

Mayor
Kenneth Romney

WEST BOUNTIFUL CITY

City Administrator
Duane Huffman

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

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City Recorder
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Kris Nilsen

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THE WEST BOUNTIFUL CITY COUNCIL WILL HOLD A REGULAR MEETING AT 7:30 PM ON TUESDAY, OCTOBER 3, 2023, AT THE CITY OFFICES

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. I-15 EIS Update – Tiffany Pocock, UDOT Project Manager and Katie Williams, Public Involvement Specialist.
4. Public Hearing – Reduction of Public Utility and Drainage Easements – 1502 N 1000 W
5. Ordinance 477-23, An Ordinance Reducing Public Utility/Drainage Easements at 1502 N 1000 W – Ockey.
6. Request for Public Improvements Deferral – 261 N 800 W - Wuthrich.
7. Expenditure Approval – Piping Ditch at Golf Course.
8. Meeting Minutes from September 19, 2023.
9. Staff Reports–Police, Public Works, Engineering, Community Development, Administration.
10. Mayor/Council Reports.
11. Closed Session, if necessary, for the Purpose of Discussing Items Allowed Pursuant to UCA § 52-4-205.
12. 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 September 29, 2023, by Cathy Brightwell, City Recorder.

Minutes of the West Bountiful City Council meeting held on Tuesday, October 3, 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, and Rod Wood.

STAFF: Chief Brandon Erikson, Steve Doxey (City Attorney), Steve Maughan (Public Works Director), Kris Nilsen (City Engineer), and Cathy Brightwell (City Recorder).

EXCUSED: Duane Huffman (City Administrator)

PUBLIC: Dell Butterfield, Richmond Thornley, Alan Malan, Jenn Nielsen, Aimee Hinojosa, Dan McConkie, Sherry Killen, David Killen, Garth McFarland, Wendy McFarland, Eric Eastman, Lucile Eastman, Ben Wuthrich, Katie Williams, Alexis Version, Nacole McKenzie, Val Leay, Zach McKay, Craig Price, Bev Haslam

Mayor Romney called the regular meeting to order at 7:32 pm. Mark Preece provided an invocation; James Ahlstrom led the Pledge of Allegiance.

1. Approve the Agenda.

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

2. Public Comment – Two minutes per person; five minutes if on behalf of a group.

Eric Eastman, resident, commented that the artwork we have enjoyed in the chambers has been removed but will be replaced shortly with wildlife photography from Jim Child. At the February Arts Council event he will talk about his photos and share stories about how he was able to capture some of his pictures.

Craig Price, 1163 N 725 W, stated he was here to talk about property conditions in his neighborhood. He believes yards are full of garbage, mattresses, debris, and weeds in every section of the city. He is concerned these properties could impact entire neighborhoods by attracting rodents and spreading weeds on other properties. He suggested letters need to be sent so the owners and residents to make them understand they are responsible for yard upkeep. Having checked with surrounding communities, Mr. Price said he found that they have clear processes they follow, and he believes West Bountiful needs to do something similar. He said other members of his neighborhood are here to show support and they are asking for codes to be enforced and property owners to be held responsible.

Mayor Romney said their comments are timely as he has also noticed properties in poor condition and wonders if the recent drought provided an excuse for some people to let their yards go. He said the city recently hired a new employee who will handle code enforcement as part of his job responsibilities. The city has been trying to stay on top of these situations and does have a process in place although it may need to be modified. He added the city has sent out a lot of letters about weeds but has not been overly zealous about follow-up due to limited resources. He added that if there are specific properties that need to be addressed immediately, property addresses should be shared with staff. Mr. Price provided a list of addresses to the council.

Garth McFarland added that he appreciates any work the city can do to deal with the code violation problem. We are at a turning point and need to do something now, before citizens like himself are forced to make the hard decision to move out of the city they love and have lived in for many years.

There was discussion by council members about how best to handle the problem and a commitment to review and make changes to ordinances, if necessary, to improve enforcement processes and actions.

3. I-15 EIS Update – Alexis Version & Katie Williams, UDOT

Alexis Version provided an overview and status update of the I-15 Farmington to Salt Lake project. Improved interchanges, additional lanes, and connecting different types of transportation, including cyclists and pedestrians, are being considered to provide better access in the face of aging infrastructure and rapid growth.

The draft EIS was released last Friday which begins a 45 day comment period. They asked the city to help get the word out so they can get as much input as possible on the released proposals. Following the comment period, UDOT will review comments, come up with alternatives, and prepare drafts to be ready in the spring.

Council members had questions about specific plans for 400 North, 500 South, and 2600 South. Ms. Version said they are working with local groups on specific concerns throughout the comment period to make sure they understand all the issues.

Mayor Romney thanked them for the update and said we will continue to work with them to resolve the city's concerns.

4. Public Hearing – Reduction of Public Utility and Drainage Easements – 1502 N 1000 W

Kris Nilsen provided background on the request by the Ockey's at 1502 N 1000 West to reduce the rear and side public utility and drainage easements so they can build a detached garage. He described the existing easements, including a 30 feet easement put in place when the subdivision was created to ensure drainage from their property did not impact neighboring properties. A drain line is being relocated closer to the property line which Kris said will adequately contain water on the property. He added that clearances to change the easements have been received from affected utilities.

MOTION: *James Ahlstrom Made a Motion to open the public hearing. Mark Preece Seconded the Motion which PASSED Unanimously.*

Zach McKay owns an adjacent property and is concerned about water flowing onto his property. He said he is on the low side and currently collects some water from his neighbors. He added that after hearing the city engineer's explanation about how water will be controlled, he is comfortable with his neighbor's request.

MOTION: *James Ahlstrom Made a Motion to Close the Public Hearing. Kelly Enquist Seconded the Motion which PASSED Unanimously.*

5. Ordinance 477-23, An Ordinance Reducing Public Utility/Drainage Easements at 1502 N 1000 West – Ockey

MOTION: *James Ahlstrom Made a Motion to Adopt Ordinance 477-23, as Presented, Subject to Public Works Review. Mark Preece Seconded the Motion, which Passed as Shown below.*

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

James Bruhn – aye
Mark Preece – aye

6. Request for Public Improvements Deferral – 261 N 800 West – Wuthrich.

Kris Nilsen explained that the Wuthrich's have submitted a building permit to construct an addition to their home. They demolished the rear of their home due to extreme settling and have presented plans that expand the home and improve wheelchair accessibility for his wife. The proposed addition adds approximately 60% to the current footprint. City code requires installation of public improvements when the area of a new addition footprint is greater than 50%.

The Wuthrich's have submitted a request for Deferral of Public Improvements until such time as curb and updated sidewalk is extended on 800 West as part of a larger project extending farther south past their residence.

Mr. Nilsen said he has reviewed the property and believes it will be difficult to engineer curb on this property as a standalone project. There is currently a sidewalk on the property, but a significant elevation drop from the road to the existing sidewalk. Also, water from the adjacent church drains into his yard.

Kris said he believes that in this situation, it is better to defer the improvements until the entire road can be engineered as a full project.

MOTION: *Mark Preece Made a Motion to Grant the Request for Deferral of Public Improvements for the Wuthrich's at 261 N 800 West. Rod Wood seconded the Motion, which passed as shown below.*

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

James Bruhn – nay
Mark Preece – aye

7. Request for Expenditure Approval – Piping Ditch at Golf Course.

The city's procurement code requires certain expenses of \$10,000 or more to first be approved by the city council. Kris Nilsen explained that for several years the city has explored options for piping a portion of the ditch near the #2 green and #3 tees at the golf course. This ditch is adjacent to the side yard of homes at the end of 975 West and is difficult to maintain.

Staff proposes using 12 inch high-density polyethylene pipe for approximately 406 feet to pipe the storm water within this ditch, covering it, and planting maintainable landscape. To help manage costs, a combination of public works and golf course maintenance staff will complete the project as proposed and as soon as possible. The estimated cost is \$23,000.

There was discussion that if sent out to public bid, the cost would have been closer to \$58k.

MOTION: *Rod Wood Made a Motion to Approve the Request and Amend the Budget. James Bruhn seconded the Motion, which passed as shown below.*

James Ahlstrom – aye
Kelly Enquist – aye

James Bruhn – aye
Mark Preece – aye

Rod Wood - aye

8. Meeting Minutes from September 19, 2023.

MOTION: James Bruhn Made a Motion to Approve the Meeting Minutes from September 19, 2023, as presented. Mark Preece Seconded the Motion which PASSED Unanimously.

9. Staff Reports

Chief Erckson – shared information about an event earlier in the day at 7-11 on 500 South where an unidentified package left in the store was blown up in the car wash by the bomb squad. It turned out not to be a bomb.

Steve Maughan – no report.

Kris Nilsen – working on engineering for 660 W (400 N to 1000 N). Recent rain has helped us figure out existing drainage.

Cathy Brightwell – Addison Jenkins, the new community development specialist started yesterday and will be introduced at the next meeting. October 16 is Meet the Candidates night and will begin at 6:30 for a meet and greet, with a Q & A session beginning at 7 pm. Also, there will be a joint work session with the planning commission on October 17 at 6:30pm.

10. Council Reports:

Kelly Enquist – no report.

James Bruhn – Arts council meeting will be this Thursday, with Cowboy poetry and a musical band performing next Friday on October 13th. He asked that the illegal sign on 400 N and 1100 West be removed, and reminded the council that a new July 4th coordinator is needed as soon as possible.

James Ahlstrom – Commended Steve Maughan for addressing a sign problem on the trail behind the Eastman's, even though it was not a city issue. They were very grateful.

Election sign questions have come up. According to Cathy, if in a park strip they need to be 5 feet away from a corner.

We are still looking for a Youth Council advisor. He said we need to consider a compensation package and asked that something be ready to discuss at the next meeting. He added that at their next meeting, they will be making 'thank you bags' to be left on hospital employee cars.

Mark Preece – The Sewer District is still working on the sale of the WWR project. He said he agrees with the comments about yards. He has noticed issues in his neighborhood.

Rod Wood – the UDOT presentation was good. He said he still wants to see a plaque on the new public works building, similar to the one we have for the city hall building when it was built.

Mayor Romney – agreed that plaques are commonly done with new buildings and said he will look into getting one. He added that he appreciates everything everyone is doing and supports the city's efforts to clean up yards around the city.

12. Adjourn -

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

The foregoing was approved by the West Bountiful City Council by unanimous vote of all members present on Tuesday, November 7, 2023.


Cathy Brightwell, City Recorder