

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, DECEMBER 17th, 2024, AT THE CITY OFFICES

Invocation/Thought – James Ahlstrom; Pledge of Allegiance – Kelly Enquist

1. Approve Agenda.
2. Public Comment - Two minutes per person; five minutes if on behalf of a group.
3. Resolution 563-24 A Resolution Appointing Brent Bement to the West Bountiful City Audit Committee.
4. Resolution 564-24 A Resolution Amending the Bylaws of the West Bountiful Youth City Council.
5. Consider final design options for 660 W Road and Water Project (400 N -1000 N).
6. Review potential strategies for moderate income housing section of the General Plan.
7. Meeting Minutes from December 3rd, 2024.
8. Staff Reports–Police, Public Works, Engineering, Admin & Community Development.
9. Mayor/Council Reports.
10. Closed Session, if necessary, for the Purpose of Discussing Items Allowed Pursuant to UCA § 52-4-205.
11. 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 December 13th 2024.



Brent Bement, CPA, CVA

brent@bementcompany.com

Brent received his Master's and Bachelor's Degrees in Accounting from the University of Utah. Shortly after, he became licensed as a Certified Public Accountant and a Certified Valuation Analyst. Before graduating, he was able to learn Spanish and spend two years volunteering for his church in Argentina. While at the University of Utah, he enjoyed playing on the Utah lacrosse team.

Brent loves helping clients save money and views the tax law as a roadmap to wealth creation. In 2022, he launched the **Wealth Game podcast**, where he shares tax strategies and insights to help individuals and businesses achieve financial success.

In addition to accounting, Brent is a family man and he and his wife, Candice, have five children. He is an avid outdoorsman and loves archery, mountain biking, golf, hiking, camping, hunting, and target shooting. Brent also enjoys fitness activities including half marathons, relay races, and weight lifting.

- Partner
- Strategy & consulting
- Tax preparation
- Audit
- Tax credit services
- Real estate advisory services: cost segregations, feasibility analysis
- Valuations

WEST BOUNTIFUL CITY

RESOLUTION #563-24

A RESOLUTION APPOINTING BRENT BEMENT TO THE WEST BOUNTIFUL CITY AUDIT COMMITTEE

WHEREAS, West Bountiful City desires to enhance public accountability for its stewardship of public resources; and

WHEREAS, WBMC 2.38 created the West Bountiful City Audit Committee to advise the city council on the annual audit of the city's financial statements, and to recommend and monitor the annual auditing functions.

NOW THEREFORE BE IT RESOLVED by the city council of West Bountiful City that it consents to the mayor's appointment of Brent Bement as a member of West Bountiful City's Audit Committee with the term ending on December 31, 2026.

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

Passed and approved by the City Council of West Bountiful this December 17th, 2024.

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

MEMORANDUM



TO: City Council

DATE: December 13th, 2024

FROM: Remington Whiting

RE: Proposed Youth City Council Bylaw Amendment

This memo introduces a proposed amendment to the bylaws of the West Bountiful City Youth City Council.

Background

In 2011, the West Bountiful Youth City Council bylaws were adopted and established certain rules and regulations for the youth council. Throughout the years, the bylaws concerning the application process have been amended and changed. The current bylaws require that all applications be submitted and reviewed before the term begins but does not allow for any other applications to be considered throughout the rest of the term. After some discussion, the youth city council believes that there is a need to allow applications to be reviewed and considered throughout the term.

Proposal

On Thursday, December 12, 2024, the youth city council discussed the following proposed bylaw amendment:

IV. Application Process

Members of the youth council shall be chosen through an application process. Interested parties shall complete a simple application found on the city website or at city hall. Applications shall be submitted to the youth mayor, youth advisor(s) or dropped off at city hall. Applications are due by a posted date prior to interviews for each term. The interview process will take place before the new term begins. Applicants shall be interviewed by the youth mayor, youth mayor pro tem, and youth advisor(s). [After the new term begins, an additional application period may be opened by a majority vote of all council members.](#)

WEST BOUNTIFUL CITY

RESOLUTION #564-24

A RESOLUTION AMENDING THE BYLAWS OF THE WEST BOUNTIFUL YOUTH CITY COUNCIL

WHEREAS, the West Bountiful City Council has established a Youth City Council and adopted bylaws establishing their roles and duties in the community; and

WHEREAS, the Youth City Council finds it necessary to amend certain sections of the bylaws to better meet current practices.

NOW THEREFORE, BE IT RESOLVED by the City Council of the West Bountiful City that the West Bountiful Youth City Council Bylaws are amended as reflected in the attached Exhibit A.

EFFECTIVE DATE. This resolution shall take effect immediately passing.

Passed and approved by the City Council of West Bountiful City this 17th day of December 2024.

Ken Romney, Mayor

Voting by the City Council:	Aye	Nay
Council member Ahlstrom	_____	_____
Council member Butterfield	_____	_____
Council member Enquist	_____	_____
Council member Nielsen	_____	_____
Council member Preece	_____	_____

Attest:

Remington Whiting, City Recorder

West Bountiful Youth City Council Bylaws

Mission Statement

The mission of the West Bountiful Youth City Council is to make a difference in our community by giving youth the opportunity to serve, develop leadership abilities and skills, and grow to become educated and responsible citizens. As we serve, we will strengthen our community and promote a spirit of pride in our city. In the future, we will responsibly perform our duty as citizens of the United States.

Article 1 – City Council and Youth City Council Relationship

I. Role of the City Council

The West Bountiful City Council ("**city council**") shall receive recommendations from the West Bountiful Youth City Council ("**youth council**"). The city council shall provide support staff to the youth council to assist them in carrying out their duties. The city council shall appoint a city council liaison as a youth advisor and communicate upcoming issues to the youth council, so they may respond accordingly.

II. Role of the Youth Council

The youth council shall provide such services to the community that would draw the community together serving the youth, young adult, and senior community with wholesome activities. The youth council shall provide opportunities to explore the duties and responsibilities of the city council in order to be prepared to serve in the community in the future.

Article 2 – Membership

I. Representation

All qualified applicants will be welcomed to serve on the youth council. The city council will appoint adult advisors whether they be city council members, city staff, or a city citizen.

II. Membership Qualifications

All members must live within the city limits and must be in 7th to 12th grade, or equivalent ages, at the start of the school year following their appointment to the youth council. Members must have a GPA of at least 3.0, or a GPA of at least 2.5 if their GPA increases each school term after their appointment to the youth council until they have achieved a GPA of 3.0.

III. Term Limits

There is no limit to the number of terms a member may serve as long as the individual upholds the requirements as stated in the entirety of these bylaws. Members must reapply for each term. Membership will be dissolved if the member moves out of the city or submits a letter of resignation.

IV. Application Process

Members of the youth council shall be chosen through an application process. Interested parties shall complete a simple application found on the city website or at city hall. Applications shall be submitted to the youth mayor, youth advisor(s) or dropped off at city hall. Applications are due by a posted date prior to interviews for each term. The interview process will take place before the new term begins. Applicants shall be interviewed by the youth mayor, youth mayor pro tem, and youth advisor(s). [After the new term has begun, an additional application period may be opened by a majority vote of all council members.](#)

V. Conduct

Members of the youth council must conduct themselves in a positive, respectable, friendly, and law-abiding manner at all times. There will be no smoking, drinking alcoholic beverages, or using illegal drugs by any member of the youth council. Such behavior will not be tolerated and is grounds for dismissal from the youth council.

Article 3 – Offices

I. Offices

The youth council consists of the following officers: mayor, mayor pro tem, recorder, secretary/communications, treasurer, and historian.

II. Officer Duties

The duties of the officers shall include but are not limited to the following:

Mayor: Preside over and conduct all youth council meetings and activities subject to Utah Open Meetings laws (UCA 52-4), provide to the city recorder an agenda 48 hours prior to each meeting, communicate with and report to the city council, and perform other such necessary duties as they arise.

Mayor Pro Tem: Assist the mayor in all duties, perform the duties of the youth mayor in his/her absence, prepare to assume all duties as mayor for the following term, fulfill any other such assignments as given by the youth mayor or youth advisor(s), and perform other such necessary duties as they arise.

Secretary/Communications: Provide notice of meetings and activities to members at least 24 hours in advance, organize and keep all necessary items, perform the duties of the recorder in his/her absence, write articles for the city newsletter, update and maintain social media accounts, fulfill any other such assignments as given by the youth mayor or youth advisor(s), and perform other such necessary duties as they arise.

Recorder: Take minutes of each meeting complying with the requirements of Utah Code Ann. 52.4.203, report the minutes of the prior meeting and sign when approved by vote of the youth council, maintain copies of all minutes making them available to city officials upon request, provide original approved documents to the City Recorder; maintain a list of all members and their contact information; fulfill any other such assignments as given by the youth mayor or

youth advisor(s), and perform other such necessary duties as they arise.

Treasurer: Maintain a record of all expenses, report financial changes at meetings, manage and direct all financial affairs, fulfill any other such assignments as given by the youth mayor or youth advisor(s), and perform other such necessary duties as they arise.

Historian: Document all activities in a binder for each term, photograph activities, fulfill any other such assignments as given by the youth mayor or youth advisor(s), and perform other such necessary duties as they arise.

III. Election and Appointment of Officers

The following officers shall be appointed by the youth mayor, youth mayor pro tem, and youth advisor(s): secretary/communications, recorder, treasurer, and historian. The office of mayor shall be assumed by the mayor pro tem of the prior term. In the event the youth mayor pro tem of the prior term is unable to assume the office of youth mayor, the position will be filled by the same application and interview process as defined herein. Officer positions shall be filled by application and interview process. Any member interested in this office shall fill out an application which shall be turned in to the youth advisor(s). The applicant will then be interviewed by the youth mayor, youth mayor pro tem, and youth advisor(s). Officers shall be chosen by majority vote of the interview panel.

IV. Term of Offices

Term length is one year beginning in June and ending in June of the following year. Interviews will be conducted, and members will be notified before June each year.

V. Vacancies of Offices

Should a vacancy occur in an office of the youth council by resignation, removal, or any other reason, the office shall be filled by appointment of the interview panel at the next regular meeting.

Article 4 – Meetings

I. Regular Meetings

Regular meetings of the youth council shall be held monthly, at 5pm on the second Thursday of each month, unless canceled or changed by agreement of youth leadership and youth advisors. Additional meetings can be called as necessary with a minimum of 72 hours' notice to members. The principal meeting place of the youth council shall be at West Bountiful City Hall. The meeting will follow a formal agenda that has been posted pursuant to Utah Open Meetings laws (UCA 52-4). The agenda can be altered by majority vote at any time during the meeting. All meeting dates and times shall be posted on the city's website and the city's marquee. All meetings of the youth council shall be open to the public and be subject to all requirements of Utah open meetings laws.

II. Emergency Meetings

Emergency meetings may be called by the youth mayor or youth advisors upon good cause. Prior notification of at least forty-eight hours shall be given by the secretary.

III. Quorum and Voting

A simple majority of the council must be present for a meeting to be held. Decisions will be made by motion. Any member may make a motion and a second to the motion is necessary before the motion may be discussed or a vote taken. A majority of those present must vote in the affirmative for a motion to pass.

IV. Order of Business

The youth mayor shall preside over and conduct all meetings when present; when not present the youth mayor pro tem will assume these duties. Meetings will follow the approved agenda; each meeting will include the Pledge of Allegiance and a prayer or thought. Attendance shall be taken at each meeting and a list of attendees will be included in the minutes of the meeting. Excused and unexcused members will also be listed.

V. Recordings of Meetings

Written minutes and an audio recording shall be kept of the proceedings of council meetings by the youth recorder; if not present, the secretary shall assume these duties. Written minutes shall be provided to the city recorder once approved. Minutes will be made available to the public upon request.

VI. Attendance

Each member of the youth council is required to attend all meetings and activities. If they are unable to attend due to extenuating circumstances, they must notify the youth mayor or youth advisor(s) in advance of the meeting or activity.

If a member of the youth council accrues five unexcused absences from meetings or three unexcused absences from activities, the youth mayor and youth council advisers will recommend the member's dismissal to the city council. In the event the city council accepts the recommendation and dismisses the member, the member would not thereafter ethically be allowed to reference service on the youth council for that term in future resumes or job/school applications.

Article 5 – Bylaws and Amendments

The bylaws of the youth council shall be reviewed once each term. The bylaws may be amended at any time throughout a term if a proper need is found. Amendments must be approved by a majority vote through a roll call vote. Any changes or amendments shall be approved by resolution of the city council.



MEMORANDUM

TO: Mayor and City Council

DATE: December 13, 2024

FROM: Staff

RE: **660 W Capital Project – Final Designs**

This memo is intended to present final design options of the 660 W water line and road project. For the project to be completed in 2025, staff has scheduled to have the projected bid in January and awarded in early February.

Background

The FY 25 budget includes funding for a major capital improvement project on 660 W from 400 N to 1000 N, including replacing the main water line, rebuilding the road, and the installation of storm water and curb/sidewalk improvements that are not currently on the road.

The council has previously reviewed and adjusted options. A neighborhood meeting was held on Oct 29.

Current Design

Based on all the discussion and input to this point the latest draft ready for presentation and discussion includes the following:

1. The installation of 6' sidewalk on the west side of the road.
 - a. This sidewalk narrows to 4' north of 700 N.
2. No new sidewalk on the east side of the road.
3. No park strip on either side of the road.
4. The installation of curb and gutter on both sides of the road.
5. The asphalt width will be uniformly 29' (currently between 24-29')
6. The installation of storm drain pipe beginning at approx. 550 N.
7. Driveway and landscape repairs where necessary.

Final Changes and Options

Since the last discussion, staff recommends that the council consider the following:

8. The addition of sidewalk on the north side of the property located at 665 W 1000 N.

The project has planned to install sidewalk along the east side of the property. Adding the sidewalk to the north side will complete a loop around the entire block.

9. Mountable Curb on the east side of 660 W. City standards call for barrier curb (also known as high backed curb); however, staff has explored the option of installing mountable curb (also known as rolled or low curb) on the east side of 660 W. A mountable curb would allow for vehicles to traverse the curb to take advantage of potential parking options behind the curb.

Pros of Barrier Curb:

- Better protection for pedestrians (not really an issue on the east side of 660 W, as there will be no new sidewalks).
- Better storm water management. As the curb is higher, it carries a little more water.
- Planning and Zoning. Barrier curb allows for better enforcement of zoning rules related to the maximum widths and number of driveways. It also helps prevent things like parking on front yards.

Pros of Mountable Curb:

- Easier access on to properties for vehicles.
- On this project, it may help residents park on portions of front yards that they have traditionally used for parking that will now be behind the curb.

Moving Forward

After the council has a chance to review, discuss, and confirm design options, staff will move forward putting the project out to bid with the intent that it begin in early 2025.

WEST BOUNTIFUL CITY NEW CULINARY WATER LINE / SERVICES & STREET RECONSTRUCTION PROJECT 2024

INDEX OF DRAWINGS

1. G-01 COVER SHEET
2. SPC-01 DESIGN PLAN VIEW 660 W STA 0+50 TO 3+00
3. SPC-02 DESIGN PLAN VIEW 660 W STA 3+00 TO 6+00
4. SPC-03 DESIGN PLAN VIEW 660 W STA 6+00 TO 9+00
5. SPC-04 DESIGN PLAN VIEW 660 W STA 9+00 TO 12+00
6. SPC-05 DESIGN PLAN VIEW 660 W STA 12+00 TO 15+00
7. SPC-06 DESIGN PLAN VIEW 660 W STA 15+00 TO 18+00
8. SPC-07 DESIGN PLAN VIEW 660 W STA 18+00 TO 21+00 END
9. SPC-08 DESIGN PLAN VIEW 900 N CUL-DE-SAC
10. SPC-09 DESIGN PLAN VIEW 1000 N
11. DT-01 660 W STREET CROSS SECTION DETAILS

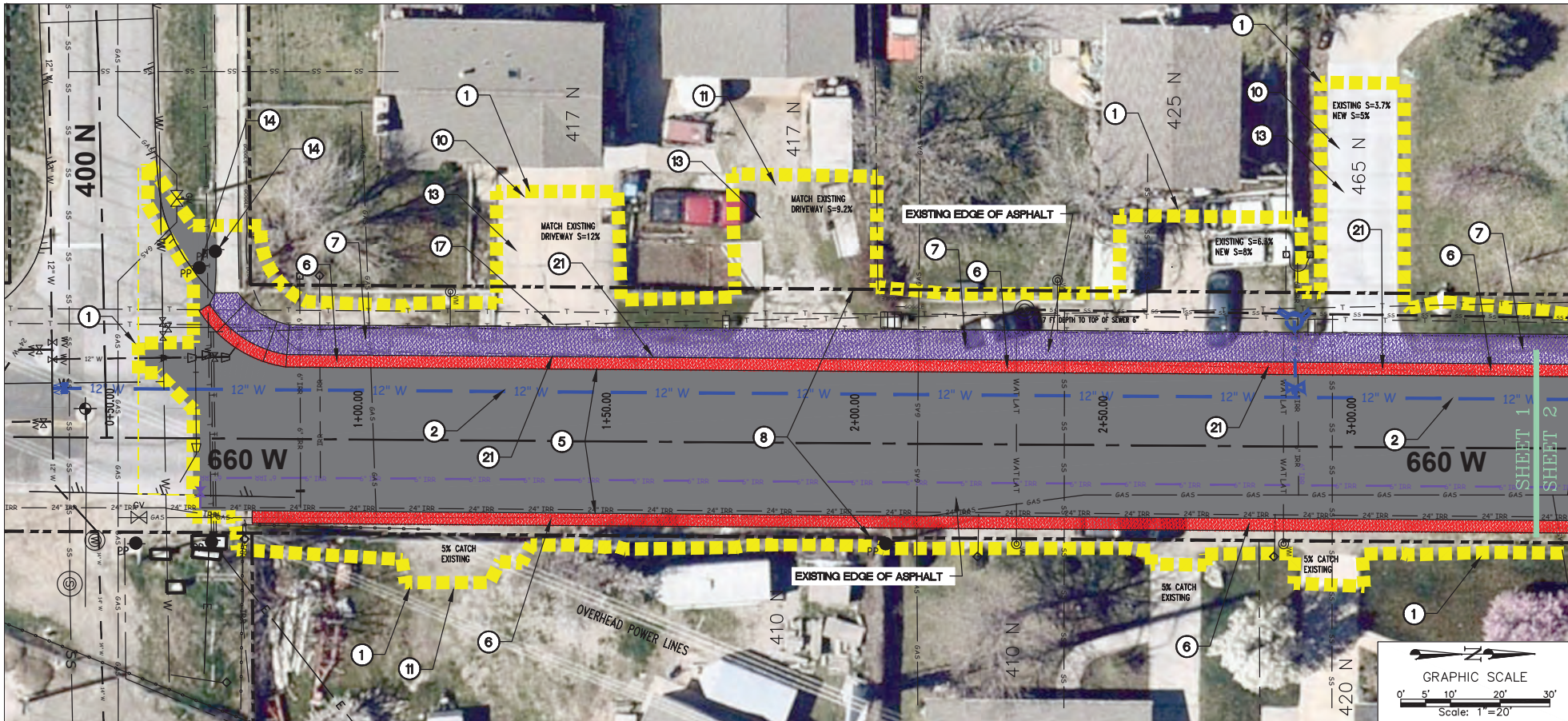
PROJECT LOCATION
WEST BOUNTIFUL CITY



WEST BOUNTIFUL CITY
VICINITY MAP



NO.	DATE	REVISIONS	DRAWN BY: KEN	WEST BOUNTIFUL CITY	NEW CULINARY WATER LINE / SERVICES & STREET RECONSTRUCTION PROJECT 2024	COVER SHEET 660 WEST	PROJECT NO: 23-070
			FILE NAME: G-01	550 North 800 West West Bountiful, UT 84087 Office: 801.292.4486 Fax: 801.292.6355 www.wbcity.org			SHEET NO: G-01
			DATE: 12-12-2024				SCALE: NTS 1 OF 11



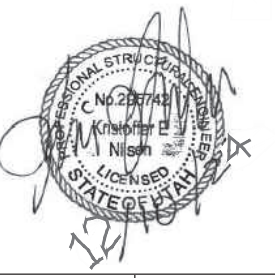
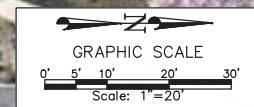
LEGEND:

	NEW SIX FOOT SIDEWALK
	NEW 30 INCH CURB/GUTTER
	PROJECT LIMIT LINE
	NEW 12" C-900 PVC CULINARY WATER MAIN
	NEW WBWCD 6" C-900 PVC SECONDARY WATER MAIN - BY OTHERS
	NEW RCP CLASS III STORM DRAIN PIPE DIAMETER 15" TO 21"
	NEW ASPHALT 5" NEW BASE COARSE 8" NEW SUB-BASE 12" NEW MIRAFI 600-X GEOTEXTILE-FABRIC
	EXIST. WBC WATER METER
	EXIST. WBWCD IIR WATER METER

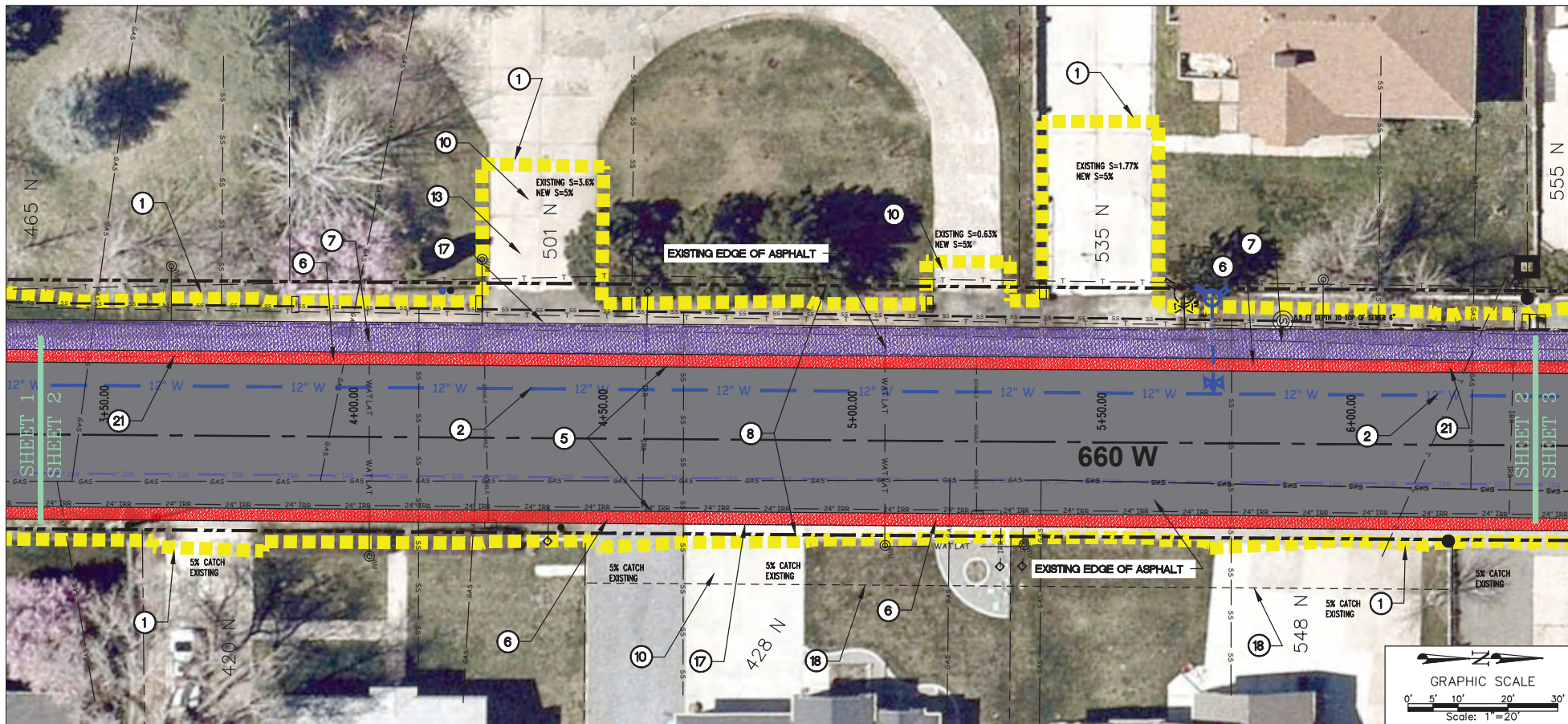
KEY NOTES:

- PROJECT LIMIT - REMOVE AND REPLACE ALL SURFACE IMPROVEMENTS WITHIN THIS BOUNDARY
- INSTALL NEW 12" CULINARY WATER MAIN, VALVES, BENDS, FITTINGS, ETC., FOUR FEET MINIMUM COVER
- INSTALL NEW STORM DRAIN PIPE, ONE FOOT MINIMUM COVER
- EXTEND BOX CULVERT OR PLACE 24 INCH DIAMETER RCP CLASS III
- REMOVE AND REPLACE ENTIRE 29 FOOT WIDTH AND 25 INCH DEEP 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 - 50 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.)
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- REPLACE EXISTING DRIVEWAY - MATCH EXISTING DRIVEWAY SLOPE IF STEEPER THAN 5%

- POWER POLE WITH OVERHEAD POWER - RELOCATE WHERE CONFLICT WITH NEW IMPROVEMENTS
- STREET LIGHT AND WOOD POLE - RELOCATE WHERE CONFLICT WITH NEW IMPROVEMENTS
- NEW 6" WBWCD PRESSURE SECONDARY WATER PIPE- BY OTHERS (PARALLEL TO EXISTING 12" SHOT COAT PRESSURE PIPE)
- INSTALL NEW CONCRETE DRIVEWAY APPROACH ON EXISTING DRIVEWAY CONNECTIONS (TYP.)
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- WEST BOUNTIFUL CITY WATER METER RELOCATE/ADJUST WHERE CONFLICT WITH NEW IMPROVEMENTS OR NOT LOCATED NEAR BACK OF NEW CURB OR SIDEWALK
- ELECTRICAL GROUND BOX/TRANSFORMER - RELOCATE/ADJUST



NO. 2	DATE 10-23-24	REVISIONS SD, SW & LIMIT LINE	KEN	WEST BOUNTIFUL CITY 550 North 800 West West Bountiful, UT 84087 Office: 801.292.4486 Fax: 801.292.6355 www.wbcity.org	NEW CULINARY WATER LINE / SERVICES & STREET RECONSTRUCTION PROJECT 2024	DESIGN PLAN VIEW 660 WEST	23-070 SHEET NO. SCP-01 SCALE 1:20 2 OF 11
			FILE NAME SCP				
			DATE 12-12-2024				



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	EXIST. WBWCD IIR WATER METER
	NEW ASPHALT 5" NEW BASE COARSE 8" NEW SUB-BASE 12" NEW MIRAFI 600-X GEOTEXTILE-FABRIC
	FULL DEPTH 25" REMOVE AND REPLACE STREET NEW CURB WITH BASE COARSE (TOTAL 24" DEPTH) NEW SIDEWALK (TOTAL 14" DEPTH)

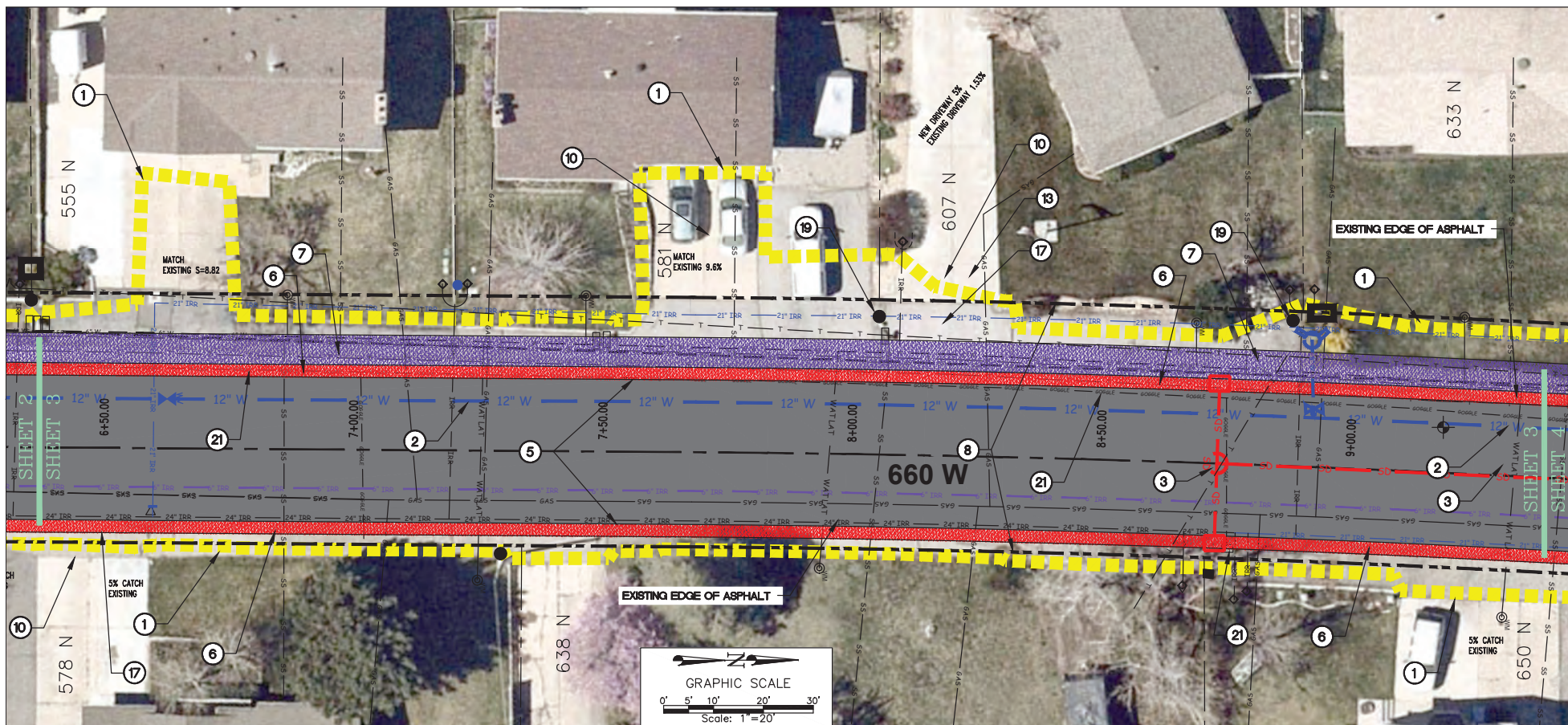
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NO. 2	DATE 10-23-24	REVISIONS SD, SW + LIMIT LINE	KEN	WEST BOUNTIFUL CITY	NEW CULINARY WATER LINE / SERVICES & STREET RECONSTRUCTION PROJECT 2024	DESIGN PLAN VIEW 660 WEST	23-070
			FILE NAME: SCP	550 North 800 West West Bountiful, UT 84087 Office: 801.292.4486 Fax: 801.292.6355 www.wbcity.org			SHEET NO. SCP-02
			DATE: 12-12-2024				SCALE: 1:20 8 OF 11



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- REPLACE EXISTING DRIVEWAY - MATCH EXISTING DRIVEWAY SLOPE IF STEEPER THAN 5%

- POWER POLE WITH OVERHEAD POWER - RELOCATE WHERE CONFLICT WITH NEW IMPROVEMENTS
- STREET LIGHT AND WOOD POLE - RELOCATE WHERE CONFLICT WITH NEW IMPROVEMENTS
- NEW 6" WBWCD PRESSURE SECONDARY WATER PIPE- BY OTHERS (PARALLEL TO EXISTING 12" SHOT COAT PRESSURE PIPE)
- INSTALL NEW CONCRETE DRIVEWAY APPROACH ON EXISTING DRIVEWAY CONNECTIONS (TYP.)
- EXISTING EASEMENT LINE (PUE & DE, TRAILS END SUBDIVISION)
- COMMUNICATIONS PEDESTAL AND UNDERGROUND UTILITY - RELOCATE WHERE CONFLICT WITH NEW IMPROVEMENTS
- GAS WHERE CONFLICT WITH NEW IMPROVEMENTS RELOCATE/ADJUST WHERE CONFLICT WITH NEW IMPROVEMENTS
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- WEST BOUNTIFUL CITY WATER METER RELOCATE/ADJUST WHERE CONFLICT WITH NEW IMPROVEMENTS OR NOT LOCATED NEAR BACK OF NEW CURB OR SIDEWALK
- ELECTRICAL GROUND BOX/TRANSFORMER - RELOCATE/ADJUST



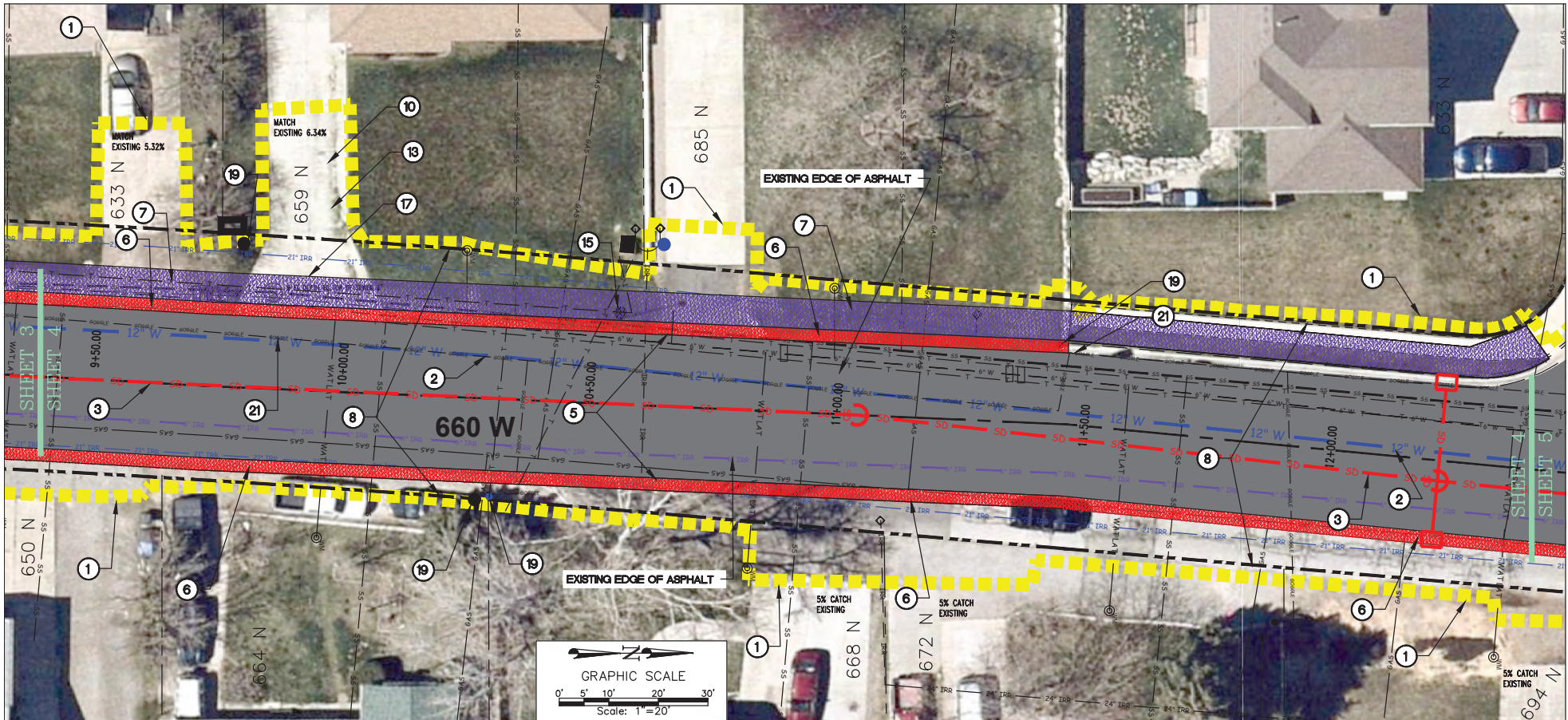
NO.	DATE	REVISIONS	KEN
2	10-23-24	SD, SW + LIMIT LINE	

WEST BOUNTIFUL CITY
550 North 800 West
West Bountiful, UT 84087
Office: 801.292.4486 Fax: 801.292.6355
www.wbcity.org

NEW CULINARY WATER LINE / SERVICES &
STREET RECONSTRUCTION PROJECT 2024

DESIGN PLAN VIEW
660 WEST

SHEET NO.	23-070
SCP-03	
SCALE	1:20
4 OF 11	



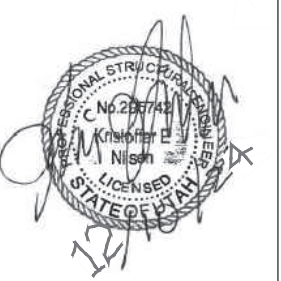
LEGEND:

	NEW SIX FOOT SIDEWALK
	NEW 30 INCH CURB/GUTTER
	PROJECT LIMIT LINE
	NEW 12" C-900 PVC CULINARY WATER MAIN
	NEW WBWD 6" C-900 PVC SECONDARY WATER MAIN - BY OTHERS
	NEW RCP CLASS III STORM DRAIN PIPE DIAMETER 15" TO 21"
	EXIST. WBC WATER METER
	EXIST. WBWD IIR WATER METER
	FULL DEPTH 25" REMOVE AND REPLACE STREET NEW CURB WITH BASE COARSE (TOTAL 24" DEPTH) NEW SIDEWALK (TOTAL 14" DEPTH)
	NEW ASPHALT 5" NEW BASE COARSE 8" NEW SUB-BASE 12" NEW MIRAFI 600-X GEOTEXTILE-FABRIC

KEY NOTES:

- PROJECT LIMIT - REMOVE AND REPLACE ALL SURFACE IMPROVEMENTS WITHIN THIS BOUNDARY
- INSTALL NEW 12" CULINARY WATER MAIN, VALVES, BENDS, FITTINGS, ETC., FOUR FEET MINIMUM COVER
- INSTALL NEW STORM DRAIN PIPE, ONE FOOT MINIMUM COVER
- EXTEND BOX CULVERT OR PLACE 24 INCH DIAMETER RCP CLASS III
- REMOVE AND REPLACE ENTIRE 29 FOOT WIDTH AND 25 INCH DEEP 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 - 50 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.)
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- STREET LIGHT AND WOOD POLE - RELOCATE WHERE CONFLICT WITH NEW IMPROVEMENTS
- NEW 6" WBWD PRESSURE SECONDARY WATER PIPE - BY OTHERS (PARALLEL TO EXISTING 12" SHOT COAT PRESSURE PIPE)
- INSTALL NEW CONCRETE DRIVEWAY APPROACH ON EXISTING DRIVEWAY CONNECTIONS (TYP.)
- EXISTING EASEMENT LINE (PUE & DE, TRAILS END SUBDIVISION)
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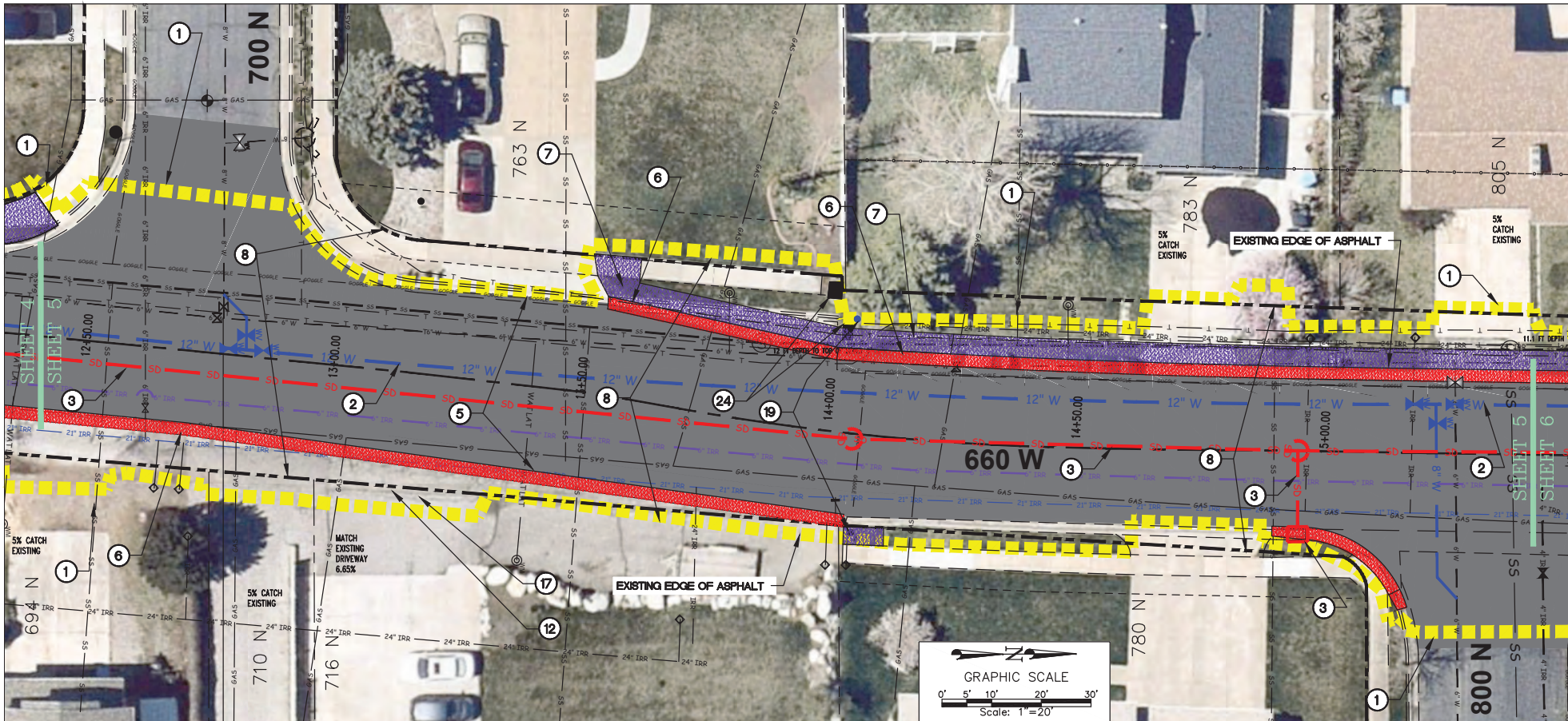
NO.	DATE	REVISIONS	KEN
2	10-23-24	SD, SW + LIMIT LINE	
			FILE NAME: SCP
			DATE: 12-12-2024

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NEW CULINARY WATER LINE / SERVICES &
STREET RECONSTRUCTION PROJECT 2024

DESIGN PLAN VIEW
660 WEST

23-070
SHEET NO. SCP-04
SCALE: 1:20 8 OF 11



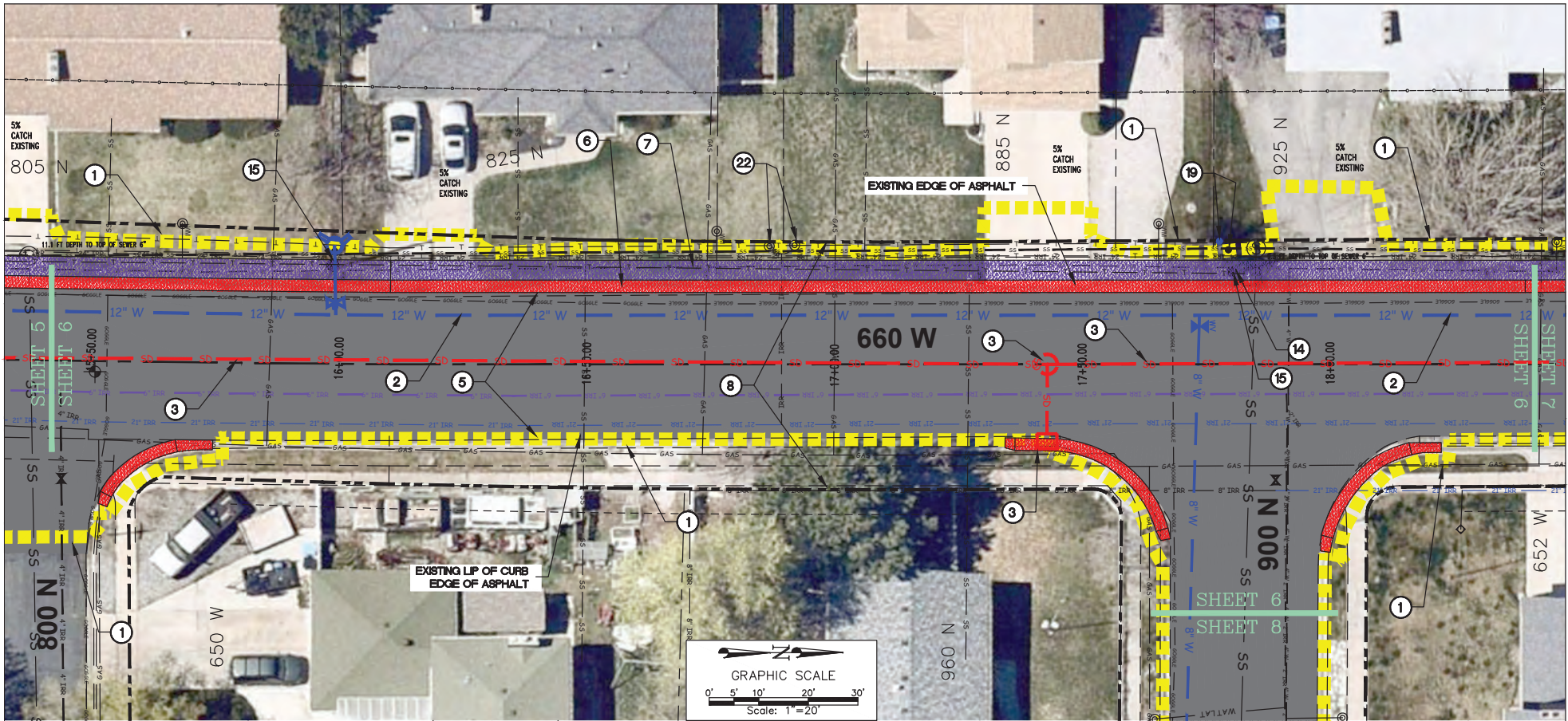
LEGEND:

- NEW FOUR FOOT SIDEWALK
- NEW 30 INCH CURB/GUTTER
- PROJECT LIMIT LINE
- 12" W: NEW 12" C-900 PVC CULINARY WATER MAIN
- 6" W: NEW WBWCD 6" C-900 PVC SECONDARY WATER MAIN - BY OTHERS
- SD: NEW RCP CLASS III STORM DRAIN PIPE DIAMETER 15" TO 21"
- FULL DEPTH 25" REMOVE AND REPLACE STREET NEW CURB WITH BASE COARSE (TOTAL 24" DEPTH) NEW SIDEWALK (TOTAL 14" DEPTH)
- NEW ASPHALT 5" NEW BASE COARSE 8" NEW SUB-BASE 12" NEW MIRAFI 600-X GEOTEXTILE-FABRIC
- EXIST. WBC WATER METER
- EXIST. WBWCD IIR WATER METER

KEY NOTES:

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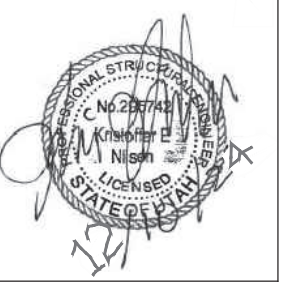
LEGEND:

	NEW FOUR FOOT SIDEWALK
	NEW 30 INCH CURB/GUTTER
	PROJECT LIMIT LINE
	NEW 12" C-900 PVC CULINARY WATER MAIN
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	NEW BASE COARSE 8"
	NEW SUB-BASE 12"
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KEY NOTES:

- PROJECT LIMIT - REMOVE AND REPLACE ALL SURFACE IMPROVEMENTS WITHIN THIS BOUNDARY
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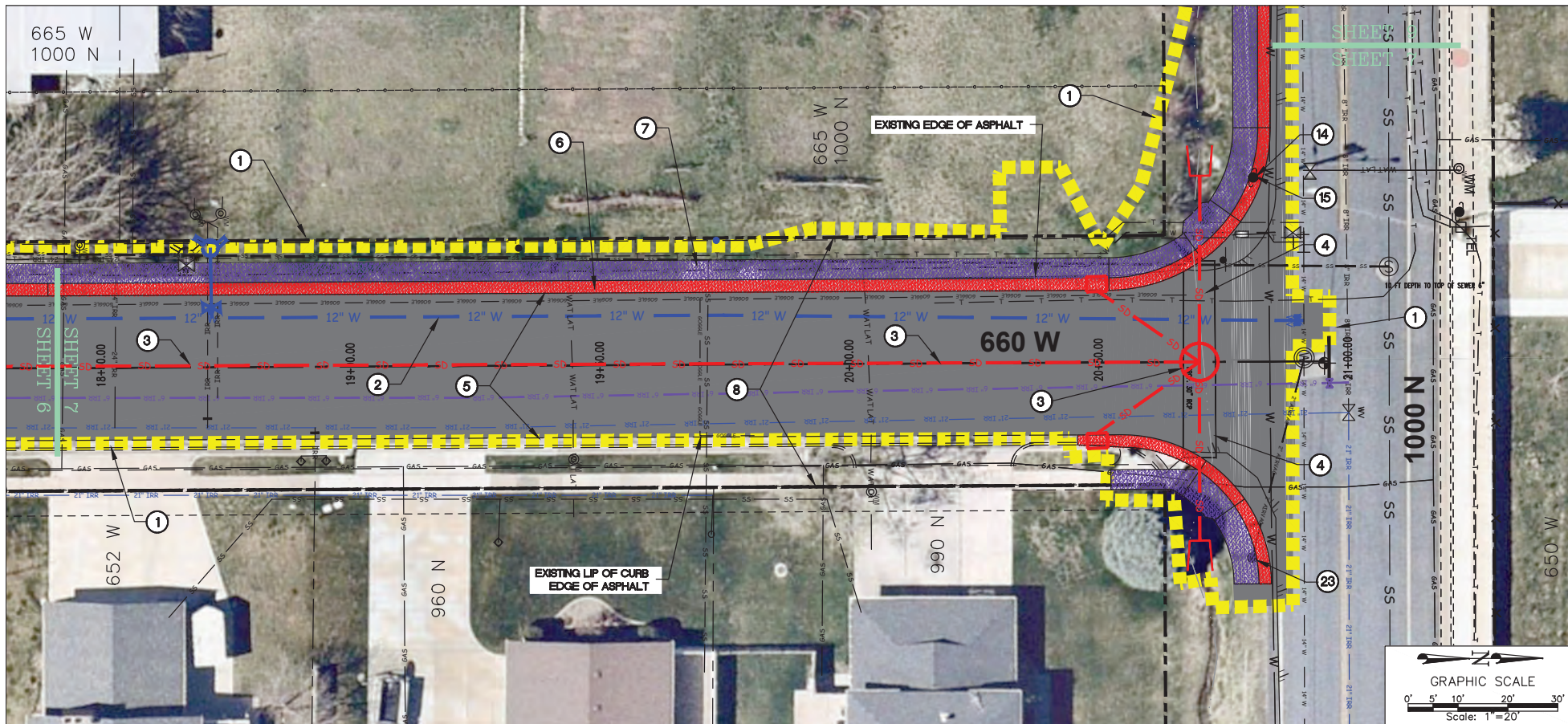
NO.	DATE	REVISIONS	KEN
2	10-23-24	SD, SW + LIMIT LINE	
			FILE NAME: SCP
			DATE: 12-12-2024

WEST BOUNTIFUL CITY
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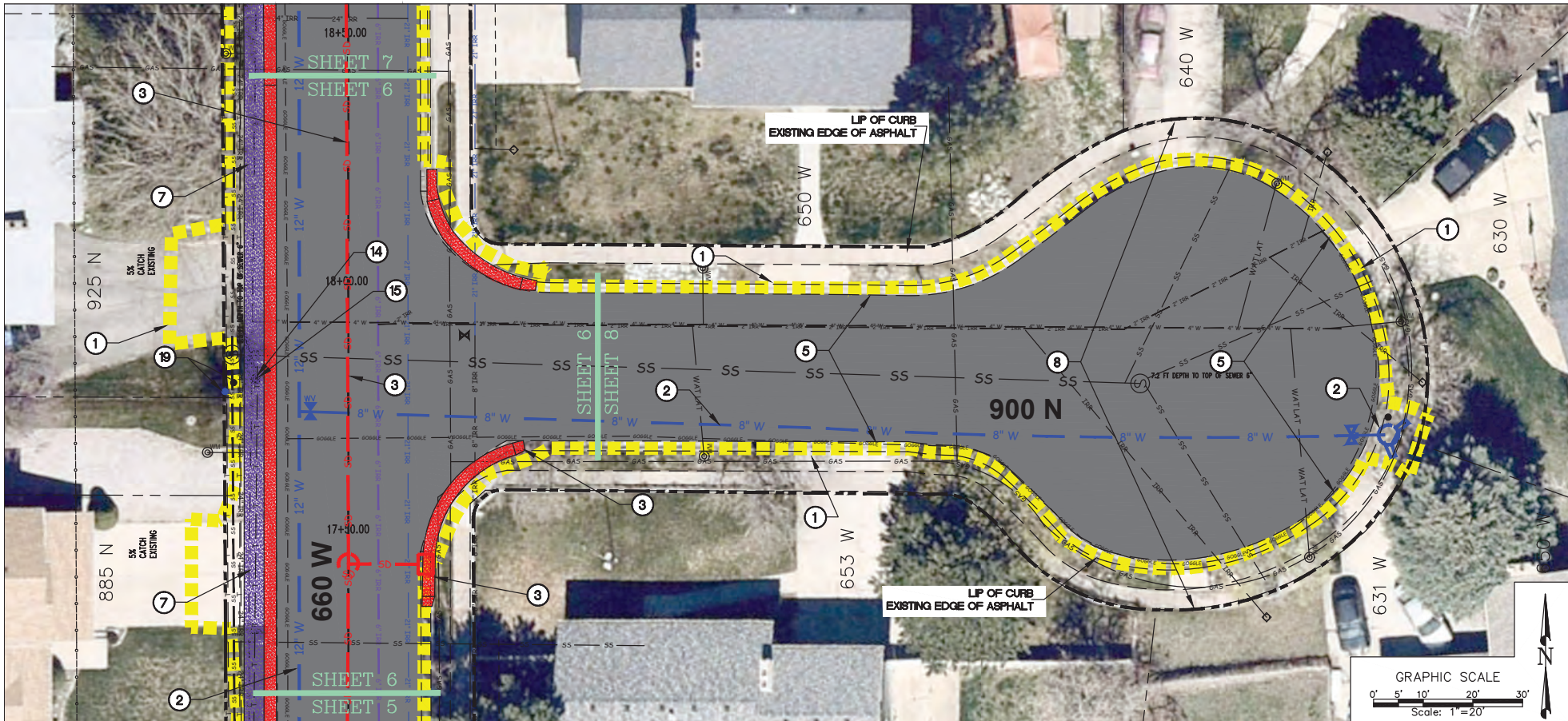
NEW CULINARY WATER LINE / SERVICES &
STREET RECONSTRUCTION PROJECT 2024

DESIGN PLAN VIEW
660 WEST

23-070
SHEET NO. SCP-06
SCALE: 1:20 7 OF 11



LEGEND:		KEY NOTES:		1. PROJECT LIMIT - REMOVE AND REPLACE ALL SURFACE IMPROVEMENTS WITHIN THIS BOUNDARY 2. INSTALL NEW 12" CULINARY WATER MAIN, VALVES, BENDS, FITTINGS, ETC., <u>FOUR FEET MINIMUM COVER</u> 3. INSTALL NEW STORM DRAIN PIPE, <u>ONE FOOT MINIMUM COVER</u> 4. REMOVE BOX CULVERT AND PLACE 30 INCH DIAMETER RCP CLASS III 5. REMOVE AND REPLACE ENTIRE 29 FOOT WIDTH AND 25 INCH DEEP STREET CROSS SECTION (ASPHALT, BASE-COARSE, SUB-BASE AND GEO-TEXTILE MATERIAL). 6. INSTALL NEW CURB/GUTTER 7. INSTALL NEW FOUR FOOT WIDE SIDEWALK 8. EXTING RIGHT OF WAY - 50 FOOT WIDTH 9. REPLACE OR COST TO CURE EXISTING LANDSCAPE - 4:1 SLOPE ON FINISHED GRADE LANDSCAPE (TYP.) 10. REPLACE EXISTING CONCRETE DRIVEWAY - 5% NEW DRIVEWAY SLOPE (TYP.) 11. REPLACE EXISTING GRAVEL/BASE COARSE DRIVEWAY - 5% NEW DRIVEWAY SLOPE (TYP.) 12. REPLACE EXISTING ASPHALT DRIVEWAY - 5% NEW DRIVEWAY SLOPE (TYP.) 13. REPLACE EXISTING DRIVEWAY - MATCH EXISTING DRIVEWAY SLOPE IF STEEPER THAN 5% 14. POWER POLE WITH OVERHEAD POWER - RELOCATE WHERE CONFLICT WITH NEW IMPROVEMENTS 15. STREET LIGHT AND WOOD POLE - RELOCATE WHERE CONFLICT WITH NEW IMPROVEMENTS 16. NEW 6" WBWCD PRESSURE SECONDARY WATER PIPE- BY OTHERS (PARALLEL TO EXISTING 12" SHOT COAT PRESSURE PIPE) 17. INSTALL NEW CONCRETE DRIVEWAY APPROACH ON EXISTING DRIVEWAY CONNECTIONS (TYP.) 18. EXISTING EASEMENT LINE (PUE & DE, TRAILS END SUBDIVISION) 19. COMMUNICATIONS PEDESTAL AND UNDERGROUND UTILITY - RELOCATE WHERE CONFLICT WITH NEW IMPROVEMENTS 20. GAS WHERE CONFLICT WITH NEW IMPROVEMENTS RELOCATE/ADJUST WHERE CONFLICT WITH NEW IMPROVEMENTS 21. GOGGLE FIBER WHERE CONFLICT WITH NEW IMPROVEMENTS RELOCATE/ADJUST WHERE CONFLICT WITH NEW IMPROVEMENTS 22. WBWCD IRRIGATION METER OR PIPE WHERE CONFLICT WITH NEW IMPROVEMENTS RELOCATE/ADJUST WHERE CONFLICT WITH NEW IMPROVEMENTS 23. WEST BOUNTIFUL CITY WATER METER (AIR-VAC) RELOCATE/ADJUST WHERE CONFLICT WITH NEW IMPROVEMENTS OR NOT LOCATED NEAR BACK OF NEW CURB OR SIDEWALK 24. ELECTRICAL GROUND BOX/TRANSFORMER - RELOCATE/ADJUST			
NEW FOUR FOOT SIDEWALK NEW 30 INCH CURB/GUTTER PROJECT LIMIT LINE 12" W NEW 12" C-900 PVC CULINARY WATER MAIN NEW WBWCD 6" C-900 PVC SECONDARY WATER MAIN - BY OTHERS NEW RCP CLASS III STORM DRAIN PIPE DIAMETER 15" TO 21" FULL DEPTH 25" REMOVE AND REPLACE STREET NEW CURB WITH BASE COARSE (TOTAL 24" DEPTH) NEW SIDEWALK (TOTAL 14" DEPTH) NEW ASPHALT 5" NEW BASE COARSE 8" NEW SUB-BASE 12" NEW MIRAFI 600-X GEOTEXTILE-FABRIC EXIST. WBC WATER METER EXIST. WBWCD IIR WATER METER		WEST BOUNTIFUL CITY 550 North 800 West West Bountiful, UT 84087 Office: 801.292.4486 Fax: 801.292.6355 www.wbcity.org NEW CULINARY WATER LINE / SERVICES & STREET RECONSTRUCTION PROJECT 2024 DESIGN PLAN VIEW 660 WEST					
NO. DATE REVISIONS 2 10-23-24 SD, SW + LIMIT LINE		KEN FILE NAME SCP DATE 12-12-2024		23-070 SHEET NO. SCP-07 SCALE 1:20 8 OF 11			



LEGEND:

	NEW 12" C-900 PVC CULINARY WATER MAIN
	NEW WBWCD 6" C-900 PVC SECONDARY WATER MAIN - BY OTHERS
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KEY NOTES:

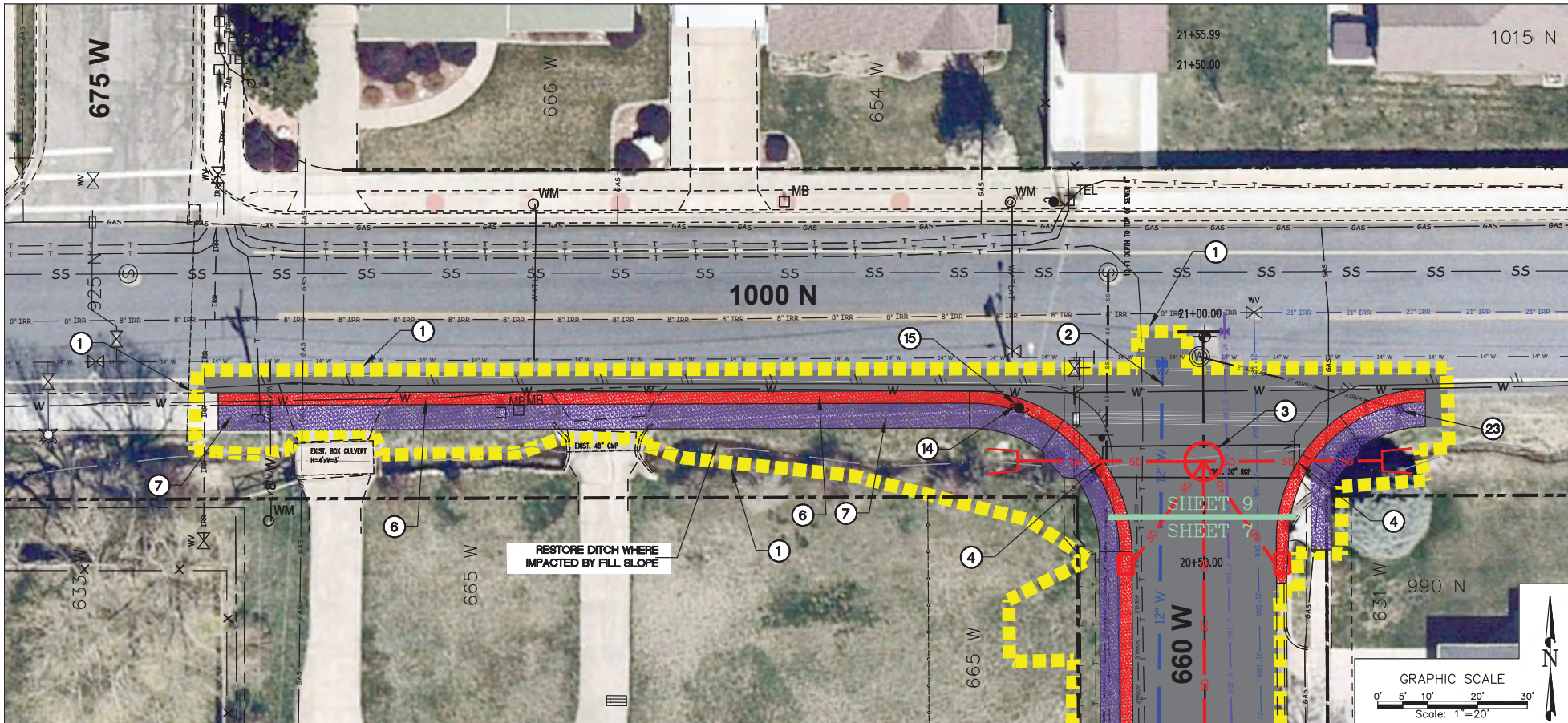
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NEW CULINARY WATER LINE / SERVICES & STREET RECONSTRUCTION PROJECT 2024

DESIGN PLAN VIEW
660 WEST

23-070
SHEET NO. SCP-08
SCALE: 1"=20' © 11



LEGEND:

NEW FIVE FOOT SIDEWALK

NEW 30 INCH CURB/GUTTER

PROJECT LIMIT LINE

FULL DEPTH 25\"/>

NEW ASPHALT 5\"/>

NEW BASE COARSE 8\"/>

NEW SUB-BASE 12\"/>

NEW MIRAFI 600-X GEOTEXTILE-FABRIC

EXIST. WBC WATER METER

EXIST. WBWCD IIR WATER METER

KEY NOTES:

- PROJECT LIMIT - REMOVE AND REPLACE ALL SURFACE IMPROVEMENTS WITHIN THIS BOUNDARY
- INSTALL NEW 12\"/>
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DESIGN PLAN VIEW

23-070

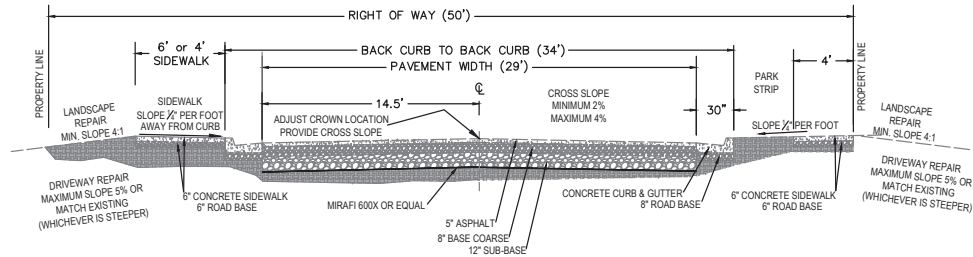
SHEET NO. SCP-09

SCALE 1\"/>

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NEW CULINARY WATER LINE / SERVICES & STREET RECONSTRUCTION PROJECT 2024

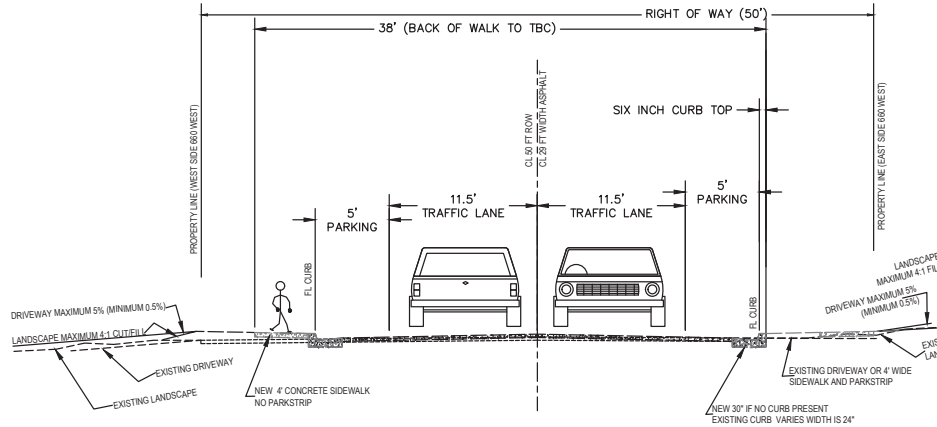


660 WEST STREET CROSS SECTION
DEPTH OF EXCAVATION AND IMPORT MATERIALS
N.T.S.

BEST FIT - 6' SIDEWALK ON WEST SIDE (SOUTH PORTION)

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

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

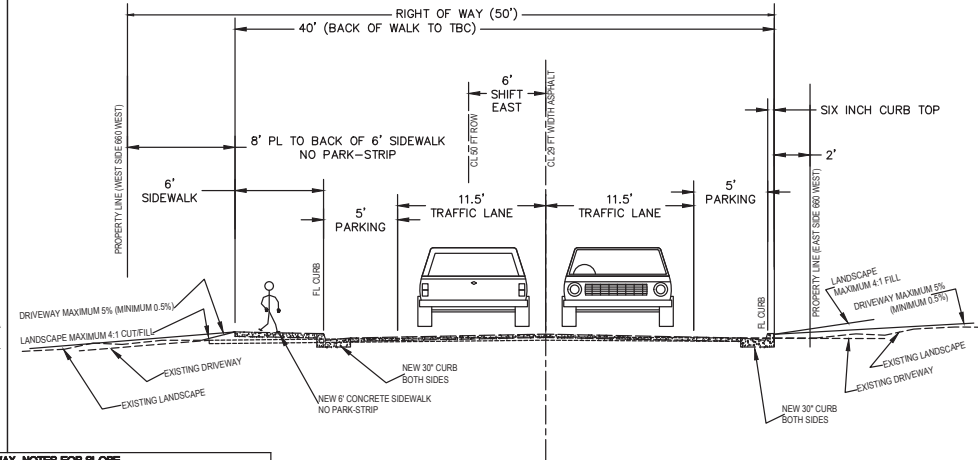


NON-STANDARD 50 FOOT ROW STREET CROSS SECTION
N.T.S.
STATION 13+50 TO 21+00

BEST FIT - 6' SIDEWALK ON WEST SIDE (SOUTH PORTION)

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

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



NON-STANDARD 50 FOOT ROW STREET CROSS SECTION
N.T.S.
STATION 00+50 TO 10+00

1. NEW FOUR FOOT WIDE SIDEWALK ON WEST SIDE STA 13+50 TO 21+00
2. TRANSITION FROM SIX FOOT WIDE SIDEWALK TO FOUR FOOT WIDE SIDEWALK
3. EXISTING 24" CURB AND 4' SIDEWALK ON EAST SIDE STATION 14+00 TO 21+00 TO REMAIN

NEW DRIVEWAY NOTES FOR SLOPE	
1	WHERE EXISTING DRIVEWAY SLOPES GREATER THAN 5%, THEN NEW DRIVEWAY SLOPE TO MATCH EXISTING DRIVEWAY SLOPE
2	TYPICAL SLOPE ON NEW DRIVEWAYS IS 5% FROM NEW CURBSIDE WALK TO EXISTING DRIVEWAY
3	MAXIMUM NEW DRIVEWAY SLOPE 12.5% (WHERE MATCHING EXISTING DRIVEWAY SLOPE)
4	MINIMUM NEW DRIVEWAY SLOPE 0.50% (WHERE SHORT LENGTHS ALLOW, LENGTH 5 FEET AND BELOW)

1. SIX FOOT SIDEWALK AND NO PARK-STRIP ON WEST
2. NO SIDEWALK OR PARK-STRIP ON EAST
3. CENTER OF ASPHALT SHIFTED SIX FEET EAST
4. CURB ON BOTH SIDES

NO.	DATE	REVISIONS	DRAWN BY: KEN
			FILE NAME: G-05
			DATE: 12-12-2024

WEST BOUNTIFUL CITY
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NEW CULINARY WATER LINE / SERVICES &
STREET RECONSTRUCTION PROJECT 2024

DETAILS
660 WEST

PROJECT NO:	23-070
SHEET NO:	DT-01
SCALE:	NTS 1" OF 11'



MEMORANDUM

TO: City Council

DATE: December 13, 2024

FROM: Staff

RE: **Updates to City's General Plan Moderate Income Housing Element**

This memo reviews requirements and provides options for updating the city's moderate income housing strategies in the general plan.

The planning commission has had an initial discussion on the issue, and this memo and discussion is intended to update the council and seek feedback.

Background

Utah Code 10-9a-403 charges the planning commission with making recommendations to the city council for a general plan. In combination with Utah Code 10-9a-408, the city must include a moderate income housing element within the general plan and annually report on the progress made toward adopted strategies selected from a list provided in code. The planning commission was able to discuss and consider potential strategies on Tuesday, December 10th, 2024.

The last time the city updated the moderate income housing element in 2022, it adopted the following strategies:

- 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;
- Reduce, waive, or eliminate impact fees related to moderate income housing;
- Develop and adopt a station area plan in accordance with Section 10-9a-403.1

Since then, the city worked diligently and adopted code changes in 2023 and 2024 to accomplish and report on all three strategies.

Updates

With work substantially completed on the 2022 goals, it is time for the city to consider adopting new strategies and plans for working towards them. The planning commission discussed potential strategies on Tuesday, December 10th, 2024. Following the discussion from the planning commission, staff recommends the following process for the update:

1. City council review and input on initial selection;

2. Planning commission development of general plan language and 5-year implementation plan.
3. Planning commission public hearing and final recommendations.
4. City council consideration and adoption.

Consideration

During their meeting on December 10th, 2024, the planning commission discussed potential strategies to consider based on the state's requirements and recommendations from staff. The following are strategies for the city council to consider based on the discussion by the commission:

Options to Focus on:

- (E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;
- (L) reduce, waive, or eliminate impact fees related to moderate income housing;

Other Options to Research Further:

- (A) Rezone for densities necessary to facilitate the production of moderate income housing;
- (J) Implement zoning incentives for moderate income units in new developments;
 - For example, adding moderate income housing as an element for bonus density in a PUD.
- (O) Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing.
- (R) create a home ownership promotion zone pursuant to Part 10, Home Ownership Promotion zone for municipalities.

Council Feedback

The council's advice or feedback would be helpful before the planning commission gets much further through the process. Feedback could include support of the options the planning commission is exploring and advice on any additional goals to look at (full list included on the next page).

10-9a-403(2)(b)(iii)

For a town, may include, and for a specified municipality as defined in Section [10-9a-408](#), shall include a recommendation to implement the required number of any of the following moderate income housing strategies as specified in Subsection (2)(a)(iii):

- (A) rezone for densities necessary to facilitate the production of moderate income housing;
- (B) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing;
- (C) demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing;
- (D) identify and utilize general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the municipality for the construction or rehabilitation of moderate income housing;
- (E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;
- (F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers;
- (G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors;
- (H) 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;
- (I) amend land use regulations to allow for single room occupancy developments;
- (J) implement zoning incentives for moderate income units in new developments;
- (K) preserve existing and new moderate income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or, notwithstanding Section [10-9a-535](#), establishing a housing loss mitigation fund;
- (L) reduce, waive, or eliminate impact fees related to moderate income housing;
- (M) demonstrate creation of, or participation in, a community land trust program for moderate income housing;
- (N) implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality;
- (O) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal

agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing;

- (P) demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing;
- (Q) create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act;
- (R) create a home ownership promotion zone pursuant to Part 10, Home Ownership Promotion Zone for Municipalities;
- (S) eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section [10-9a-530](#);
- (T) create a program to transfer development rights for moderate income housing;
- (U) ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing;
- (V) develop a moderate income housing project for residents who are disabled or 55 years old or older;
- (W) develop and adopt a station area plan in accordance with Section [10-9a-403.1](#);
- (X) create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones;
- (Y) create a first home investment zone in accordance with Title 63N, Chapter 3, Part 16, First Home Investment Zone Act; and
- (Z) demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing; and

PENDING – Not Yet Approved

Minutes of the West Bountiful City Council meeting held on **Tuesday, December 3rd, 2024**, at West Bountiful City Hall, 550 N 800 West, Davis County, Utah.

Those in attendance:

MEMBERS: Mayor Kenneth Romney, 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), Steve Maughan (Public Works Director), Kris Nilsen (City Engineer), and Remington Whiting (City Recorder)

PUBLIC: Alan Malan, James Bruhn, Corey Sweat, Buster Hafen, Paula Hafen, Dean Chadwick, Julie Chadwick, Staci Schilling, Dustin Schilling, Ken Clyde, Lorri Flake, Mandy Mortensen, Jodi Hugoe, Lee Hugoe, Peggy Neagle, Jeff Neagle, Sarah Neagle, Ashley Green, Simon Mortensen, Meghan Heller, Cheri Harris

EXCUSED:

Mayor Romney called the meeting to order at 7:33 pm. Dell Butterfield gave an Invocation, and the Pledge of Allegiance was led by James Ahlstrom.

1. Approve Agenda

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

2. Public Comment

No Comment.

3. Public Hearing – Proposed Residential Rear Yard Setback Code Change.

Mr. Huffman explained that Dustin and Staci Schilling submitted a text change application to change current setback regulations in the R-1-10 zone. The application requested to amend the current regulation of 30' down to 20' along 30% of the rear property line, while the remaining 70% maintained a 30' setback requirement. After discussion within the planning commission, they voted to forward a negative recommendation of the original application, but provided a positive recommendation to amend current rear yard setback regulations in the R-1-10 from 30' to 20' along the entire rear property line. A document was sent to council members containing the opinion of 3 planning commissioners on the recommendation.

MOTION: *Kelly Enquist made a motion to open the Public Hearing on Proposed Residential Rear Yard Setback Code Change. Mark Preece seconded the Motion which PASSED by unanimous vote of all members present.*

Dustin and Stacey Schilling – 850 W Heritage Circle – The Schillings explained that they had applied for a code change so they could build a 3-car garage, but the current regulations would not allow them to build further back into the rear yard setback. They said that they would be content with either the planning commission’s recommendation or their original application. They pointed out that Centerville and Woods Cross currently have 20’ rear yard setbacks for 10,000 sq ft lots.

Julie Chadwick – 841 W Heritage Circle – Ms. Chadwick pointed out that there was not very much land left in the R-1-10 zone to develop. She expressed her support for the idea of changing the setback regulations.

Corey Sweat – 1078 W 600 N – Mr. Sweat shared that the current setback regulation gives a specific community and a rural feel. He said that just because other cities are doing it, doesn’t mean that the city’s regulations should be changed. He also expressed some concern over a regulation change contradicting with other the current codes, like those governing covered patios. He ended by sharing his opinion that if setback regulations were reduced, it could make way for higher density.

Jeff Naegle – 944 W 1950 N – Mr. Naegle expressed the idea that there were very few lots still left to develop, meaning this code would not affect very many homes.

Buster Hafen – 1263 Millbridge Lane – Mr. Hafen agreed that there was very little land that still could be developed in the R-1-10 zone. He expressed that he didn’t think that many people would tear down their houses just to be able to build 20ft near the property line.

James Bruhn – 1084 W 1600 N – Mr. Bruhn explained that over the years different people had asked to amend current setback regulations, but the council never changed them. He shared his opinion that the current setbacks exist for a reason.

Cheri Harris – 838 W Heritage Circle – Ms. Harris disagreed with the notion that setbacks are for privacy. She said that 10’ won’t make that much of a difference when it comes to seeing through windows.

MOTION: *James Ahlstrom made a motion to close the Public Hearing on Proposed Residential Rear Yard Setback Code Change. Dell Butterfield seconded the Motion which PASSED by unanimous vote of all members present.*

Mayor Romney stated that such a proposed change should be better notified across the entire city, and the council agreed that more community discussion should take place prior to a big change. The council discussed the idea of changing the setback requirement, but wanted to ensure that the proper research was conducted before making the decision. Steve Doxey also reminded the council consistency with the general plan should be considered. The idea of

considering the recommendation or the original application was discussed. Duane was asked to return with further research and report on this issue, with options for how to proceed.

4. Public Hearing – Proposed Airport Overlay Zone.

In 2023, the Utah State Legislature passed HB 206, establishing airport land use requirements. These requirements are for land located within an airport influence area which is defined as land within 5,000 feet of an airport runway. A small area within West Bountiful city limits is within 5,000 feet of the Sky Park Airport runway. The planning commission held a public hearing on 11/26/2024 to receive public comment regarding the proposed overlay zone, and then forwarded a positive recommendation to the city council. The council discussed that the proposed zone would put height restrictions and would require the city to notify owners of potential noise.

MOTION: *Mark Preece made a motion to open the Public Hearing on Proposed Airport Overlay Zone. Jenn Nielsen seconded the Motion which PASSED by unanimous vote of all members present.*

No comment.

MOTION: *Mark Preece made a motion to close the Public Hearing on Proposed Airport Overlay Zone. Dell Butterfield seconded the Motion which PASSED by unanimous vote of all members present.*

5. Ordinance 496-24 – An Ordinance Enacting Title 17.45 of West Bountiful City Code Adopting an Airport Overlay Zone.

MOTION: *Kelly Enquist made a motion to approve 496-24 – An Ordinance 496-24 Enacting Title 17.45 of West Bountiful City Code Adopting an Airport Overlay Zone. Jenn Nielsen seconded the Motion which PASSED.*

The vote was recorded as follows:

Dell Butterfield – Aye

Kelly Enquist – Aye

Jenn Nielsen – Aye

Mark Preece – Aye

Council member Ahlstrom stepped out of the meeting during this discussion and vote.

6. Consider Suspension of Excavation Restriction for DelNoble Subdivision - 1130 N 800 W.

Kris explained that city places a 5-year moratorium on street excavations after a road project, and this moratorium is still in place for the portions of 800 W that were reconstructed in 2020. He then went on to say that Mr. Ted Bubert of 1128 N 800 W had received preliminary plat

approval for the Delnoble Subdivision from the planning commission, and new service laterals for gas, irrigation water, and sewer are needed. He then referenced WBMC 12.08.040, which authorizes the council to suspend such restrictions in certain circumstances, including “to permit the installation of service laterals, the need for which could not have been reasonably anticipated.” Duane suggested adding a requirement that the project be done in the spring when hot mix is available so that temporary patches could be avoided. The possibility of Mr. Bubert developing the remaining parts of the land was also discussed by the council.

MOTION: *James Ahlstrom made a motion to approve the Suspension of Excavation Restriction for the Delnoble Subdivision as the need could not have been anticipated, and lifts the restriction per the conditions found in the staff memo and adding a third condition that would not allow cutting until hot-mix asphalt is available. Mark Preece seconded the Motion which PASSED by unanimous vote of all members present.*

7. Resolution 561-24 – A Resolution Re-Appointing Council Member Mark Preece to the South Davis Sewer District Board of Trustees.

MOTION: *James Ahlstrom made a motion to approve Resolution 561-24 – A Resolution Re-Appointing Council Member Mark Preece to the South Davis Sewer District Board of Trustees. Kelly Enquist seconded the Motion which PASSED.*

The vote was recorded as follows:

James Ahlstrom – Aye	Dell Butterfield – Aye
Kelly Enquist – Aye	Jenn Nielsen– Aye
Mark Preece – Aye	

8. Resolution 562-24 – A Resolution Approving an Interlocal Agreement Between West Bountiful City and Weber Basin Water Conservancy District for the 660 West Roadway Project – 400 North to 1000 North Project.

Duane explained that the city currently plans to replace the culinary water system and rebuild the road on 660 W from 400 N to 1000 N beginning in early 2025. As part of the project, Weber Basin wants to install an additional main line for irrigation water to service the properties along the project. Rather than trying to coordinate between a city contractor and a district contractor, the city staff has requested that Weber Basin’s work be done under the city’s contract.

MOTION: *Mark Preece made a motion to approve Resolution 561-24 – A Resolution Approving an Interlocal Agreement Between West Bountiful City and Weber Basin Water Conservancy District for the 660 West Roadway Project – 400 North to 1000 North Project. James Ahlstrom seconded the Motion which PASSED.*

The vote was recorded as follows:

James Ahlstrom – Aye

Dell Butterfield – Aye

Kelly Enquist – Aye

Jenn Nielsen – Aye

Mark Preece – Aye

9. Discuss Potential Code Enforcement Tools.

Duane explained that after reviewing the city's current code, staff and legal counsel believe additional clarification and tools would be beneficial to protecting the health and safety of the community. He discussed the idea of moving the nuisance enforcement under a more general area of the city code, adding specific provisions about assessing inspection, abatement and administration costs and penalties, and including clearer reference to Utah Code as to incorporate any procedures and penalties available under that chapter in the city's ordinance. Steve Doxey also recommended adding a hearing officer to the code enforcement process.

10. Meeting Minutes from November 19th, 2024.

MOTION: *James Ahlstrom made a motion to approve the minutes from November 19th, 2024. Dell Butterfield seconded the motion which PASSED by unanimous vote of all members present.*

11. Staff Reports

Police – Brandon Erikson

- Nothing to report

Public Works – Steve Maughan

- Working on Ditch Cleaning.
- Blue Staked 660 West, and the public works department will start identifying what utilities will need to be moved for the project.

Engineering – Kris Nilsen:

- Continues to work on 1100 W and 660 W project designs.

Public Administration/Community Development – Duane Huffman

- Met with the owners of the former Smith property to discuss several issues, including proposing that they look into coordinating with Ivory Homes.
- Financial Audit is almost complete.

12. Mayor/Council Reports

James Ahlstrom –

- Discussed a personal interaction with a police department.

Dell Butterfield –

- The South Davis Rec Center board meeting was canceled but will meet again on the 14th of December.
- Planning Commission - there has been some great discussions regarding the front yard fence regulations.

Kelly Enquist –

- Had some interaction with residents on 660 W, and they voiced their opinions to him regarding the road project.

Jenn Nielsen –

- Christmas on Onion Street will take place this weekend on the 7th of December.

Mark Preece –

- Sewer District project is underway.
- Went with a private placement bonds for the first round of funding for the South Davis Sewer District.

Mayor Romney –

- Confirmed that Holly and SDMF had been contacted for the Santa Parade.
- Residents have complained about an odor from the refinery. He asked residents to call him when they smell it.

13. Adjourn

MOTION: *James Ahlstrom made a motion to adjourn the meeting of the West Bountiful City Council. Jenn Nielsen 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 December 17th, 2024.

Remington Whiting, City Recorder