

Mayor
Kenneth Romney

WEST BOUNTIFUL CITY

City Administrator
Duane Huffman

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

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City Recorder
Remington Whiting

City Engineer
Kris Nilsen

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THE WEST BOUNTIFUL CITY COUNCIL WILL HOLD A REGULAR MEETING AT 7:30 PM ON TUESDAY, JANUARY 21st, 2025, AT THE CITY OFFICES

Invocation/Thought – Mark Preece; Pledge of Allegiance – Jenn Nielsen

1. Approve Agenda.
2. Public Comment - Two minutes per person; five minutes if on behalf of a group.
3. Public Hearing on Proposed Rear Yard Setbacks Code Change in R-1-10 Zone.
4. Ordinance 497-25 – An Ordinance Amending the West Bountiful Municipal Code 17.24.050 Related to Rear Yard Setbacks in the R-1-10 Zone.
5. Ordinance 498-25 – An Ordinance Amending the West Bountiful Municipal Code 17.50.030 Regarding Front Yard Fences.
6. Report on 400 N / 800 W Intersection Study.
7. Introduction and Presentation by Grandview for Good non-profit.
8. Meeting Minutes from January 7th, 2025.
9. Staff Reports–Police, Public Works, Engineering, Admin & Community Development.
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 (WBCityut.gov), posted at city hall, and emailed to the Mayor and City Council on January 17th, 2025.

Minutes of the West Bountiful City Council meeting held on **Tuesday, January 21st, 2025**, 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, and Mark Preece

STAFF Duane Huffman (City Administrator), Steve Doxey (City Attorney), Brandon Erekson (Chief of Police), Steve Maughan (Public Works Director), Kris Nilsen (City Engineer), and Remington Whiting (City Recorder)

PUBLIC: Alan Malan, Todd Willey, Meghan Heller, Blake Heller, Dean Chadwick, Julie Chadwick, Dawn Peterson, Staci Schilling, Dustin Schilling, Paula Hafen, Chantel Henderson, Sarah Neagle, Broc Neagle, Richmond Thornley, Amanda Grow, Aubrey Ahlstrom, Simon Mortenson

EXCUSED:

Mayor Romney called the meeting to order at 7:32 pm. Mark Preece shared a thought, and the Pledge of Allegiance was led by Jenn Nielsen.

1. Approve Agenda

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

2. Public Comment

Ray Ward – Utah State Representative – Mr. Ward introduced himself and discussed some of the bills he had proposed for this year’s legislative session, including a bill involving moderate income housing.

3. Public Hearing on Proposed Rear Yard Setbacks Code Change in R-1-10 Zone.

Duane provided background information to the city council regarding a recent code change application. He explained that the Schilling family requested to amend the current land use code to allow a main structure to extend into 30% of the rear yard setback. The planning commission recommended denial of the original application, but voted 3-2 to recommend the changing of rear yard setbacks from 30’ to 20’ across the R-1-10 zone. Based on direction from the city council, city staff and legal counsel drafted a proposed ordinance that would allow for main structures to encroach into the rear yard setback under certain circumstances. These circumstances include:

- a portion of the lot's front lot line must be contiguous with the curve of a cul-de-sac;
- the encroachment can be up to ten feet into the setback and for a total of 300 square feet;
- The combination of the encroachment and any accessory structure may only cover up to 35% of the rear yard.
- All other setbacks and easements must be in compliance.

Duane clarified that this code could continue to be modified if unseen issues or circumstances arise.

MOTION: *James Ahlstrom made a motion to open the Public Hearing on Proposed Rear Yard Setbacks Code Change in R-1-10 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 Rear Yard Setbacks Code Change in R-1-10 Zone. Dell Butterfield seconded the Motion which PASSED by unanimous vote of all members present.*

4. Ordinance 497-25 – An Ordinance Amending the West Bountiful Municipal Code 17.24.050 Related to Rear Yard Setbacks in the R-1-10 Zone.

MOTION: *James Ahlstrom made a motion to adopt Ordinance 497-25 – An Ordinance Amending the West Bountiful Municipal Code 17.24.050 Related to Rear Yard Setbacks in the R-1-10 Zone. Dell Butterfield 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	

5. Ordinance 498-25 – An Ordinance Amending the West Bountiful Municipal Code 17.50.030 Regarding Front Yard Fences.

Duane explained that Mr. Todd Willey submitted a text change application to change current front yard fence height regulations from 4' to 6' in some circumstances. Duane stated that in 2021, the city had previously gone through an extensive process to update the current front yard fence regulations. He asked the council to consider the potential consequences of this code change.

Todd Willey – 1280 W Highgate Ave. – Discussed his reasoning for applying for the code change. He explained that it was for security reasons, stating that 4' tall fences were not tall

94 enough. He also pointed out that many different residents have 6' fences against the sidewalk
95 and are allowed because it is considered their side yard.

96
97 Duane spoke about the fact that 6' fences are currently allowed in front yards but require a
98 setback of 15'. The impact that the proposed code could have on a clear view regulations and
99 community feel was discussed. The council discussed potentially limiting this proposed code
100 change to certain zones. The idea of prohibiting chain link fences and limiting the change to
101 the A-1 zone was discussed. Steve Doxey recommended allowing legal counsel to review and
102 make the changes before adopting the ordinance.

103
104 **MOTION:** *James Ahlstrom made a motion to table Ordinance 498-25 – An Ordinance*
105 *Amending the West Bountiful Municipal Code 17.50.030 Regarding Front*
106 *Yard Fences. Kelly Enquist seconded the motion.*

107
108 The vote was recorded as follows:

109 James Ahlstrom – Aye	Dell Butterfield – Aye
110 Kelly Enquist – Aye	Jenn Nielsen – Aye
111 Mark Preece - Aye	

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114 **6. Report on 400 N / 800 W Intersection Study.**

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116 Duane presented the findings of the study of 400 N and 800 W and explained that the study
117 was conducted from September 11th to the 14th. It counted the number of vehicles going
118 through the intersection in every direction, the number of pedestrians, and stop sign
119 compliance. Data was collected on the time of day of all these actions. Engineers provided
120 options to potential improve stop sign compliance, including that the city consider LED
121 enhanced stop signs, advanced warning “stop ahead” pavement markings, or raised
122 intersection designs. The potential price difference between the flashing signs and the raised
123 intersection was discussed. Duane recommended that the city move forward with the
124 markings and review additional options as part of the budget process.

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127 **7. Introduction and Presentation by Grandview for Good non-profit.**

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129 Aubrey Ahlstrom introduced the non-profit organization, Grandview for Good and their
130 purpose.

131
132 Amanda Grow then introduced herself and explained that the organization had received a
133 grant for a children's grief center in Davis County. She requested that the city donate a small
134 amount to demonstrate community support. She then went on to explain the features that the
135 center would offer.

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137
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139 **8. Meeting Minutes from January 7th, 2025.**
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MOTION: *Mark Preece made a motion to approve the minutes from January 7th, 2025. James Ahlstrom seconded the motion which PASSED by unanimous vote of all members present.*

9. Staff Reports

Police – Brandon Erikson:

- Department members have returned from the inauguration in Washington DC.
- The Department continues to advertise for the open patrol position.

Public Works – Steve Maughan:

- Steve and Duane will attend a meeting with the county regarding fluoride.
- Water tanks are scheduled to be cleaned.
- Drew, an employee of the public works, will leave the department at the end of the week. The position is currently advertised.

Engineering – Kris Nilsen:

- Continues to prepare for 1100 W project bid.
- Continues to work on 660 W project. Steve and Kris will work on staking the location of utilities.

Public Administration/Community Development – Duane Huffman:

- Today was the first day of the legislative session. The bills that Ray Ward proposed were discussed.
- Discussed the city's plans to look at Charnell park. Staff will meet with residents in the next weeks to discuss potential options.
- Police department, public works department, and 2 golf course positions are available.
- Council member Butterfield asked how the search for new café runner is going. Duane explained that they have had little interest thus far.
- An email with a finance report through the end of November to the council was sent earlier in the day.

10. Mayor/Council Reports

Ken Romney:

- Wasatch Integrated Waste Management District Nathan Rich is retiring.

James Ahlstrom:

- Nothing to report.

Dell Butterfield:

- The Planning Commission is wanting to look at moderate income housing options.
- The South Davis Recreation Board will meet with elementary school to discuss swimming pools.

Kelly Enquist:

- Asked about the Centerville water line that was abandoned recently.
- The Arts Council will hold a concert on February 14th.
- Arts Council would like to start an annual Founders Day to celebrate the founding of the city.

Jenn Nielsen:

- YCC will begin to stuff eggs for their easter activity.

~~Remington Whiting, City Recorder~~