

Mayor
Kenneth Romney

WEST BOUNTIFUL CITY

City Administrator
Duane Huffman

City Council
James Ahlstrom
Dell Butterfield
Kelly Enquist
Jenn Nielsen
Mark Preece

550 North 800 West
West Bountiful, Utah 84087

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

City Recorder
Remington Whiting

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, NOVEMBER 19TH, 2024, AT THE CITY OFFICES

Invocation/Thought – Jenn Nielsen; Pledge of Allegiance – Dell Butterfield

1. Approve Agenda.
2. Public Comment - Two minutes per person; five minutes if on behalf of a group.
3. Public Hearing – Proposal to Vacate Portion of Public Utility and Drainage Easement at 697 West 1815 North.
4. Ordinance 494-24 – An Ordinance Authorizing the City Mayor to Execute a Change in Easement Along the Southern and Western Property Lines at 697 West 1815 North.
5. Ordinance 495-24 – An Ordinance Amending the West Bountiful Municipal Code 17.50.030 Regarding Front Yard Fences.
6. 1100 W (200 N – 400) East Side Project Design Review.
7. North Water Tank Irrigation Water Options
8. Consider Letter of Support for Restoration of Train Quiet Zone.
9. Meeting Minutes from October 1st, 2024.
10. Staff Reports–Police, Public Works, Engineering, Community Development, Admin.
11. Mayor/Council Reports.
12. Closed Session, if necessary, for the Purpose of Discussing Items Allowed Pursuant to UCA § 52-4-205.
13. Adjourn.

The above agenda was posted on the State Public Notice website (Utah.gov/pmn), the city website (WBCity.org), posted at city hall, and emailed to the Mayor and City Council on November 15th, 2024.

MEMORANDUM



TO: Mayor and City Council

DATE: November 15th, 2024

FROM: City Staff

RE: Request to Reduce a PUDE at 697 W 1815 N – Wes and Melissa Morley

Background

Wes and Melissa Morley have submitted an application to reduce a portion of the public utility easement and drainage easement along the rear (South) and side (West) property lines at 697 West 1815 North in order to build a detached garage. The rear easement is proposed to be reduced from 10 feet to 3 feet, while the side easement be reduced from 5 feet to 3 feet, as shown in the attached diagram.

Process

State code requires the city council to hold a public hearing and adopt an ordinance when granting changes to public utility easements.

Analysis

- The applicant has obtained the necessary approvals and clearances from affected utilities.
- The required public notice has been completed.
- Staff have reviewed the request and do not foresee any negative impacts to the city by reducing the requested easements.
- A public hearing is scheduled as part of tonight's meeting prior to adoption of the proposed Ordinance.

Recommendation

Staff recommends the Council approve Ordinance 494-24 for the requested changes to the above described public utility easements and authorize the mayor to sign the Change of Easement documents.



APPLICATION TO VACATE/REDUCE EASEMENT

West Bountiful City

PLANNING AND ZONING

550 N 800 West

West Bountiful, UT 84087

(801) 292-4486

Fax: (801) 292-6355

PROPERTY ADDRESS: 697 W 1815 N

PARCEL NUMBER: 06-451-0209 DATE OF APPLICATION: 8-30-24

PROPERTY OWNER NAME(S): WES & MELISSA MORLEY

Owner's Address (if different than above): _____

Cell phone: 801-808-9675 Home Phone: _____

E-mail address: themorleys@gmail.com

1. Describe in detail the request for which this application is being submitted.
2. Attach a site plan which clearly illustrates the proposal.
3. Attach a legal description of the easement(s) to be vacated.

VACATE THE EASEMENT ON THE SOUTH AND WEST
SIDES OF PROPERTY. PLANNING TO BUILD DETACHED
GARAGE.

Release Letters Received:

Comcast ☒ Century Link ☒ Rocky Mtn Power ☒ Dominion ☒

So. Davis Sewer ☒ Weber Basin ☒ Other _____

I hereby apply to Vacate an Easement in West Bountiful City in accordance with the provisions of Utah State Code 10-9a-609.5. I certify that the above information is true and correct to the best of my knowledge.

Date: 8-30-24

Applicant Signature: Melissa Morley

FOR OFFICIAL USE ONLY

Application/\$150 (includes county recording fee) received date: 08/30/24

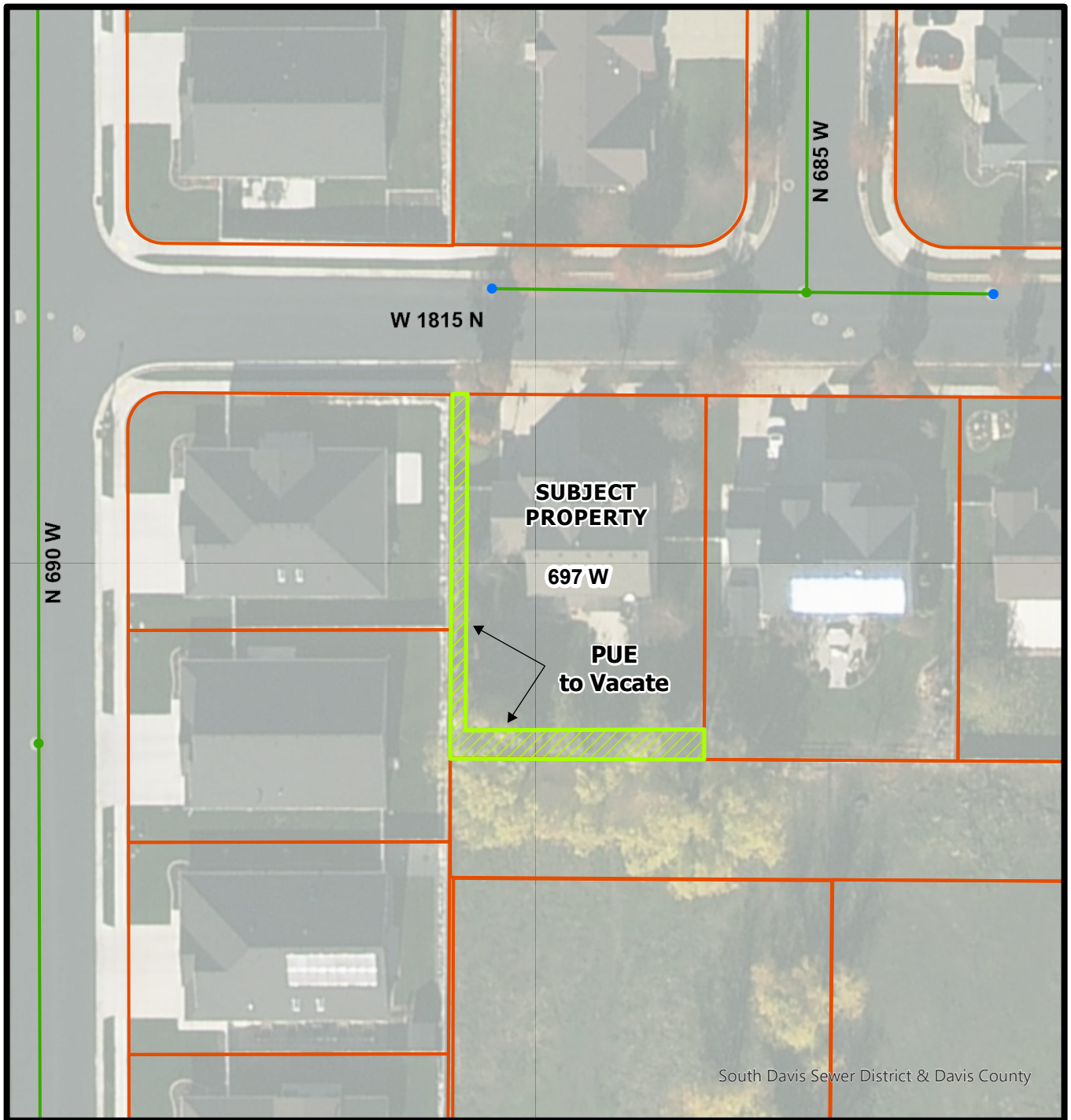
Letters to affected entities: 08/30/24

Posted on websites: 11/8/24

City Council Approval: _____

Notice Posted on Property: 11/8/24

Public Hearing Date: 11/19/24

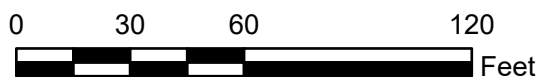
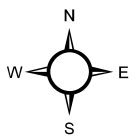


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SOUTH DAVIS SEWER DISTRICT

For Information Purposes Only

All Depth and Location Information to be Field-Verified



LEGEND	
MH	GRAVITY MAINS
● STANDARD	— STANDARD
● DEAD END	

WEST BOUNTIFUL CITY

ORDINANCE #494-24

AN ORDINANCE AUTHORIZING THE CITY MAYOR TO EXECUTE A CHANGE IN EASEMENT ALONG THE SOUTHERN AND WESTERN PROPERTY LINES AT 697 WEST 1815 NORTH

WHEREAS, West Bountiful City has been petitioned by the owners of the above-mentioned property to reduce from ten (10) feet to three (3) feet on the Southern (rear), and five (5) feet to three (3) feet on the western (side) public utility and drainage easements so that an accessory structure can be built on the property; and

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

WHEREAS, on or before November 8th, 2024, proper notice was provided to neighbors, posted on the property, and posted on state and city websites; and

WHEREAS, a public hearing was held by the city council on November 19th, 2024, to receive public comment concerning the requested release of easements.

NOW THEREFORE, BE IT ORDAINED by the City Council of West Bountiful that the City Mayor is authorized to execute the CHANGE OF EASEMENTS for the property located at, 697 West 1815 North, West Bountiful, Utah.

This ordinance shall become effective upon signing and posting.

ADOPTED November 19th, 2024.

By:

Kenneth Romney, Mayor

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

ATTEST:

Remington Whiting, Recorder

MEMORANDUM



TO: City Council

DATE: November 15th, 2024

FROM: Staff

RE: Front Yard Fence Code Change Application

This memo introduces a code change application by Tom Burnell regarding front yard fence regulations. The planning commission considered this proposal during the October 8th and 22nd meetings, a public hearing was held on October 22nd, and a positive recommendation has been forwarded to the city council.

Background

Mr. Burnell is the owner of Lot 15 in the Highgate Subdivision (1253 W Highgate Ave). His lot is considered a corner lot and has a very wide width. He had previously submitted a permit application to build a fence in his front yard but the permit was denied based on current city code. City code does not currently allow for 6ft anywhere within the 15' of the sidewalk or right of way.

Application

On October 3rd, 2024, Mr. Burnell submitted a code change application to amend front yard fence regulations (17.50.030). His application requested that within the A-1, front yard fences be allowed if they met the following criteria:

- Roadway Frontages exceeding 200'
- 70% Transparent
- Offset of 20' from the front side façades of the primary resident
- Setback of 6' from the property line along the roadway frontage

Planning Commission Review

Upon initial review, the planning commission shared concern over front yard fences and landscaping causing an obstruction. After some discussion, they reached the conclusion that the requested change met current clear view requirements. The commission ultimately decided to remove the A-1 requirement, and recommend the following:

For properties with roadway frontages exceeding 200', front yard fences of at least seventy percent (70%) transparency are allowed up to a six (6) feet in height with an offset of at least 20' from the front side façades of the primary residence, with a setback

of six (6) feet from the property line along the roadway frontage.

Council Action

An ordinance based on the planning commission's recommendation is prepared for the council's consideration. The council may now approve, deny, further modify, or continue to work on the proposal.



proposed wrought iron fence
at a 6' setback from sidewalk



PUBLIC SIDEWALK,
EXISTING
CONDITIONS, 2023



PROPOSED 6' SETBACK
WITH MORE THAN 70%
FENCE TRANSPARENCY



20' OFFSET FROM FRONT CORNER
FACADE OF HOME TO PRESERVE
'FRONT YARD' OPENNESS

WEST BOUNTIFUL CITY

ORDINANCE #495-24

AN ORDINANCE AMENDING THE WEST BOUNTIFUL MUNICIPAL CODE 17.50.030 REGARDING FRONT YARD FENCES

WHEREAS, West Bountiful City is empowered to adopt and amend general laws and land use ordinances pursuant to Utah State law (§10-9a-101 et seq.) and under corresponding sections of the West Bountiful City Code; and

WHEREAS, the West Bountiful City Council desires to maintain land use regulations that meet the needs of its residents; and

WHEREAS, it was determined that there was need for modifications to West Bountiful City Code regarding front yard fences; and

WHEREAS, the West Bountiful Planning Commission held a properly noticed public hearing on October 22nd, 2024, to consider the proposed modifications and forwarded a positive recommendation to the City Council.

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

This Ordinance shall take effect immediately upon signing and posting.

Adopted November 19th, 2024.

By:

Ken Romney, Mayor

Voting by the City Council:	<u>AYE</u>	<u>NAY</u>
Councilmember Ahlstrom	_____	_____
Councilmember Butterfield	_____	_____
Councilmember Enquist	_____	_____
Councilmember Nielsen	_____	_____
Councilmember Preece	_____	_____

ATTEST:

Remington Whiting, City Recorder

Exhibit A

17.50.030 Front Yard Fences

Subject to the clear view area regulations in this chapter, fences installed in a front yard shall comply with the following requirements:

- A. A fence that is seventy percent (70%) or more open is allowed up to four (4) feet in height.
- B. A fence, wall, or hedge that is not seventy percent (70%) or more open is allowed up to four (4) feet in height if located three (3) feet or more from the front street right of way or sidewalk, whichever is closer to the primary building on the lot. In addition, such a fence, or hedge is allowed up to six (6) feet in height if located fifteen (15) feet or more from the front street right of way or sidewalk.
- C. For properties with roadway frontages exceeding 200', front yard fences of at least seventy percent (70%) transparency are allowed up to a six (6) feet in height with an offset of at least 20' from the front side façades of the primary residence, with a setback of six (6) feet from the property line along the roadway frontage.
- D. A building permit must be secured for construction of all front yard fences.



MEMORANDUM

TO: Mayor & Council
DATE: June 14, 2014
FROM: Duane Huffman
RE: **1100 W (200N – 400 N) Project Design Updates**

The purpose of this memo is to provide the council with design updates for the 1100 W (200 N – 400 N) sidewalk project.

The city was awarded grant funds to complete the missing section of sidewalk on this eastern portion of the road. Staff presented a preliminary design this summer that showed 1. conflicting utility poles and 2. the potential impact to yards/trees of the city's standard design.

Based on the direction that staff received from the last council discussion, we have a new design that includes:

- Six-foot sidewalk (shown in purple on the attached drawings);
- Curb/gutter (shown in red);
- NO park strip;
- Potential property impacts (shown by yellow border);
- Storm drain improvements (shown as pink line).

This design minimizes potential impacts, but trees on the north of the project will still need to be removed, and the homes on the north end of the project will also be within the normal front yard setback.

One home (362 N – built in 1912) will be as close as 10 feet off the sidewalk. The other homes most impacted on the north end will be closer to 20-25' off of the sidewalk.

To minimize the remaining impacts, the city would need to either:

- Narrow the sidewalk to 4' (this will not be enough to save the impacted trees);
- Narrow the road profile, which could have long-term traffic impacts;
- Not construct the improvements.

Once staff has additional input from council, we will schedule a neighborhood meeting to go over the project with the property owners and residents.

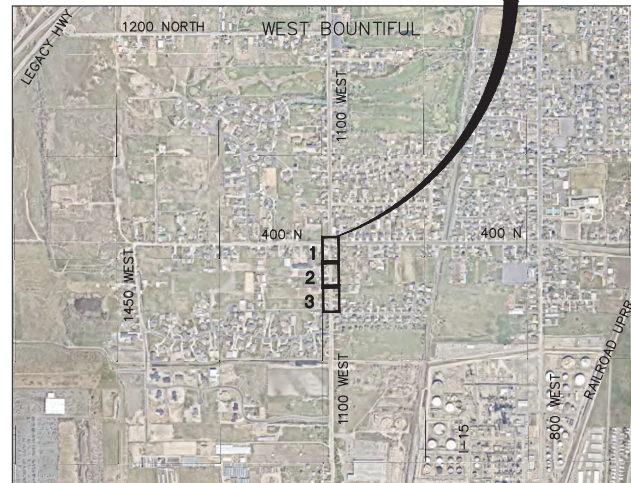
WEST BOUNTIFUL CITY

1100 WEST - WIDEN EAST SIDE FROM 400 N TO 200 N STREET RECONSTRUCTION PROJECT 2024

INDEX OF DRAWINGS

1. G-01 COVER SHEET
2. CC-01 PLAN VIEW STATION 1+00 TO 3+50
3. CC-01 PLAN VIEW STATION 3+50 TO 6+50
4. CC-01 PLAN VIEW STATION 6+50 TO 9+00 (END)
5. G-05 DETAILS

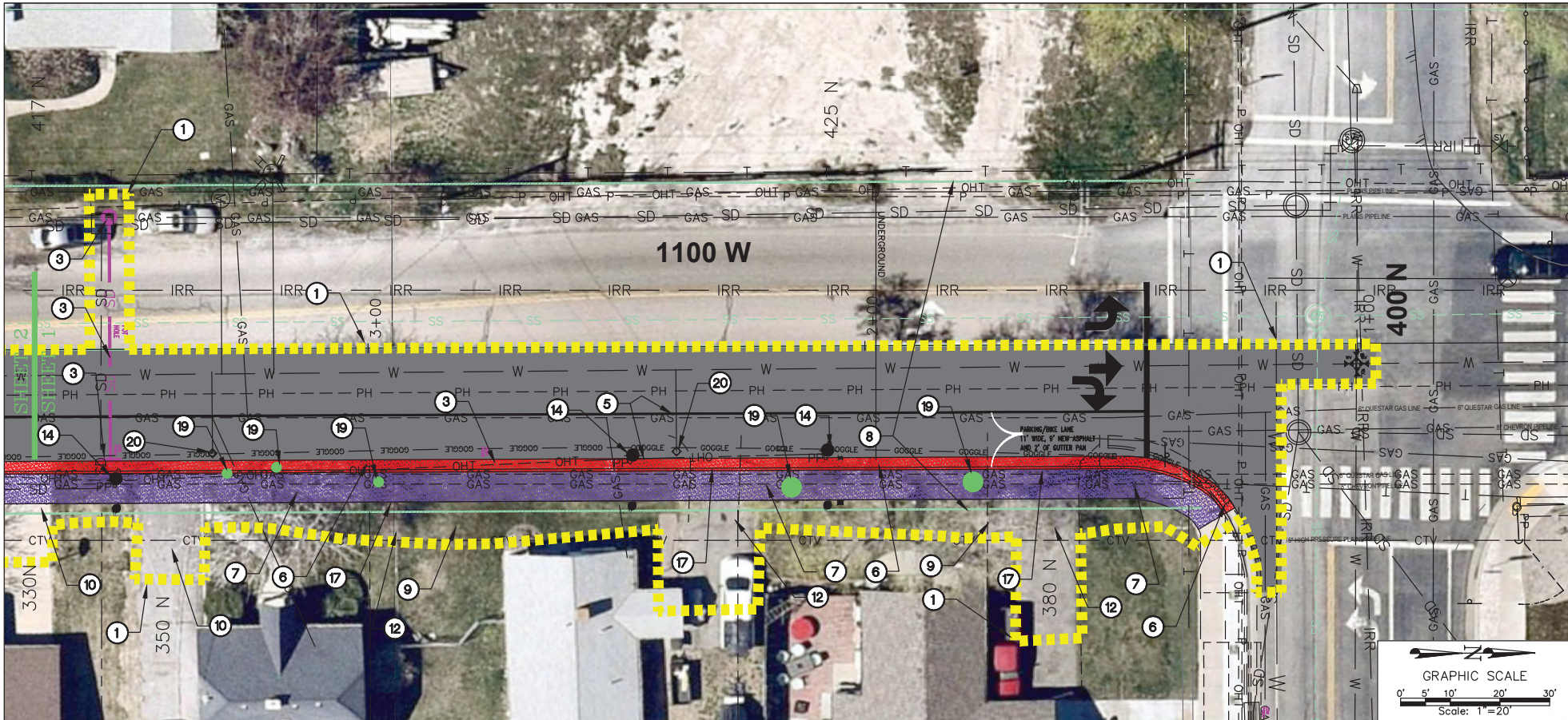
PROJECT LOCATION



WEST BOUNTIFUL CITY
VICINITY MAP



NO.	DATE	REVISIONS	DRAWN BY: KEN	WEST BOUNTIFUL CITY 550 North 800 West West Bountiful, UT 84087 Office: 801.292.4486 Fax: 801.292.6355 www.wbcity.org	WIDEN EAST SIDE FROM 400 N TO 200 N STREET RECONSTRUCTION PROJECT 2024	COVER SHEET	PROJECT NO: 24-012 SHEET NO: G-01 SCALES NTS 1 OF 5
			FILE NAME: G-01				
			DATE: 11-15-2024				



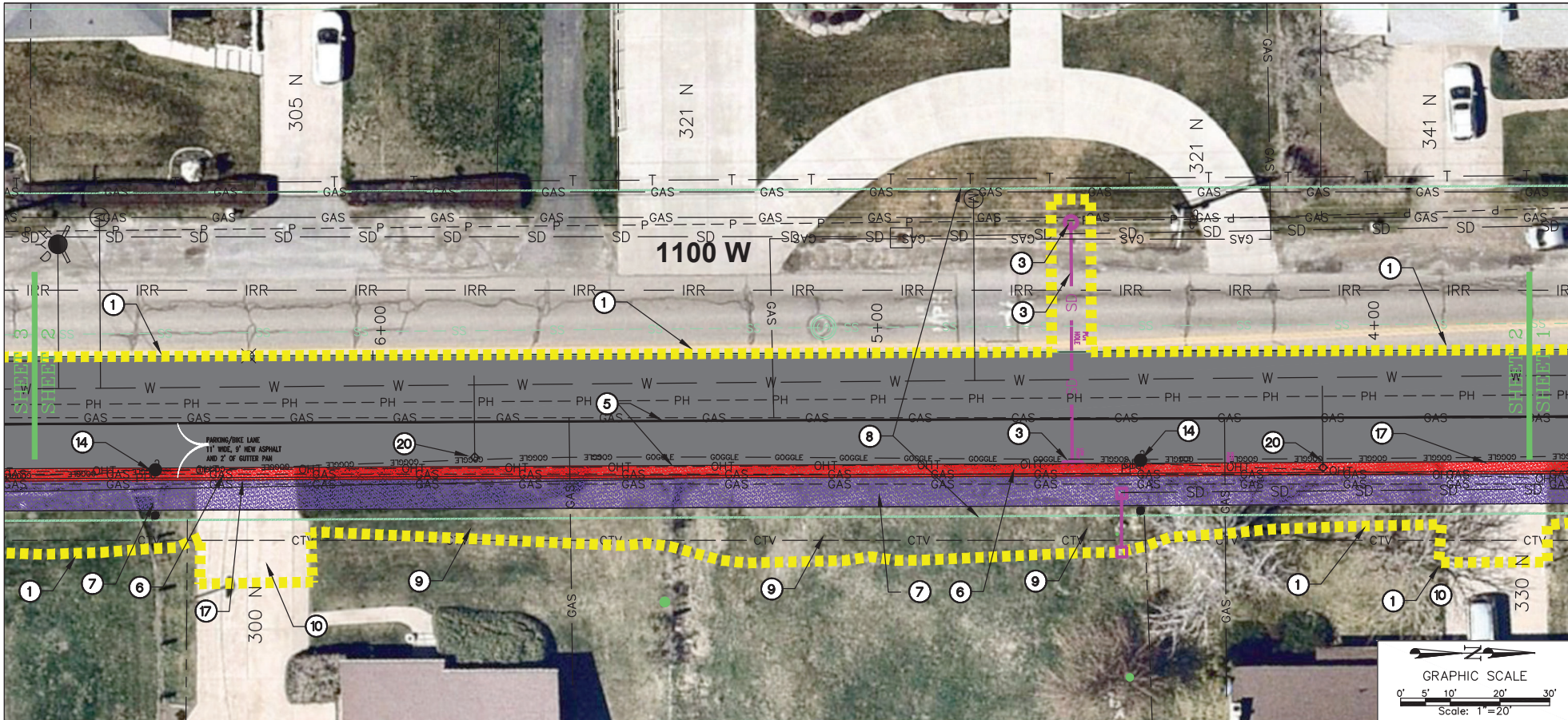
LEGEND: KEY NOTES: #

- NEW SIX FOOT SIDEWALK
- NEW 30 INCH CURB/GUTTER
- PROJECT LIMIT LINE
- NEW RCP CLASS III STORM DRAIN PIPE
DIAMETER 15"-18"
- NEW ASPHALT AREA PROVIDES:
11' PARKING LANE/BIKE LANE
9' NEW ASPHALT
2' FLAT PART OF NEW CURB

- PROJECT LIMIT - REMOVE AND REPLACE ALL SURFACE IMPROVEMENTS WITHIN THIS BOUNDARY
- INSTALL NEW STORM DRAIN PIPE
- REMOVE AND REPLACE STREET CROSS SECTION (ASPHALT, BASE-COARSE, SUB-BASE AND GEO-TEXTILE MATERIAL).
- INSTALL NEW CURB/GUTTER
- INSTALL NEW SIX FOOT WIDE SIDEWALK
- EXISTING RIGHT OF WAY - 66 FOOT WIDTH
- REPLACE OR COST TO CURE EXISTING LANDSCAPE - 4:1 SLOPE ON FINISHED GRADE LANDSCAPE (TYP.)
- REPLACE EXISTING CONCRETE DRIVEWAY - 5% NEW DRIVEWAY SLOPE (TYP.)
- REPLACE EXISTING GRAVEL/BASE COARSE DRIVEWAY - 5% NEW DRIVEWAY SLOPE (TYP.)
- REPLACE EXISTING ASPHALT DRIVEWAY - 5% NEW DRIVEWAY SLOPE (TYP.)
- REPLACE EXISTING DRIVEWAY - MATCH EXISTING DRIVEWAY SLOPE IF STEEPER THAN 5%
- RELOCATE POWER POLE WITH OVERHEAD POWER
- RELOCATE STREET LIGHT, WOOD POLE, COMMUNICATION PEDESTAL, GROUND BOX
- INSTALL NEW CONCRETE DRIVEWAY APPROACH ON EXISTING DRIVEWAY CONNECTIONS (TYP.)
- EXISTING EASEMENT LINE (PUE & DE, SUBDIVISION)
- REMOVE AND DISPOSE OF TREE
- RELOCATE METER AND SERVICE



NO.	DATE	REVISIONS	KEN	WEST BOUNTIFUL CITY	WIDEN EAST SIDE FROM 400 N TO 200 N STREET RECONSTRUCTION PROJECT 2024	DESIGN PLAN VIEW 1100 WEST	24-012 SHEET NO. CC-01 SCALE: 1:20 2 OF 6
			FILE NAME: D11	550 North 800 West West Bountiful, UT 84087 Office: 801.292.4486 Fax: 801.292.6355 www.wbcity.org			
			DATE: 11-15-2024				



LEGEND:

NEW SIX FOOT SIDEWALK

NEW 30 INCH CURB/GUTTER

PROJECT LIMIT LINE

SD NEW RCP CLASS III STORM DRAIN PIPE DIAMETER 15"-18"

NEW ASPHALT AREA PROVIDES:

11' PARKING LANE/BIKE LANE

9' NEW ASPHALT

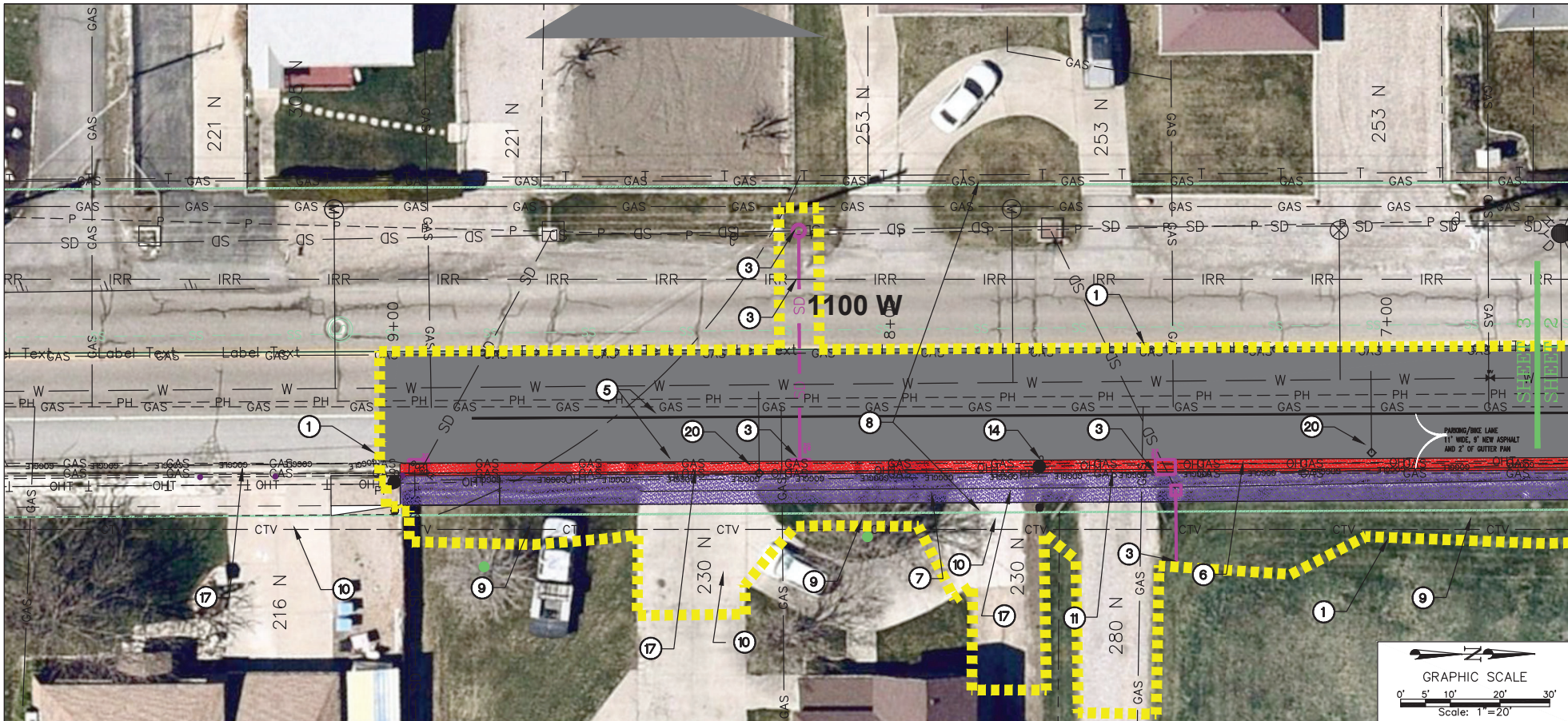
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18. EXISTING EASEMENT LINE (PUE & DE, SUBDIVISION)
19. REMOVE AND DISPOSE OF TREE
20. RELOCATE METER AND SERVICE

NO. DATE REVISIONS			KEN FILE NAME D11 DATE 11-15-2024	WEST BOUNTIFUL CITY 550 North 800 West West Bountiful, UT 84087 Office: 801.292.4486 Fax: 801.292.6355 www.wbcity.org		WIDEN EAST SIDE FROM 400 N TO 200 N STREET RECONSTRUCTION PROJECT 2024	DESIGN PLAN VIEW 1100 WEST	24-012
								SHEET NO. CC-02
								SCALE 1:20
								8 OF 8



LEGEND:

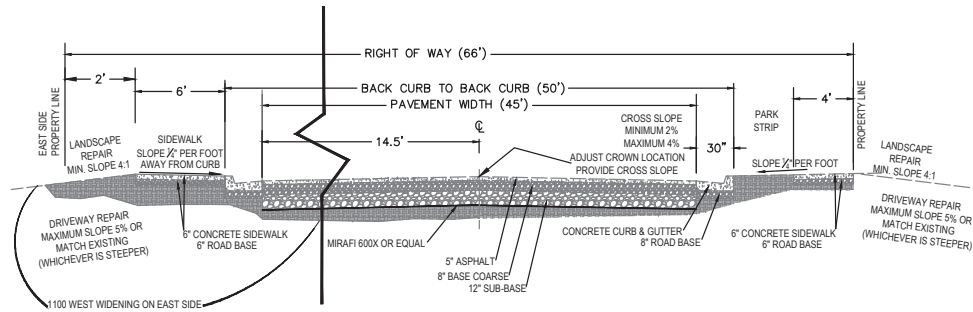
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19. REMOVE AND DISPOSE OF TREE
20. RELOCATE METER AND SERVICE

NO.	DATE	REVISIONS	KEN	WEST BOUNTIFUL CITY	WIDEN EAST SIDE FROM 400 N TO 200 N STREET RECONSTRUCTION PROJECT 2024	DESIGN PLAN VIEW 1100 WEST	24-012 SHEET NO. CC-03 SCALE: 1:20 4 OF 6
			FILE NAME: D11	550 North 800 West West Bountiful, UT 84087 Office: 801.292.4486 Fax: 801.292.6355 www.wbcity.org			
			DATE: 11-15-2024				

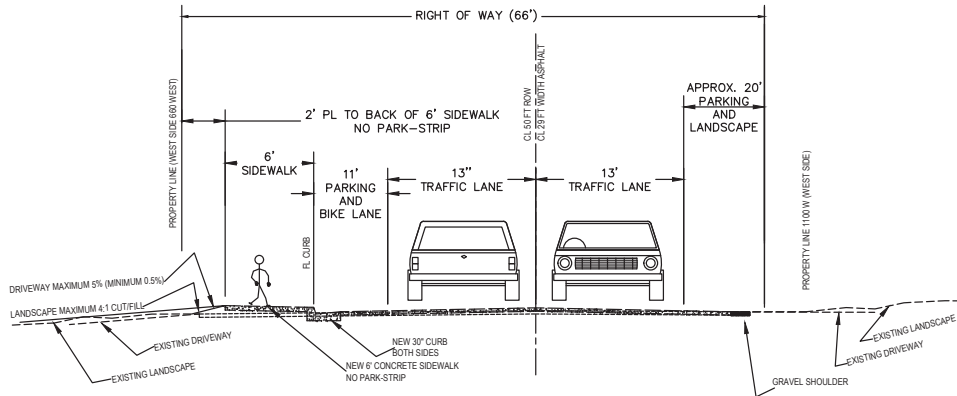


TYPICAL 1100 WEST STREET CROSS SECTION
DEPTH OF EXCAVATION AND IMPORT MATERIALS
 N.T.S.

BEST FIT - 6' SIDEWALK ON EAST SIDE

NON-STANDARD STREET SECTION - STATION 0+50 TO 10+00 (SOUTH END OF PROJECT)

1. IMPROVED, SAFETY AND ACTIVE TRANSPORTATION FOR ELEMENTARY SCHOOL ROUTE
2. FIX, REMOVE AND REPLACE - ASPHALT AND STREET SECTION TO CENTER LINE
3. FIX, SURFACE DRAINAGE COLLECTION IN PUBLIC ROW / UTILITY



NON-STANDARD 50 FOOT ROW STREET CROSS SECTION
 N.T.S.

NEW DRIVEWAY NOTES FOR SLOPE	
1	WHERE EXISTING DRIVEWAY SLOPES ARE LESS THAN 5% THAN NEW DRIVEWAY SLOPE IS 5%
2	WHERE EXISTING DRIVEWAY SLOPES GREATER THAN 5% THAN NEW DRIVEWAY SLOPE TO MATCH EXISTING DRIVEWAY SLOPE
3	MAXIMUM NEW DRIVEWAY SLOPE 12% SLOPE
4	MINIMUM NEW DRIVEWAY SLOPE 0.50%

1. SIX FOOT SIDEWALK AND NO PARK-STRIP ON EAST
2. CURB ON EAST SIDE

NO.	DATE	REVISIONS	DRAWN BY: KEN	WEST BOUNTIFUL CITY	WIDEN EAST SIDE FROM 400 N TO 200 N STREET RECONSTRUCTION PROJECT 2024	DETAILS 1100 WEST	PROJECT NO: 24-012
			FILE NAME: G-05	550 North 800 West West Bountiful, UT 84087 Office: 801.292.4486 Fax: 801.292.6355 www.wbcity.org			SHEET NO. DT-01
			DATE: 11-15-2024				SCALE: NTS 8 OF 8

MEMORANDUM



TO: Mayor and City Council

DATE: November 15, 2024

FROM: Staff

RE: Irrigation Assessment for North Water Tank

This memo introduces and seeks guidance from the council regarding annual costs associated with an annual assessment from Bountiful Irrigation for the land owned and used by the city for the north water tank.

Background

West Bountiful City owns and operates two water tanks east of city limits. The northern tank is located at approximately 450 N 600 E in Bountiful, and is comprised of a few parcels totaling about 1.4 acres.

The city does not have any improved landscaping or otherwise use any secondary water, but is annually assessed at least \$1,056.91 for secondary water (see attached invoice). Staff believes the city has the option to forfeit the water allotment associated with this assessment, but has been told by Bountiful Irrigation that it would be very hard to ever get the allotment back if the city wanted to use the water in the future.

Options

While the annual cost is not exorbitant, staff cannot envision how the city would use secondary water at this location, and it concerned about the on-going expense to the Water Fund. Due to the potential long-term effect of the decision to forfeit the allotment, council direction is requested regarding these proposed options:

1. Continue to pay the annual assessment.
2. Forfeit the allotment and cease to pay the assessment.



Bountiful Irrigation District

995 South 500 West
Bountiful, UT 84010

Phone: 801 295-5573

Fax: 801 292-5180

Invoice

Bill To:

West Bountiful City
Accounts Payable
550 North 800 West
West Bountiful, UT 84087

Date	Invoice #
10/17/2024	03-2253

Work Order #	Payment Due
	10/17/2024

Description	Qty	Price	Amount
2024 Non-taxable assessment		1,056.91	1,056.91
Amount Due			\$1,056.91



BOUNTIFUL

IRRIGATION DISTRICT

2024 Irrigation Water Assessment

GROUP	OWNER	TAX ID NO.	ADDRESS	2024	
				ASSESSMENT	OTHER DESCRIPTION
3	WEST BOUNTIFUL CITY	040010140		427.52	RSRV: 400 N 600 E
	WEST BOUNTIFUL CITY	040010146		299.68	Reservoir in bountiful (550 N)
	WEST BOUNTIFUL CITY	040010150		329.71	RSRV: 400 NORTH 600 EAST
3	Total Amount Due			1,056.91	

MEMORANDUM



TO: Mayor and City Council

DATE: November 15, 2024

FROM: Staff

RE: Letter of Support – Quiet Zone Restoration

This memo recommends that the council authorize the mayor on behalf of the city to sign the attached letter of support for the restoration of the quiet zone related to train horns. The council is welcome to recommend any needed modifications to the letter.

November 11, 2024

Mr. James Payne
Staff Director
Grade Crossing and Trespasser Outreach Division
1200 New Jersey Avenue SE
Washington, DC 20590

Dear Administrator Payne:

Since 2008, the Woods Cross Quiet Zone (THR-111670) that extends 24 miles from Ogden to Salt Lake City, Utah, has provided the important balance of safety at over 80 railroad crossings, and peace and enhanced quiet for the thousands of residents along this stretch of the Wasatch front. We appreciate the Federal Railroad Administration's (FRA) dedication to rail safety and pledge our support to do the same.

When we received your September 30, 2024 letter, we felt that it contradicted our understanding developed through ongoing coordination with FRA Grade Crossing Inspectors from your District 7 office. These conversations led the communities and agencies responsible for the crossings to believe that adequate efforts were being made to maintain the quiet zone, and that sufficient progress was being made towards completing the few projects necessary to submit the Letter of Affirmation.

Permits had been secured to complete the work, and by October 22nd, FRA inspectors confirmed that work was completed on all but two crossings in the entire quiet zone. Considering that many deficiencies in the letter were identified as recently as April and June of 2024, we believe that this demonstrates a conscious effort by all parties to maintain compliance with Title 49 CFR 222.

We believed that the crossings at 1000 West in Salt Lake City (DOT 805836V) and Main Street in North Salt Lake (DOT 80664P) were compliant until deficiencies were noted by FRA inspectors in April and June of 2024. Both cities began immediate efforts to remedy these issues and have provided funding to complete them. However, Union Pacific, who controls the approval and construction of the projects, has indicated that it may take up to 18 months to complete the work.

Because both cities are submitting plans in the next few weeks for remediation at these crossings, and have applied for temporary waivers until permanent corrections are made, and because the Quiet Zone Risk Index is 55% of the Risk Index with Train Horns (36,862 vs. 67,280), and because these two crossings (and the related industrial track) do not have a history of accidents due to low speed and infrequent use, and because thousands of Utah citizens are suffering from the impact of train horns, we implore the FRA to strongly consider approval of these temporary waivers and a quick restoration of the Woods Cross quiet zone.

We acknowledge the need for safe railroad crossings and remain committed to maintaining these crossings in compliance with FRA regulations. We appreciate your consideration for the benefit of everyone involved.

Thank you for your attention to this issue.

Sincerely,

(City or Agency Representative)

DRAFT

PENDING – Not Yet Approved

Minutes of the West Bountiful City Council meeting held on **Tuesday, October 1, 2024**, at West Bountiful City Hall, 550 N 800 West, Davis County, Utah.

Those in attendance:

MEMBERS: Council members James Ahlstrom, Dell Butterfield, Kelly Enquist, Jenn Nielsen, Mark Preece

STAFF Duane Huffman (City Administrator), Steve Doxey (City Attorney), Brandon Erikson (Chief of Police), Kris Nilsen (City Engineer), and Remington Whiting (City Recorder)

PUBLIC: Alan Malan, Richmond Thornley, Dusty Siddoway, Tif Miller, Dane Garner, Lauren Wallentine, Trisha Hepworth, Mitch Blackhurst, Paul Larsen, Aimee Hinojosa, Matt Oviatt, Garrett Reid, Simon Mortenson, Jed Salmon

EXCUSED: Mayor Kenneth Romney

Mayor Pro-Tem Preece called the meeting to order at 7:32 pm. Mark Preece gave an Invocation, and the Pledge of Allegiance was led by Jenn Nielsen.

1. Approve Agenda

MOTION: *Jenn Nielsen made a motion to approve the agenda. Kelly Enquist seconded the Motion which PASSED by unanimous vote of all members present.*

2. Public Comment

Dane Garner – 748 W 1400 N – Mr. Garner shared the idea of legalizing the driving of golf carts within the city.

Lauren Wall – 690 W 2350 N – Enquired about the park on 2350 N and why it had not been updated. Staff explained that it had been delayed due to other projects.

3. Update from South Davis Recreation District – Tiff Miller, Executive Director.

Tiff Miller presented an update from the South Davis Recreation District. He began by expressing optimism for the future of the center. He then shared his appreciation for the city allowing the district to use the baseball diamonds. He also gave recent updates such as budget updates, hours of operation and future projects. One of the goals of the center is to increase their alternative revenue, which is done by sponsorship packages. He explained that they have an increase of \$60,000 in revenue compared to last year. He explained that updated locker rooms, additional bathrooms, pool filters, and parking lot overlay are some of the future

48 projects. Mr. Miller then gave an update on the different memberships that the center offers,
49 as well as the number of residents in their programs. He then touched on new programs that
50 the rec center now offers. Council member Enquist asked about the outdoor pool pirate ship,
51 and when that would be updated. Mr. Miller explained that the update is a part of the Master
52 Plan, but the future of the feature was still being decided.

53
54
55 **4. Update and Discussion on 660 W Capital Project Design.**
56

57 Mr. Huffman began by explaining that based on options presented in the spring of 2024, the
58 city council directed staff to design the project to include sidewalk on just one side of the
59 road. The council had concluded that placing the sidewalk on the West side would be the best
60 decision. He reemphasized why a new road system would be necessary. With the primary
61 reasons being the replacement of the culinary lines, condition of the asphalt, and lack of
62 stormwater drains.

63
64 Mr. Huffman reiterated that the council had discussed placing curb and gutter on both sides of
65 the road, while placing a wider sidewalk with no park strip on only the west side. He also
66 explained that no matter which side the sidewalk is on, driveways on the west side would be
67 impacted. Council member Nielsen expressed some concern over parking space on the street
68 and the safety of walking residents. The impact on residents' driveways was discussed.
69 Council member Butterfield asked if residents could pay the difference to the city to have
70 their entire driveway redone. Duane explained that it is generally negotiated between the
71 homeowner and contractor. The council discussed shortening the 6ft wide sidewalk to 4ft in
72 order to cause less of an impact, especially where there is sidewalk on the east side of the
73 road..

74
75 Aimee Hinojosa – 638 N 660 W – Explained that most of the foot traffic was on the west side,
76 and not the east side.

77
78 Steve Maughan mentioned to the council that the 900 N cul-de-sac would also be included in
79 the project. Council member Butterfield asked how they planned to keep the kids that were
80 walking home from school safe while the project is underway. Steve explained that caution
81 tape and barricades would be used.

82
83
84 **5. Interlocal Cooperation Agreement Between South Davis Sewer District and West**
85 **Bountiful City For Inspection Services.**
86

87 Duane explained that the city's fee schedule uses a commonly accepted practice of basing the
88 building permit fee on values and square footage. However, industrial construction presents
89 challenges because the facilities being reviewed and inspected often are unique. To address
90 these challenges with past industrial projects at the refinery, the city used an agreement that
91 essentially billed the project for the costs associated with the building permit services.

92
93 **MOTION:** *James Ahlstrom made a motion to approve the Interlocal Cooperation*
94 *Agreement Between South Davis Sewer District and West Bountiful City for*

Inspection Services. Dell Butterfield seconded the Motion which PASSED by unanimous vote of all members present.

6. Ratification of Hearing Officer Appointment.

The city has received an application for accommodations from any of the provisions of the zoning ordinance or any of the city's rules, policies, practices, or services in accordance with West Bountiful Municipal Code 17.84.020. Per the process, the city is required to appoint a neutral hearing officer. Mayor Romney has appointed Daniel McDonald to act as Hearing Officer and this appointment is being brought before the city council for ratification.

MOTION: *James Ahlstrom made a motion to ratify the hearing officer appointment of Daniel McDonald. Dell Butterfield seconded the Motion which PASSED by unanimous vote of all members present.*

7. Meeting Minutes from September 17th, 2024.

MOTION: *James Ahlstrom made a motion to approve the minutes from September 17th, 2024 with the correction of Kelly Enquist being removed from all motions. Kelly Enquist seconded the motion which PASSED by unanimous vote of all members present.*

8. Staff Reports

Police – Brandon Erikson

- Advertised for open police officer position recently. The first review will be on the 17th of this month.

Engineering – Kris Nilsen:

- Continues to work on 660 W and 1100 W.

Public Works – Steve Maughan

- 1200 N project is almost complete.
- The playground installation will hopefully be complete by the end of October.
- Fall Cleanup will be from the 10th – 12th of October.

Public Administration/Community Development – Duane Huffman

- Meet with the owners of the of unincorporated property and Woods Cross to discuss their intent with the property.
- Ivory homes has submitted additional subdivision paperwork. Still incomplete and are continuing to work on it.
- Working on variances and illegal fences.
- Copies of the History book are printed and are ready to be sold.
- Newsletters are at the printer and should be sent out soon.
- FRA has suspended the quiet zone designation for railroad crossings. Meaning they will use their horn through all crossings. The cities involved are working to re-instate it.

9. Mayor/Council Reports

James Ahlstrom –

- Grand View Counseling had a grand opening tonight. They provide counseling for troubled youth and families.

Dell Butterfield –

- The Recreation District Board will meet next week.
- The Planning Commission continues to look at regulations.
- EmPAC Committee will be meeting to rewrite the emergency preparedness plan on the 14th of October.

Kelly Enquist –

- Asked if HF Sinclair had plans to meet with the city. Duane explained that a representative was coming to meet with the mayor in the next couple of weeks.

Jenn Nielsen –

- YCC will help the police department with the Trunk or Treat on October 31.
- YCC is planning on cutting the ribbon for the new playground. They will serve donuts.
- Christmas on Onion Street will be on December 7th from 1-3.

Mark Preece –

- Sewer District plant upgrade is underway.

10. Adjourn

MOTION: *Kelly Enquist made a motion to adjourn the meeting of the West Bountiful City Council. James Ahlstrom seconded the motion which PASSED by unanimous vote of all members present.*

The foregoing was approved by the West Bountiful City Council by unanimous vote of all members present on November 19th, 2024.

Remington Whiting, City Recorder