

**Mayor**  
Kenneth Romney

## **WEST BOUNTIFUL CITY**

**City Administrator**  
Duane Huffman

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

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**City Recorder**  
Cathy Brightwell

**City Engineer**  
Kris Nilsen

**Public Works Director**  
Steve Maughan

### **\*\* AMENDED \*\***

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

*Invocation/Thought –James Ahlstrom; Pledge of Allegiance – James Bruhn*

1. Approve Agenda.
2. Public Comment - Two minutes per person; five minutes if on behalf of a group.
3. Public Hearing – Reduction of Public Utility and Drainage Easement – 1306 N 600 W.
4. Ordinance 478-23, An Ordinance Reducing a Public Utility/Drainage Easement at 1306 N 600 West - Peterson.
5. City Comments on Draft Environmental Impact Statement for “I-15 Farmington to Salt Lake City” Project.
6. Discuss Consideration of Additional Fiber Projects in West Bountiful.
7. *Expenditure Approval – Cart Path Improvements at Lakeside.*
8. Meeting Minutes from October 3, 2023, and October 17, 2023.
9. Staff Reports–Police, Public Works, Engineering, Community Development, Administration.
10. Mayor/Council Reports.
11. Closed Session, if necessary, for the Purpose of Discussing Items Allowed Pursuant to UCA § 52-4-205.
12. Adjourn.

*The above agenda was posted on the State Public Notice website ([Utah.gov/pmnn](http://Utah.gov/pmnn)), the city website ([WBCity.org](http://WBCity.org)), posted at city hall, emailed to the Mayor and City Council, and provided to the Davis Journal on November 6, 2023, by Cathy Brightwell, City Recorder.*

1 Minutes of the West Bountiful City Council meeting held on Tuesday, November 7, 2023, at West Bountiful  
2 City Hall, 550 N 800 West, West Bountiful, Davis County, Utah.

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

5 **STAFF:** Duane Huffman (City Administrator), Chief Brandon Erikson, Steve Maughan (Public  
6 Works Director), Kris Nilsen (City Engineer), Addison Jenkins (Community Development),  
7 Remington Whiting (City Recorder) and Cathy Brightwell (City Recorder).

8 **PUBLIC:** Dell Butterfield, Richmond Thornley, Alan Malan, Jenn Nielsen, Aimee Hinojosa, Dan  
9 McConkie, Deby Marshall, Brett Peterson, Frank & Sharon Schofield, Nacole McKenzie

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11 Mayor Romney called the regular meeting to order at 7:30 pm. James Ahlstrom provided an invocation;  
12 James Bruhn led the Pledge of Allegiance.

13 **1. Approve the Agenda.**

14 **MOTION:** *James Ahlstrom made a Motion to move item #7 to follow #4. Rod Wood seconded the*  
15 *Motion which PASSED unanimously.*  
16

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

18 Mayor Romney announced that tonight is Cathy Brightwell's last city council meeting as she is retiring from  
19 the city. He thanked her for her years of service.

20 Frank Schofield - 562 N 2050 N, stated he is concerned about proposed changes to home occupation  
21 ordinances. He is a certified diesel mechanic and was working on a vehicle in 1989 when a fire started. He  
22 believes strongly that it is not a good idea to allow mechanic work in a residential area. He noted that years  
23 ago he asked the planning commission for permission to add one foot to a home addition and they said no.  
24 Even though he was disappointed he went along with their decision and believes all residents need to do the  
25 same thing.

26 Sharon Schofield said that West Bountiful citizens trust the city council to do what is best for the city. Auto  
27 mechanic shops are not safe, and if one is allowed to operate, there will be more requests which will be  
28 harmful to the city.  
29

30 **3. Public Hearing – Reduction of Public Utility and Drainage Easements – 1306 N 600 W**

31 Addison Jenkins provided background on the request by the Peterson's at 1306 N 600 West to reduce their  
32 rear easement from 10 ft to 3 ft. so they can build a detached garage in the southeast corner of their property.  
33 He noted that affected utilities have been contacted and do not object to the changes.

34 **MOTION:** *James Bruhn Made a Motion to open the public hearing. Kelly Enquist Seconded the*  
35 *Motion which PASSED Unanimously.*  
36

37 No public comments were offered.

**MOTION:** *James Bruhn Made a Motion to Close the Public Hearing. Mark Preece Seconded the Motion which PASSED Unanimously.*

**4. Ordinance 478-23, An Ordinance Reducing Public Utility/Drainage Easements at 1306 N 600 West – Peterson.**

A description of the proposal was provided in agenda item 3 above.

**MOTION:** *Rod Wood Made a Motion to Adopt Ordinance 478-23, as Presented. James Bruhn Seconded the Motion, which Passed as Shown below.*

*James Ahlstrom – aye*

*James Bruhn – aye*

*Kelly Enquist – aye*

*Mark Preece – aye*

*Rod Wood - aye*

**4B. (moved from item 7.) Expenditure Approval – Cart Path Improvements at Lakeside.**

Duane Huffman explained that the city has been working for several years to improve cart paths at Lakeside Golf Course and would like to get some work done before the snow falls. This year's budget includes \$100,000 for cart path improvements and maintenance of existing paths. City council approval is required for certain expenditures over \$10,000.

Staff identified three areas in need of new or replacement asphalt – tee box for hole 13, fairway hole 13 (new), and hole 18 (new). After sharing the scope for this project with several asphalt contractors, Post Asphalt came back with the best quote at \$30,074, which is below the engineer's estimate. Staff recommends moving forward as quickly as possible to install the asphalt before weather conditions prevent the work until next year.

Josh Virostko provided additional details on the project and answered questions from council members.

**MOTION:** *Mark Preece Made a Motion to Approve the Proposed Expenditures. James Ahlstrom Seconded the Motion which PASSED Unanimously.*

**5. City Comments on Draft Environmental Impact Statement for "I-15 Farmington to Salt Lake City" Project.**

UDOT has issued another draft for the I-15 Environmental Impact Statement (EIS) for the Farmington to Salt Lake City project. The final comment period ends next week, and discussion tonight will help staff prepare final comments from the city. UDOT will review comments and provide its final proposal next spring with work expected to start in 2026-2027.

Duane reviewed maps showing potential impacts related to main line I-15; interchange updates at 500 South, 400 North, and 500 West; and other elements of the project.

Some of the issues discussed included:

- Improvements at the intersection of 800 W and 500 S, noting the importance of maintaining current property accesses.
- Because an extra lane is being added to the freeway, some properties between 500 S and the 500 W on-ramp will be impacted, specifically north of 400 N.

- The plan shows additional width to 500 S (lanes, shared use paths, etc), with significant impacts to existing businesses. The city will work with UDOT to look at options to mitigate these impacts.
- It is expected that there will be a raised median on 500 S which will eliminate business access to the north. The city has asked UDOT to add a spur off the 500 S on-ramp to the center of the shopping center.
- The 400 N overpass will be replaced with a wider bridge accommodating a shared use path and a bike lanes on both sides.
- Pages Lane underpass includes an 8 ft sidewalk plus 4 ft park strip and 6 ft bike lane on both sides – probably not needed.

Duane noted that he is meeting tomorrow with Bountiful City and UDOT to discuss the two city's concerns, with the main focus being how to mitigate impact to businesses.

Council members were asked to let Duane know if they have any additional thoughts after the meeting.

#### **6. Discuss Consideration of Additional Fiber Projects in West Bountiful.**

Duane Huffman explained that from time to time the city is approached by various internet providers to discuss franchise agreements or excavation permits for the installation of fiber within the city. He said staff needs directions on what kind of information the council would like to see when considering these projects. Free market versus control of city right of way?

Lumen (Century Link) recently submitted an excavation permit to install fiber lines in the city and we found that their franchise agreement expired several years ago.

There was discussion about the benefits of competition and how having multiple providers may benefit citizens, but the city shouldn't let providers use the right-of-way without a reasonable use fee, as the telecommunications tax does not cover most of their services. There was also discussion about installation standards, and getting sufficient information from the proposed providers.

#### **7. Expenditure Approval – Cart Path Improvements at Lakeside.**

See above #4B.

#### **8. Meeting Minutes from October 3, 2023, and October 17, 2023.**

**MOTION:** *James Bruhn Made a Motion to Approve the Meeting Minutes from October 3 and October 17, 2023, as presented. Rod Wood Seconded the Motion which PASSED Unanimously.*

#### **9. Staff Reports**

Chief Erikson – 1) He brief the council on the significant work related to the recent homicide. 2) The Spillman software project has finally been implemented. 3) The Trunk-or-Treat event was well received and larger than last year. 4) Working with city prosecutors to find a way to deal with parking issues.

116 Steve Maughan – 1) City restrooms have been winterized except for the large bowery. Plan to keep it open  
117 until the weather gets too cold. 2) Working on the ditch project near holes 2 and 3 at the golf course. 3)  
118 Holiday banners will be put up on November 16<sup>th</sup> & 17<sup>th</sup>.

119 Kris Nilsen - Continuing to work on the 660 West road design. He found that the right of way on the east  
120 side of the road is close to the current edge of asphalt, but the west side is way off and will impact resident's  
121 front yards.

122 Addison Jenkins – Working on code enforcement issues and becoming familiar with city code to determine  
123 what changes need to be made so we can deal effectively with outstanding code enforcement issues. The  
124 large Ivory sign has been removed.

125 Duane Huffman – 1) Finishing up city recorder interviews. We plan to have someone ready to be appointed  
126 at the next meeting, although we would like them to start before then. 2) Mediation is scheduled this week  
127 for a pending resident appeal of a ADU issue. The Property Rights Ombudsman's office is helping with the  
128 mediation. 3) The city was gifted framed copies of the Bill of Rights, U.S. Constitution, and Declaration of  
129 Independence by Mr. & Mrs. Craig Price. 4) Due to the election on November 21, the next meeting is  
130 scheduled for December 5.

131

132 **10. Council Reports:**

133 Kelly Enquist – Had questions about the lighting at the park that Steve and Kris are working on. He also  
134 noted that it looks like someone is living in an RV in the rear of the old Layton house on 800 West and asked  
135 staff to follow-up.

136 James Bruhn – Arts Council's holiday concert will be this Friday night at 7pm. Susie Carter will perform and  
137 always does a great job, he encouraged everyone to attend. Wasatch Integrated voted to require 100%  
138 recycling within their district over the next year. West Bountiful is currently higher than some cities with  
139 89% participation.

140 James Ahlstrom – YCC retreat was held last Saturday and included several great activities. We are still  
141 looking for advisors. The police department is helping take the lead on Christmas on Onion Street. He also  
142 noted the YCC did a good job with Meet the Candidates night.

143 Mark Preece – South Davis Sewer District is moving full steam ahead on renovation of the north plant.  
144 Engineering is working hard to develop plans for the plant and the administrative offices will be moved to  
145 Frontage Rd. The District is also working on the methane project but still having problems fixing equipment  
146 and determining if the cost is worth the return.

147 Rod Wood – Asked where we are with updates to the Home Occupation ordinance. Duane explained he still  
148 needs to talk with several council members and then will send something on to the planning commission. Mr.  
149 Wood also inquired about potential future uses of the old public works building. Duane said a council retreat  
150 is being planned and that will be one of the items on the agenda.

151 Mayor Romney – South Davis Recreation Center held its Truth in Taxation hearing last night. There were a  
152 lot of people in attendance.

153

11. Closed Session, if necessary, for the Purpose of Discussing Items Allowed Pursuant to UCA § 52-4-205.

12. Adjourn -

**MOTION:** *James Bruhn Made a Motion to Adjourn the Meeting. Kelly Enquist Seconded the Motion which PASSED Unanimously.*

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The foregoing was approved by the West Bountiful City Council by unanimous vote of all members present on Wednesday, December 6, 2023.

  
Remington Whiting, City Recorder