified, the Council will Consider Approval of the Plat and Address Conditions that May Need to be Placed on the Subdivision.

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

7. Bid Award for 2023 Miscellaneous Removal of Tree and Tree Roots in Sidewalk Project.

Kris Nilsen summarized the project and bid process. The $100,000 budget will be split equally so that $50,000 goes to removing sidewalk and $50,000 goes to replacing concrete. This project will not address all of the sidewalk issues in the city but will cover about 50% of the most severe cases. Even though technically, it is the resident's responsibility to fix sidewalks damaged by tree roots, this project attempts to fix dangerous areas in the city with lifting or broken sidewalks. He explained that at this point it is voluntary. In other words, if a homeowner does not want the tree removed by the city, we are not including them but making them aware that they may have to pay down the road.

Kris noted that the city received 7 bids for the project and 5 bids were very close. Sound Ground, LLC., is the lowest bidder. Kris and Steve Maughan have checked references and the company appears to be experienced and reliable.

MOTION: ***Rod Wood made a Motion to approve Sound Ground, LLC as the lowest responsible bidder for the Miscellaneous Removal of Trees and Tree Roots in Sidewalk Project. Mark Preece seconded the Motion which PASSED all aye.***

8. Fraud Risk Assessment for Fiscal Year 2023.

Duane Huffman reviewed the Fiscal Year 2023 Fraud Risk Assessment. The city's score of 345 out of 395 available points places the city in the "Low" risk level as defined by the Office of the State Auditor. This is the fourth year the city has completed the report. He added that the city is working to put together an audit committee which will improve the score in the future.

9. Open Meetings Act Training for Fiscal Year 2023.

Duane Huffman conducted what can only be described as the best annual Open Meetings training in history for the mayor and council.

10. Meeting Minutes from May 16, 2023.

MOTION: ***Mark Preece Made a Motion to Approve the Meeting Minutes from May 16, 2023, as presented. James Ahlstrom Seconded the Motion which PASSED Unanimously.***

11. Staff Reports

<u>Police – Chief Erekson</u>

- The Spillman computer system is scheduled to go live on June 28, 2023. All police employees are attending training this week and will go again next week. This current version is the workaround, not the full county system.
- We will be interviewing a reserve officer.
- A K9 photo competition for a grant just ended; no winner has been announced yet.
- Working on repairs for Sgt. Smith's truck.

- In response to complaints about dump trucks on 400 North, we have arranged to have certified Highway Patrol officers available to inspect the trucks.
- Will join Bountiful PD to participate in a Special Olympics run.

<u>Public Works & Engineering – Kris Nilsen</u>

- The new public works facility will be paved today. Council member Wood asked if the city was preparing a plaque to recognize those involved in the building. Duane Huffman said he would look into it.
- Ivory Homes also paved today completing their portions of 1450 W and 400 N.
- Excavation of the waterline project has begun.
- The Asphalt Overlay project for 560 West is out to bid.
- The contractor for the tree removal project wants to begin next week.

<u>Community Development – Cathy Brightwell</u>

- The candidate declaration filing period for the city council municipal election ends tomorrow at 5pm. So far, we have five candidates: James Ahlstrom, Dell Butterfield, Jenn Nielsen, Richmond Thornley, and Rod Wood.
- The planning commission's decision to approve a conditional use permit for Auto Italia Repairs on May 23, 2023, has been appealed. An appeal hearing is expected to be held on June 20. Steve Doxey will represent the city (planning commission) and Clint Drake, Bountiful City Attorney, will assist the appeal board (city council).

<u>Administration – Duane Huffman</u>

- We have been awarded a grant from WRFC for the station area plan required as one of our stated goals for Moderate Income Housing. The two other goals – Parking and Impact fees will be on the June 20, city council agenda.
- There is a new development on the old Syro Steel property that crosses the city boundaries of Centerville and West Bountiful. We have agreed to have Centerville take the lead in the permitting and approval process and we should see an interlocal agreement soon. The proposed development includes three buildings with the city boundary going through two of them. We have discussed a possible boundary line adjustment to eliminate the problems caused by these boundaries.
- Have been talking with several of the commercial businesses that are likely to be impacted by the proposed I-15 expansion, for example, Super Stop convenience store on 500 South, Holiday Inn Express, and Chasebrook (Gateway shopping center). Most of these businesses were not aware of the significant impact that could result from the project that includes widening 500 South. Larry H Miller dealership and the Clearwater Center (previously Sahara building) may lose a little bit of their property, but it is not expected to have a major impact.

12. Mayor / Council Reports

<u>Kelly Enquist</u> – Mosquito Abatement meeting is scheduled for Thursday. We are expecting a large increase in mosquitoes this year because those that have been dormant for the last five years will now be out.

<u>James Bruhn</u> – Wasatch Integrated is losing the contractor that hauls its garbage. Two trucks with double trailers have been hauling the garbage to Tooele every day. The Board decided to buy his equipment and run it in-house but there are a lot of liens on the equipment delaying the purchase.

He said he has been involved in a nightmare with Google Fiber for the past 5 weeks trying to get them to repair damage to the park strip with no success.

James Ahlstrom – The Youth Council planted 3 trees in city park as part of Arbor Day last week followed by their year-end barbeque. Outgoing members were recognized, and several new members were welcomed to the group. Mayor Romney is working to find advisors for this year.

Mark Preece – no report.

Rod Wood – no report.

Mayor Romney – A meeting was held here with Rep. Ballard and South Davis city mayors and managers, UDOT, UTA, and WFRC. Rep. Ballard called the meeting in an effort to make sure these groups are adequately planning for the future.

13. Closed Session pursuant to *Utah Code Ann. § 52-4-205(1)(a),* if needed

MOTION: ***James Ahlstrom Made a Motion to Move into Closed Session in the Police Training Room to Discuss 1) the Character, Professional Competence, or Physical or Mental Health of an Individual; and 2) the Sale of Real Property. Mark Preece seconded the Motion which PASSED as reflected below.***

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

14. Adjourn.

MOTION: **James Ahlstrom made a Motion to Adjourn the Meeting. Mark Preece Seconded the Motion which PASSED Unanimously.**

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The foregoing was approved by the West Bountiful City Council by unanimous vote of all members present on Tuesday, June 20, 2023.

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Cathy Brightwell, City Recorder