

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, AUGUST 6, 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. Update on West Bountiful History Project – Debbie McKean
4. Public Hearing – Proposal to Vacate Portion of Public Utility and Drainage Easement at 978 W 1950 N.
5. Ordinance 492-24 – An Ordinance Authorizing the Mayor to Execute a Change in Easement Along the North Property Line at 978 W 1950 N.
6. Consider Extension for Off-Site Improvements Agreement with South Davis Sewer District.
7. Consider Award of 1200 N Surface Repair and Trail Project 2024.
8. Resolution 560-24 – A Resolution of the West Bountiful City Council Approving Procedures for Electronic Meetings.
9. Meeting Minutes from July 16th, 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 August 2nd, 2024, by Remington Whiting, City Recorder.

MEMORANDUM



TO: Mayor and City Council

DATE: August 6th, 2024

FROM: Remington Whiting

RE: Request to Vacate a Portion of a PUE and Drainage Easement at 978 W 1950 N – Justin and Megan Dalton

Background

Justin and Megan Dalton have submitted an application to reduce a portion of the public utility easement and drainage easement along the east (side) property line at 978 W 1950 N in order to build a detached garage. The side easement is proposed to be reduced from 10 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 492-24 for the requested changes to the above described public utility easements and authorize the mayor to sign the Change of Easement documents.

WEST BOUNTIFUL CITY

ORDINANCE #492-24

AN ORDINANCE AUTHORIZING THE CITY MAYOR TO EXECUTE A CHANGE IN EASEMENT ALONG THE NORTH PROPERTY LINE AT 978 W 1950 N

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 the East (side) public utility and drainage easement 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 July 26th, 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 August 6th, 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, 978 W 1950 N, West Bountiful, Utah.

This ordinance shall become effective upon signing and posting.

ADOPTED August 6th, 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



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: 978 WEST 1950 NORTH
PARCEL NUMBER: 06-401-0132 DATE OF APPLICATION: MAY 24, 2024
PROPERTY OWNER NAME(S): JUSTIN & MEGAN DALTON
Owner's Address (if different than above): _____
Cell phone: 801-828-7718 Home Phone: 801-828-7718
E-mail address: JUSTINDALTON4@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.

1. TO VACATE THE EASEMENT OF PUBLIC UTILITIES DOWN
THE EAST SIDE OF PROPERTY. THIS TO ALLOW A
DETACHED GARAGE TO BE BUILT ON THE SIDE YARD OF
THE PROPERTY.

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: MAY, 24TH, 2024

Applicant Signature: [Signature]

FOR OFFICIAL USE ONLY

Application/\$150 (includes county recording fee) received date: 6/11/24
Letters to affected entities: _____ Notice Posted on Property: _____
Posted on websites: _____ Public Hearing Date: _____
City Council Approval: _____



CenturyLink

5/21/24

ATTN: Justin Dalton
978 W 1950 North
West Bountiful, UT 84087

NO OBJECTION

SUBJECT: Encroachment P861472
978 W 1950 North
West Bountiful, UT 84087

DESCRIPTION: A 7' encroachment into the 10' wide PUE along the eastern property line for the purpose of building a detached garage at 978 W 1950 North, Parcel ID: 06401032, LOT 132, Mountain View Estates, West Bountiful, UT 84087

To Whom It May Concern:

Qwest Corporation d/b/a CENTURYLINK QC has reviewed the request for the subject encroachment and has determined that CenturyLink does not have facilities within the subject public right of way, and therefore agrees to the encroachment. Please forward this letter of approval as you see fit.

It is the intent and understanding of CenturyLink that this encroachment shall not reduce our rights to any existing easement or rights we have on this site or in the area.

Sincerely,

/s/

CenturyLink Right of Way Team



Comcast Cable Communications, Inc.
1350 E. Miller Ave.
Salt Lake City, Utah 84106
801-401-3041 Tel
801-255-2711 Fax

April 10, 2024

Justin Dalton
978 West 1950 North
West Bountiful, UT 84087

To whom it may concern,

Comcast of Utah II grants permission to vacate upon the existing utility easements, which exists along the East property line of 978 West 1950 North, West Bountiful, UT, as long as it does not interfere with or deny access to our existing facilities (poles, cable, conduits, pedestal, electronics). Three feet of clearance must be maintained around all pedestals.

If you need our facilities to be moved, it can be done at your expense. If any damage is incurred to our facilities due to your encroachment, repairs will be done at your expense. Be sure to contact Blue Stakes to locate all utility services at least 48 hours before digging.

Sincerely,

Annette Harm

Annette Harm
Authorized Representative

Space above for County Recorder's use
PARCEL I.D.# 064010132

DISCLAIMER OF UTILITY EASEMENT

The undersigned, QUESTAR GAS COMPANY dba Dominion Energy Utah, Grantor, hereby disclaims and releases any rights, title or interest which it may have in and to the following-described real property in Davis County, Utah, to-wit:

All public utility easements, excepting the easement(s) or portion of easement(s) running adjacent and parallel to the street(s), located within Lot 132, Mountain View Estates Subdivision, located in the Northwest quarter of Section 13, Township 2 North, Range 1 West, Salt Lake Base and Meridian, Davis County, Utah; said Subdivision recorded in the Office of the County Recorder for Davis County, Utah.

IN WITNESS WHEREOF, this disclaimer and release of any right, title or interest has been duly executed on April 1, 2024.

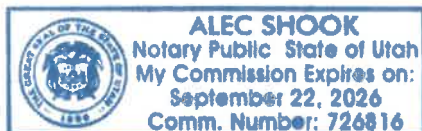
QUESTAR GAS COMPANY
Dba Dominion Energy Utah

By: Alex Howard

Authorized Representative

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On April 1, 2024, personally appeared before me Alex Howard, who, being duly sworn, did say that (s)he is an Authorized Representative for QUESTAR GAS COMPANY dba Dominion Energy Utah, and that the foregoing instrument was signed on behalf of said corporation pursuant to a Delegation of Authority.



Alec Shook
Notary Public

March 29, 2024

Dear; Justin Dalton

As you requested, Rocky Mountain Power hereby consents to an encroachment of the public utility easement for the property located at 978 West 1950 N, West Bountiful, UT for the construction of a new garage on the east side of the property.

However, this consent does not waive or relinquish any rights necessary to the operation, maintenance, renewal, construction, repair, or removal of Power Company lines, conduit, or other power facilities, which are or may be located on said easement. Also, all clearances must be maintained from Power Company lines.

As consideration for the Power Company granting you permission to encroach upon said easement, it will be necessary for you to hold the Power company harmless from any and all claims for personal injuries or damages to property when such injuries or damages, directly or indirectly, arise out of the existence, construction, installation, maintenance, condition, use or presence of your structures upon said easement. Rocky Mountain Power shall not be responsible for any damages to structures or property located on said easement.

Sincerely,

Dustin Rudd

Dustin Rudd
Estimator



South Davis Sewer District

Mailing Address:
PO Box 140111 • Salt Lake City, Utah 84114-0111
Phone (801) 295-3469 • **Fax** (801) 295-3486

Office Location:
1800 West 1200 North • West Bountiful, Utah 84087-2501

April 2, 2024

Addison Jenkins (*Via Email*)
West Bountiful City
550 North 800 West
West Bountiful, Utah 84087-1320

**RE: PUBLIC UTILITY EASEMENT VACATION REQUEST
978 WEST 1950 NORTH, WEST BOUNTIFUL**

Dear Addison:

The South Davis Sewer District has reviewed a request from Justin Dalton to vacate the east public utility easement (PUE) on the property at 978 West 1950 North, West Bountiful, which is highlighted on the attached map. The District does not foresee any future need for this PUE and hereby grants authorization to vacate it.

If you have any questions, please let me know.

Thank you,

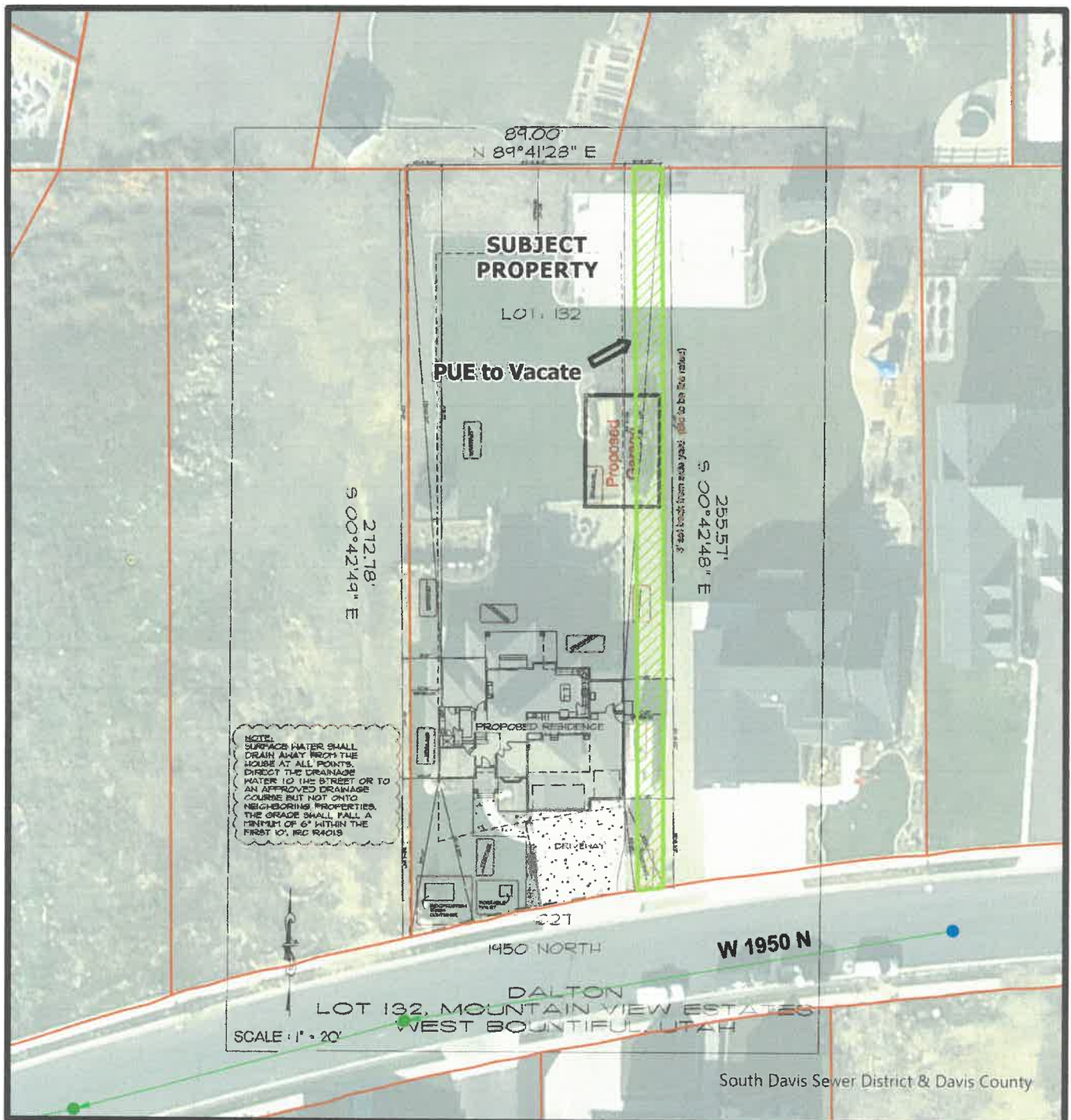
Lanese B. Hendrickson, PE
Assistant General Manager

cc: Justin Dalton
justincdalton4@gmail.com

att.

RELEASE OF EASEMENT

978 W 1950 N, West Bountiful



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SOUTH DAVIS SEWER DISTRICT





WEBER BASIN WATER CONSERVANCY DISTRICT

2837 EAST HIGHWAY 193 • LAYTON, UTAH 84040 • PHONE (801)771-1677 • SLC (801) 359-4494 • FAX (801) 544-0103

March 29, 2024

Justin Dalton
978 West 1950 North
West Bountiful, UT 84087
justincdalton4@gmail.com

RE: Vacation of Utility and Drainage Easement - Davis County Parcel 06-401-0132

To Whom It May Concern,

The District has been contacted by Mr. Justin Dalton regarding the vacation of a utility and drainage easement located along the east side yard of the property boundaries of Davis County, parcel 06-401-0132 or 978 West 1950 North, West Bountiful, Utah.

The District takes no issue with the vacation of said easement.

If you have any questions, please contact Vince Hamilton at our office.

Sincerely,

Brad D. Nelson, P.E.
Assistant General Manager

veh

WEST BOUNTIFUL PROCESS TO VACATE AN EASEMENT

If a need arises to reduce or vacate a public utility easement or drainage easement, the following process can be used. Contact Addison Jenkins, Community Development, at 801-292-4486 or AJenkins@WBCity.org with any questions.

Applicants will need to provide: **1)** *Utility releases from the companies listed below - please ask that they also send copies to ajenkins@wbcity.org; 2)* Application to Vacate Easement with payment; **3)** *Electronic copy of map/plat clearly showing the easement; 4)* Legal description of easement to be released (work with city to determine what, if any, part of the easement can be released before creating the legal description).

Once the utility releases are received and payment has been submitted, the city will provide public notice of the application as required by state law (UCA 10-9a-208) 10 days before the city council holds a public hearing on the request.

UTILITY CLEARANCE CONTACT INFO:

- ① Century Link – 801-626-5401, 431 26th St, Ogden, UT 84401,
Matt Ivester, Matt.Ivester@CenturyLink.com
- ① Comcast - 801-401-3017, 1350 E Miller Ave, SLC 84106; JointTrench_Utah@comcast.com
- ① Dominion Energy – Western Gas Operations, 801-324-3437, 385-214-0287(c), P.O.Box 45360, SLC 84145 (Pauline.caraveo@dominionenergy.com)
- ① Rocky Mtn Power – Dustin Rudd, RMP Estimator (So Davis), 1569 W North Temple, SLC 84116
888-220-7233, dustin.rudd@pacificorp.com
- ① So. Davis Sewer – 1800 W 1200 N, West Bountiful 84087, 801-295-3469, Lanese Hendrickson,
lhendrickson@sdsd.us
- ① Weber Basin – Derek Johnson, 2837 E Highway 193, Layton, UT 84040, 801-771-1677,
djohnson@weberbasin.com

SHANE
VINCE

V HAMILTON @ WEBERBASIN. GOV

West Bountiful City - 801-292-4486, Addison Jenkins ajenkins@wbcity.org or Kris Nilsen,
knilsen@wbcity.org

MOUNTAIN VIEW ESTATES

LOCATED IN THE NW 1/4 OF SECTION 13, T2N, R1W,
SALT LAKE BASE & MERIDIAN
WEST BOUNTIFUL CITY, DAVIS COUNTY, UTAH



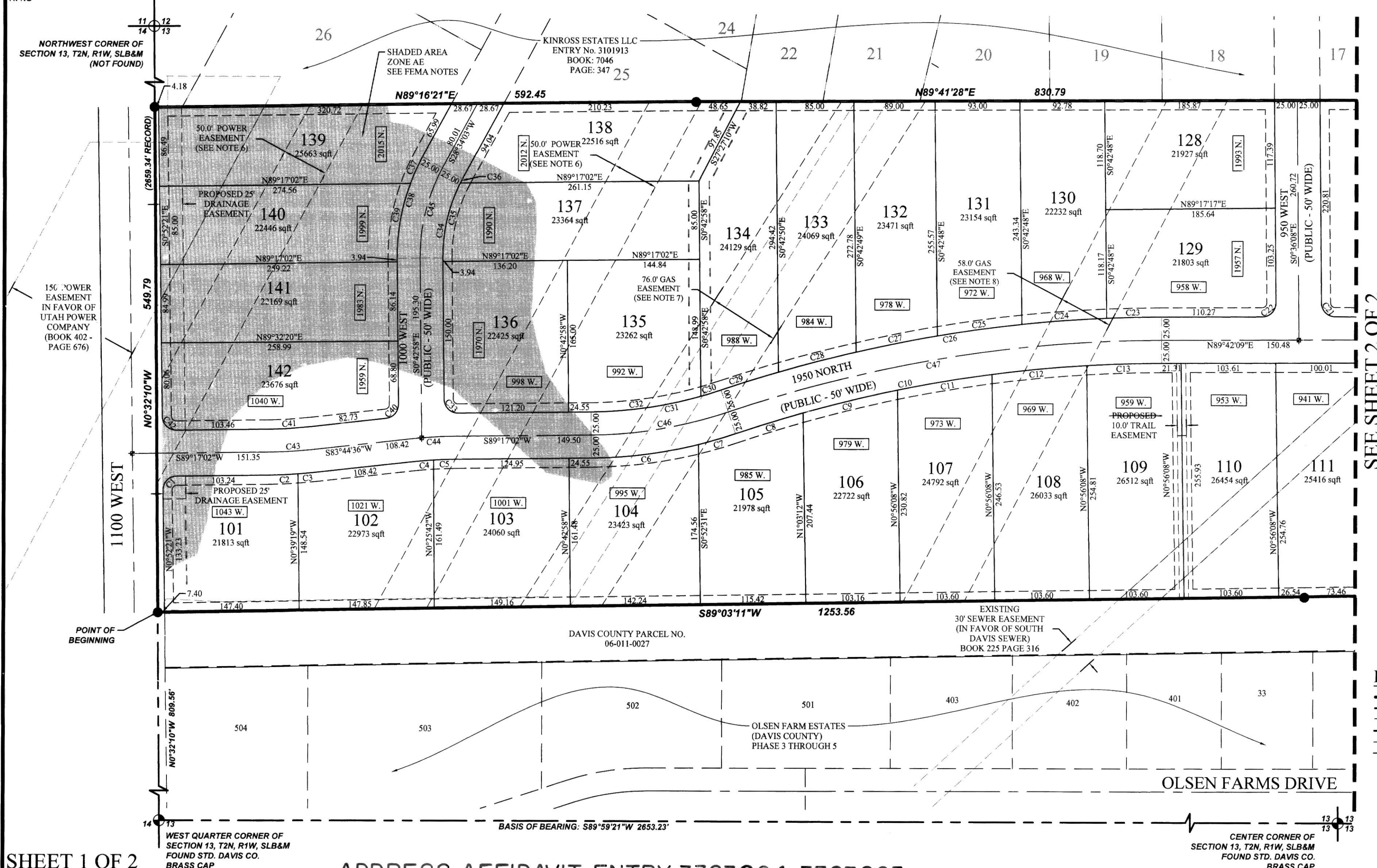
GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.

VICINITY MAP

N.T.S.



NOTES

1. ALL PUE'S ARE 10' FOR SIDE, FRONT, AND REAR YARDS, UNLESS OTHERWISE NOTED.
2. ACCESS IS RESTRICTED FOR LOTS 101 AND 139-142. DOUBLE FRONTED LOTS CAN ONLY ACCESS ONE STREET.
3. OWNER OF LOT 122 IS RESPONSIBLE TO INSTALL AND/OR REPAIR LANDSCAPING WHEN THE TEMPORARY CUL-DE-SAC IS REMOVED. CITY IS RESPONSIBLE TO REMOVE TEMPORARY TURNAROUND AND CONSTRUCT CURB AND SIDEWALK.
4. APPROVAL OF THIS DEVELOPMENT PLAT DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF THE SUB-SURFACE SOIL NOR THE LOCATION OR DEPTH OF GROUND WATER TABLES. CONSULT THE GEO-TECHNICAL STUDY FOR THIS PROJECT FOR ADDITIONAL INFORMATION.
5. MAINTENANCE FOR THE REAR YARD DRAINS AND 12" DIAMETER STORM DRAIN PIPES OR SMALLER ON PRIVATE PROPERTY ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.
6. UTAH POWER AND LIGHT COMPANY WAS GRANTED 2 BLANKET EASEMENTS RECORDED IN BOOK D, PAGE 530 & BOOK 402, PAGE 676 ON RECORD IN THE DAVIS COUNTY RECORDER'S OFFICE.
7. UTAH OIL REFINING COMPANY WAS GRANTED A BLANKET EASEMENT RECORDED IN BOOK O, PAGE 476 ON RECORD IN THE DAVIS COUNTY RECORDER'S OFFICE.
8. WASATCH GAS COMPANY WAS GRANTED A BLANKET EASEMENT RECORDED IN BOOK H, PAGE 580 ON RECORD IN THE DAVIS COUNTY RECORDER'S OFFICE.

FEMA NOTES

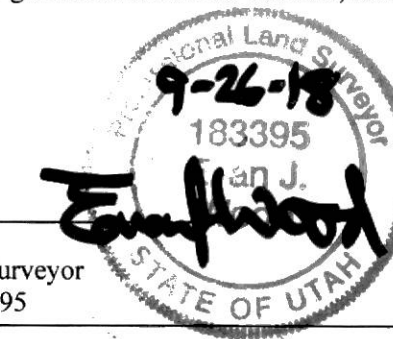
1. THE PROPERTY SHOWN ON THIS MAP LIES WITHIN FEMA ZONE AE AND ZONE X ACCORDING TO MAP NUMBERS 49011C0391E AND 49011C0392E WITH EFFECTIVE DATE JUNE 18, 2007.
2. ZONE AE (SHADED AREA) IS DEFINED AS SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.
3. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LEGEND

- BOUNDARY
- SECTION LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- LOT LINE
- PROPERTY CORNER
- SECTION MONUMENT (FOUND)
- SECTION MONUMENT (NOT FOUND)
- STREET MONUMENT (TO BE SET)

SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 183395 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.



Evan J. Wood
Professional Land Surveyor
Certificate No. 183395

SEP. 26, 2018
Date

BOUNDARY DESCRIPTION

BEGINNING AT A POINT N 00°32'10" W 809.56 FEET ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON AN EXTENDED FENCE LINE; RUNNING THENCE N 00°32'10" W 549.79 FEET ALONG SAID SECTION LINE TO A FENCE LINE EXTENDED; THENCE THE NEXT FOUR (4) COURSES TO AND ALONG AN EXISTING FENCE LINE, (1) N 89°16'21" E 592.45 FEET; (2) N 89°41'28" E 830.79 FEET; (3) N 88°26'02" E 248.82 FEET; (4) N 89°30'25" E 521.21 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE D&RGW RAILROAD; THENCE S 08°58'14" W 543.54 FEET ALONG SAID RIGHT OF WAY LINE TO AN EXISTING FENCE LINE; THENCE THE NEXT THREE (3) COURSES ALONG SAID FENCE LINE, (1) S 88°55'58" W 495.68 FEET, (2) S 88°59'41" W 354.28 FEET, (3) S 89°03'11" W 1253.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 26.78 ACRES.

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT, AND NAME SAID TRACT

MOUNTAIN VIEW ESTATES

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO WEST BOUNTIFUL CITY, DAVIS COUNTY, UTAH, ALL EASEMENTS AS SHOWN ON THIS PLAT AS PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY BOUNTIFUL CITY, WEST BOUNTIFUL CITY.

SIGNED THIS 5 DAY OF OCTOBER, 2018

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF DAVIS

ON THE 5th DAY OF OCT, A.D. 2018, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF DAVIS, IN SAID STATE OF UTAH, Karen Day WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE MANAGER OF Day Lay One L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 5-23-20

MY COMMISSION No. 608614

Christine Sadoway
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN DAVIS COUNTY
PRINTED FULL NAME OF NOTARY

SHEET 1 OF 2

ADDRESS AFFIDAVIT ENTRY 3323904, 3323905



PLANNING COMMISSION

APPROVED THIS 9 DAY OF Oct.
2018 BY THE WEST BOUNTIFUL CITY PLANNING COMMISSION.

Shirley Hodge
PLANNING COMMISSION CHAIRMAN

CITY ENGINEER

APPROVED THIS 5th DAY OF OCTOBER, A.D., 2018.

Ann S. White
WEST BOUNTIFUL CITY ENGINEER

CITY ATTORNEY

APPROVED THIS 11th DAY OF October, A.D., 2018.

Christine Sadoway
WEST BOUNTIFUL CITY ATTORNEY

CITY COUNCIL

PRESENTED TO THE WEST BOUNTIFUL CITY COUNCIL THIS 11 DAY OF October, 2018, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

Mayor
ATTEST Cathy E. Thorne
CITY RECORDER

RECORDED # 3122379

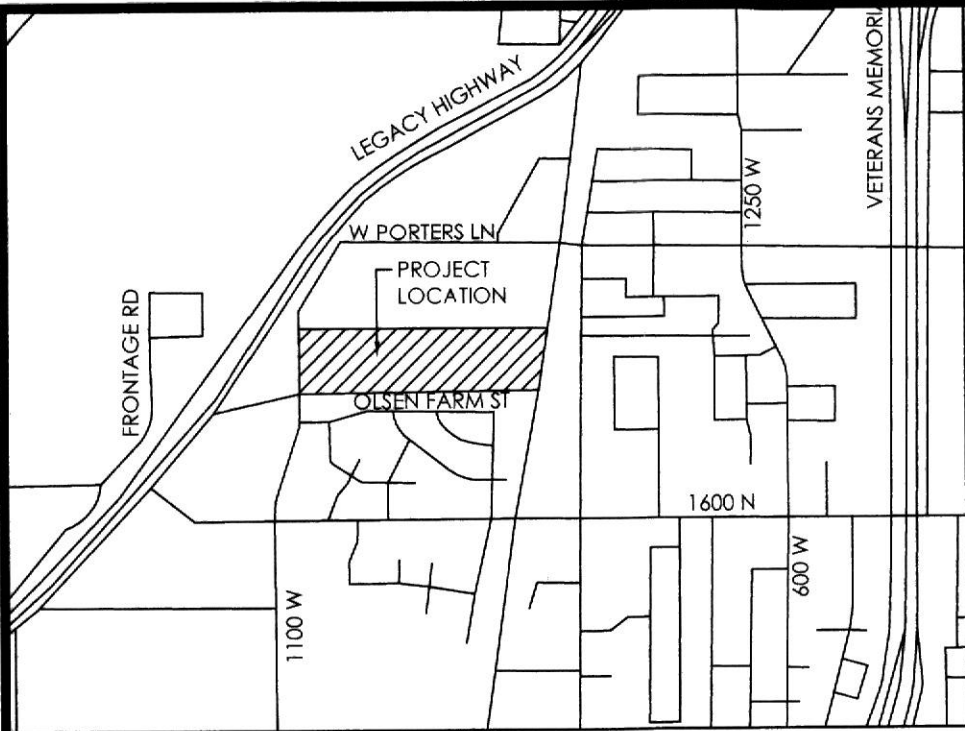
STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF

West Bountiful City

DATE 10-16-2018 TIME 9:44 am. BOOK 7121 PAGE 40

\$102.00
FEE

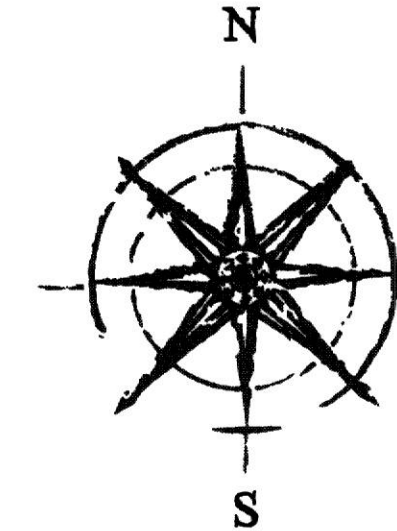
Richard W. Sadoway
COUNTY RECORDER



VICINITY MAP
N.T.S.

MOUNTAIN VIEW ESTATES

LOCATED IN THE NW 1/4 OF SECTION 13, T2N, R1W,
SALT LAKE BASE & MERIDIAN
WEST BOUNTIFUL CITY, DAVIS COUNTY, UTAH



GRAPHIC SCALE

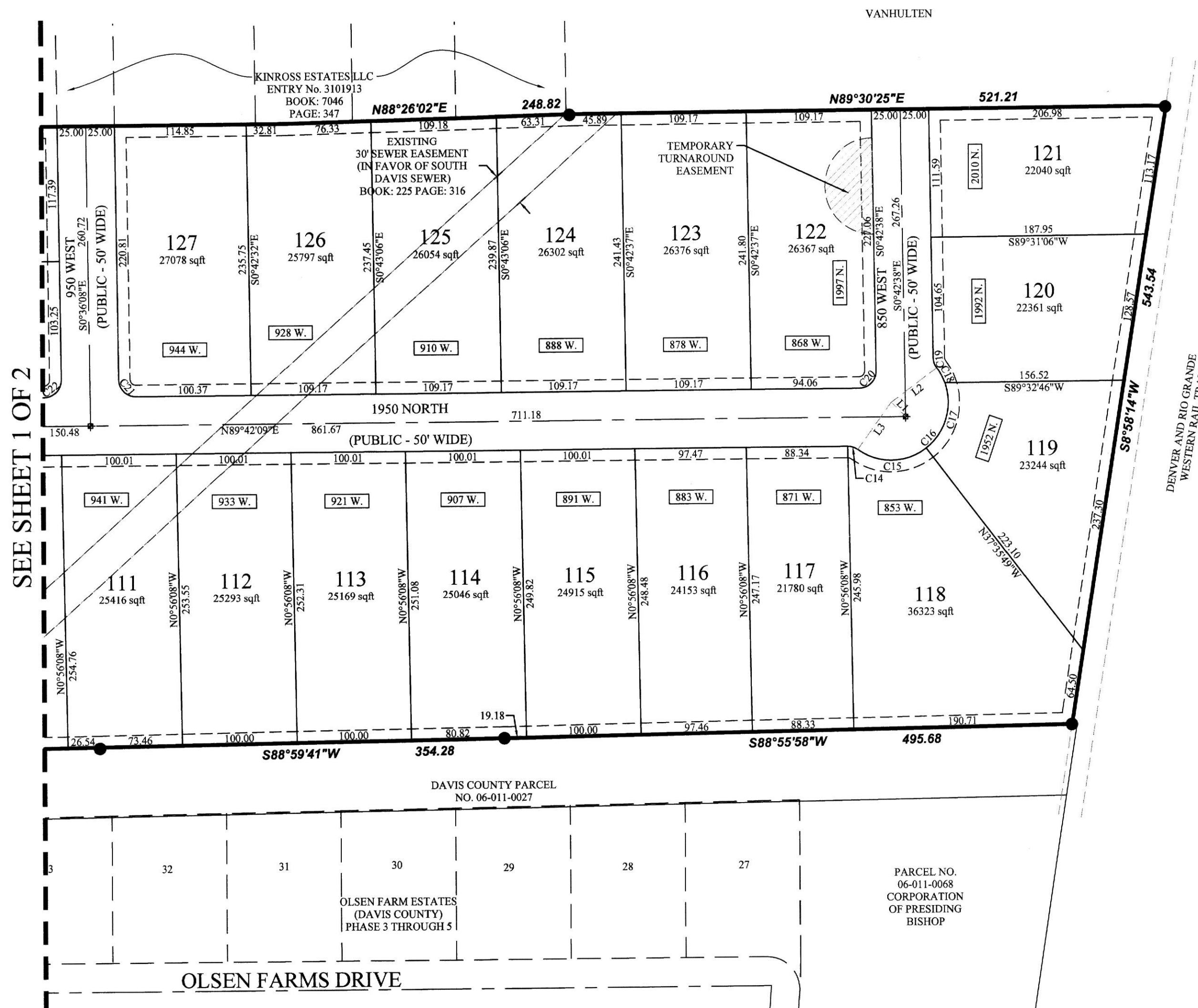
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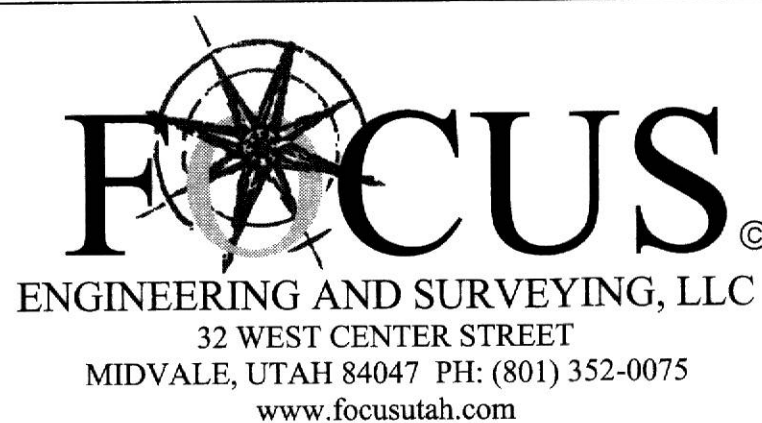


Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	90°09'23"	23.60	S44°12'20"W	21.24
C2	510.00	3°20'08"	29.69	S87°36'58"W	29.69
C3	510.00	2°12'18"	19.63	S84°50'45"W	19.63
C4	460.00	2°37'31"	21.08	S85°03'21"W	21.07
C5	460.00	2°54'55"	23.41	S87°49'34"W	23.40
C6	510.00	13°17'09"	118.26	S82°38'28"W	117.99
C7	510.00	4°43'56"	42.12	N73°37'55"E	42.11
C8	1475.00	3°00'14"	77.33	N72°46'04"E	77.32
C9	1475.00	4°07'33"	106.22	S76°19'58"W	106.19
C10	1475.00	18°26'12"	474.63	S80°29'03"W	472.58
C11	1475.00	4°04'17"	104.81	S80°25'53"W	104.79
C12	1475.00	4°02'17"	103.95	S84°29'10"W	103.93
C13	1475.00	3°11'51"	82.31	S88°06'14"W	82.30
C14	15.00	36°07'44"	9.46	N72°13'59"W	9.30
C15	50.00	73°25'42"	64.08	S89°07'02"W	59.78
C16	50.00	162°40'14"	141.96	N44°29'46"E	98.86
C17	50.00	72°00'22"	62.84	S16°24'00"W	58.78
C18	50.00	17°14'10"	15.04	S28°13'16"E	14.98
C19	15.00	36°07'44"	9.46	S18°46'29"E	9.30
C20	15.00	90°24'52"	23.67	N44°29'45"E	21.29
C21	15.00	89°41'43"	23.48	S45°27'00"E	21.16
C22	15.00	90°18'17"	23.64	N44°33'00"E	21.27
C23	1525.00	2°15'25"	60.07	N88°34'26"E	60.07
C24	1525.00	3°29'35"	92.97	N85°41'56"E	92.96

Line Table		
LINE	DIRECTION	LENGTH
L1	S45°30'17"E	17.74
L2	S53°09'39"W	50.00
L3	S35°49'53"W	50.00

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C25	1525.00	3°31'18"	93.73	N82°11'29"E	93.72
C26	1525.00	18°26'12"	490.71	S80°29'03"W	488.60
C27	1525.00	3°24'07"	90.54	N78°43'47"E	90.53
C28	1525.00	3°17'25"	87.58	N75°23'01"E	87.56
C29	1525.00	2°28'22"	65.81	N72°30'08"E	65.81
C30	460.00	2°51'31"	22.95	N72°41'43"E	22.95
C31	460.00	18°01'05"	144.66	N80°16'30"E	144.06
C32	460.00	15°09'33"	121.71	N81°42'15"E	121.35
C33	15.00	90°00'00"	23.56	S45°42'58"E	21.21
C34	175.00	29°17'01"	89.44	S13°55'33"W	88.47
C35	175.00	27°35'33"	84.28	S13°04'48"W	83.46
C36	175.00	1°41'28"	5.17	S27°43'19"W	5.17
C37	225.00	8°10'05"	32.08	N24°29'01"E	32.05
C38	225.00	29°17'01"	115.00	S13°55'33"W	113.75
C39	225.00	21°06'56"	82.92	N09°50'30"E	82.45
C40	15.00	84°27'34"	22.11	N41°30'49"E	20.16
C41	460.00	5°32'26"	44.48	N86°30'49"E	44.47
C42	15.00	89°50'37"	23.52	S45°47'40"E	21.18
C43	485.00	5°32'26"	46.90	N86°30'49"E	46.88
C44	485.00	5°32'26"	46.90	S86°30'49"W	46.88
C45	200.00	29°17'01"	102.22	S13°55'33"W	101.11
C46	485.00	18°01'05"	152.52	N80°16'30"E	151.89
C47	1500.00	18°26'12"	482.67	S80°29'03"W	480.59

SHEET 2 OF 2



RELEASE OF EASEMENT ENTRY 3219137

RECORDED # 3122879
STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF
West Bountiful City
DATE *10-16-2018* TIME *9:44 a.m.* BOOK *7121* PAGE *40*
FEE \$ *102.00*
COUNTY RECORDER *Rickard Thompson*



MEMORANDUM



TO: Mayor and City Council

DATE: August 2, 2024 **FROM:**

Kris Nilsen, City Engineer

RE: Request to Defer the Construction of Public Improvements to the Frontage of The South Davis Sewer District (SDSD) New Administration Building Site (Parcel 06-031-0030), 1100 N at Shoreland Drive.

This memo addresses a request to defer the construction of public improvements for the proposed SDSD Administration Building Site. Public improvements are required to be installed under WBC 15.08.050 Public Improvements Required for Building Permit Approval, but public improvements or a portion of, may be deferred by agreement when the city council finds compelling reasons why the city's interests are better served by deferring the construction.

Background

The building permit for the proposed SDSD Administration Building Site has been issued with the condition that staff review the site plans and SDSD staff and consultants will address any comments. The SDSD site plan shows the administration building site has 210 feet of frontage on Shoreland Drive (see attached exhibit "A"). The new administration building is to be located on parcel 06-031-0030 which has approximately 510 feet of frontage on Shoreland Drive. The frontage of the entire SDSD site and the properties to the north and south along Shoreland drive currently have only a gravel shoulder next to the existing asphalt street for public improvements.

SDSD is aware of the requirement to construct public improvements as a condition of a building permit. SDSD has submitted a request to the city council to defer the required improvements (see attached exhibit "B"). Their request is that the City Council grant a deferment to install the required public improvements until such time as curb and sidewalk is extended from the 500 South Trailhead Parking Lot as part of a larger project. The city's standard deferral agreement grants the city council the discretion to call improvements due.

Analysis

Rationale in favor of granting the deferment request:

1. This area of Shoreland Drive should be designed as a larger project, most of which is currently outside of city limits.

Rationale to deny the deferment request:

1. A deferment is an exception to the requirement.
2. Continuing to defer improvements delays the completion of full improvements in this area.

3. Calling deferment agreements due is often challenging for municipalities.

Staff Recommendation

Staff are supportive of granting the deferment. However, all parties should acknowledge that on-going infrastructure improvements may warrant the construction of some or all of the deferred improvements in the not-so-distant future.

Possible Motion

A motion to approve the deferral could be: "I make the motion that the city council finds that there are compelling reasons why the city's interests are better served by deferring the construction of certain public improvements related to the proposed SDSD Administration Building Permit, and that the mayor is hereby authorized to execute the city's standard Extension for Off-Site Improvements Agreement, subject to review by the city engineer and city attorney."

EXHIBIT A



EXHIBIT B
SDSD REQUEST FOR DEFERRAL OF PUBLIC IMPROVEMENTS

From: Matthew Myers <mmyers@sdsd.us>
Sent: Friday, July 26, 2024 4:02 PM
To: Kris Nilsen <knilsen@wbcity.org>
Cc: Lanese Hendrickson <lhendrickson@sdsd.us>; Brad Rasmussen <brad.rasmussen@aquaeng.com>
Subject: Deferral Request: Shoreland Drive

Kris,

In light of Addison's email today, I am writing to request that the City consider deferring improvements to Shoreland Dr. adjacent to the District's future Administration building. This request includes all public curb and gutter, sidewalk, storm drain, and street widening improvements along the frontage of the District Project. We believe that this deferral will be in the best interest of the project. Thank you for your consideration in this matter.

Matt Myers, PE
General Manager

South Davis Sewer District

Office Location (& FedEX): 1800 West 1200 North West Bountiful, Utah
Mailing Address (USPS): P.O. Box 140111 | Salt Lake City | Utah | 84114-0111
801.295.3469 (Office) | 801.232.7017(Mobile)

MEMORANDUM



TO: Mayor and City Council

DATE: August 2, 2024

FROM: Staff

RE: 1200 N Road Project

This memo presents the results of the recent request for bids for a widening project on 1200 N, and associated options for the council's consideration.

Background

1200 N between 1100 W and the trailhead currently has a width of 24' of asphalt pavement, and in many sections this asphalt has significantly deteriorated. The city's current standard pavement width is a minimum of 29', and with the traffic and size of trucks associated with the new public works facility, staff believe it is necessary to widen the current road. The existing asphalt surface would be milled, and 5" of new asphalt depth re-laid. Because this project is needed for the new facility, remaining bond proceeds of up to \$945,000 are available for the widening. Anything beyond this would need to come from the Streets Property Tax Fund or the Capital Projects Fund.

In conjunction with the road project, staff also designed an option for further expanding the asphalt for improved pedestrian/bicycle access to the Legacy Trail. An additional bid option adds 9' feet of asphalt (at 3" depth) for a dual direction trail on the north side of the road, with the intent that it be physically separated from the road using vertical delineators and concrete blocks to be installed by the city. This portion of the project could be funded through RAP funds.

Bid Results

The city designed and bid this project using its standard advertising methods. However, only one bid was received. Staff believes that the limited response was due to the time of year, with most contractors already having a full schedule of project.

The bid results are as follows:

	Schedule A (no trail)	Schedule B (trail)
Post Asphalt	\$910,949	\$1,271,132
Engineer's Estimate Range	\$757,875-\$1,094,709	\$1,046,460 - \$1,511,553

Staff carefully reviewed the line-item bid, and makes the following observations:

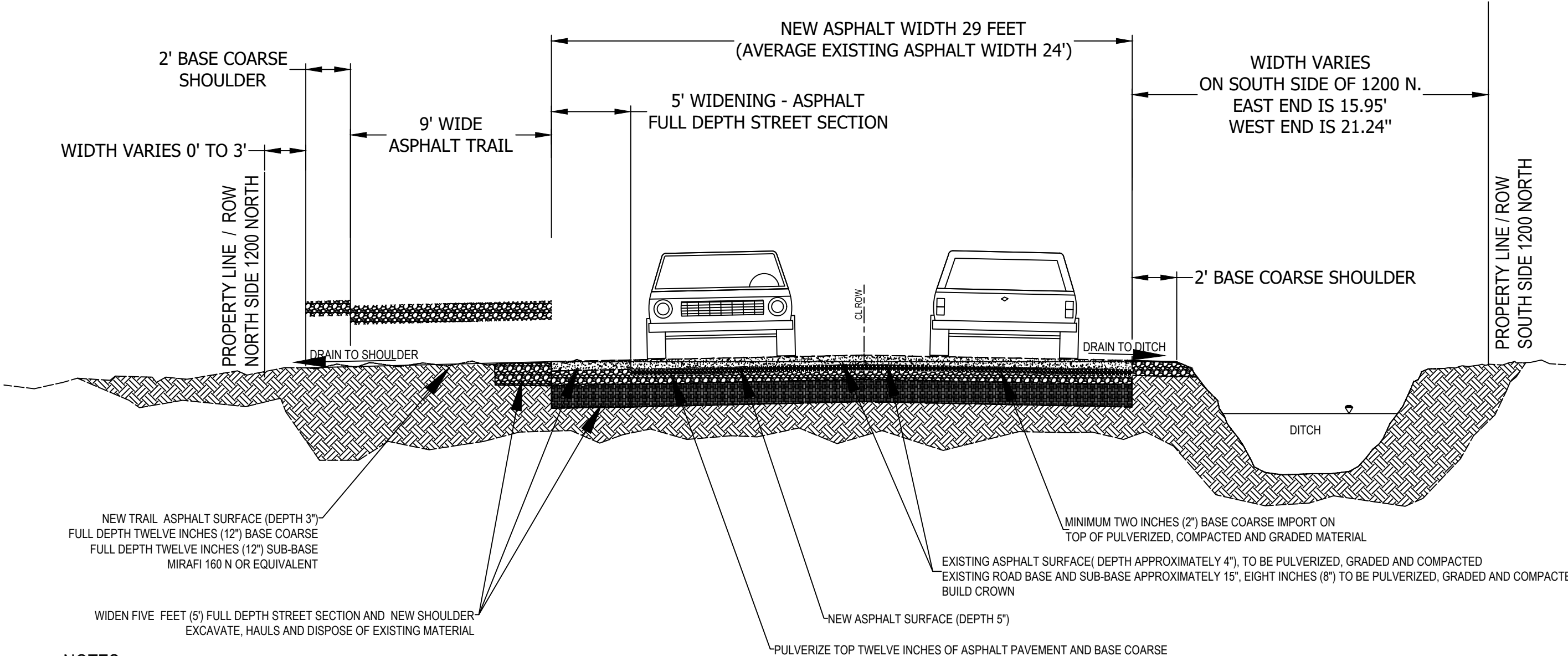
- The bid is generally well within the engineer's estimates and expectations;
- There are several quantity-based line items that will likely come in lower than bid. For example, the tonnage of import fill will likely be significantly lower than the 5,498 tons included in the bid;
- The city has had positive experience with this contractor.

Based on these findings, staff is comfortable moving forward with this bid.

Council Options

1. Award the full project (Schedule B), not to exceed \$1,271,132.
 - a. Staff estimates that the additional materials to be installed by the city to be an additional \$20,000
2. Award just the additional 5' widening (Schedule A - no trail), not to exceed \$910,949
3. Based on the limited response, re-bid the project in early 2025.
 - a. This will result in an additional snowplow season with the narrow road;
 - b. This project would have to be managed in conjunction with other planned road projects such as 660 W and 1100 W;
 - c. There is no guarantee that a future bid will be lower in cost.

1200 NORTH STREET WITH WIDENING (NO TRAIL)
SCHEDULE "A" STREET CROSS-SECTION



NOTES:

1. START AT EAST END OF 1200 NORTH AT CONNECTION TO THE WEST SIDE OF 1100 WEST
2. END AT EXISTING CURB AT TURN-AROUND AT WEST END OF 1200 NORTH
3. MILL EXISTING ASPHALT AND DISPOSE OF PROPERLY
4. PLACE BASE COARSE ON EXISTING STREET SUB-BASE, GRADE AND COMPACT 2% MIN. CROWN
5. EXCAVATE AND PLACE IMPORT UNDER NEW ASPHALT TRAIL
8. EXCAVATE AND REPLACE SOUTH SHOULDER NEAR DITCH
9. PLACE NEW ASPHALT - 5" DEPTH ON STREET (MATCH EXISTING LOCATION)
10. PLACE NEW ASPHALT - 3" DEPTH ON TRAIL
11. EXCAVATE AND REPLACE SOUTH SHOULDER NEAR DITCH

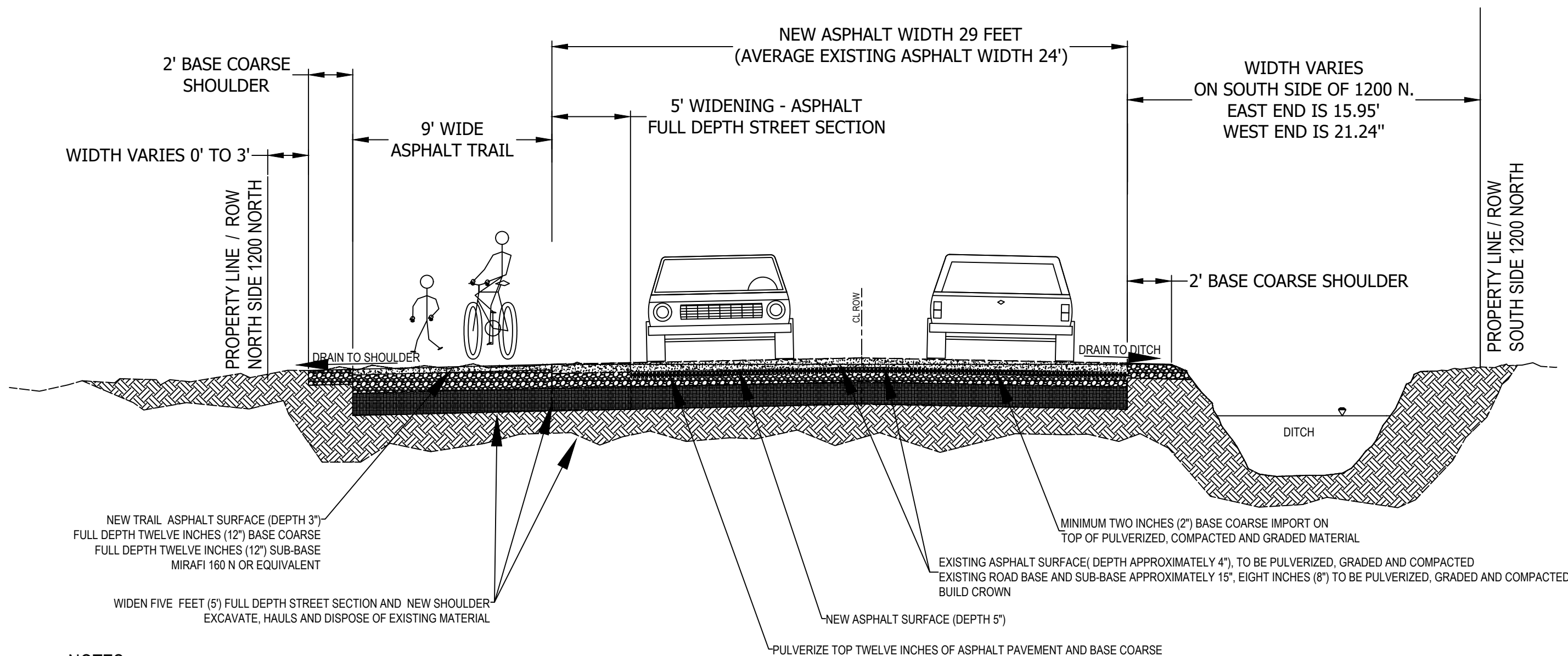
NO.	DATE	REVISIONS	DRAWN BY: KEN FILE NAME: C-03 DATE: 07-02-2024	WEST BOUNTIFUL CITY 550 North 800 West West Bountiful, UT 84087 Office: 801.292.4486 Fax: 801.292.6355 www.wbcity.org	

1200 N STREET ASPHALT PULVERIZE, GRADE, COMPACT,
WIDEN STREET AND PLACE 29 FT WIDTH ASPHALT

DETAILS STREET CROSS-SECTION	PROJECT NO. 24.008	
	SHEET NO. G-03	
	SCALE	NTS 3 OF 15

1200 NORTH STREET WITH WIDENING AND TRAIL IMPROVEMENTS

SCHEDULE "B" STREET CROSS-SECTION



NOTES:

1. START AT EAST END OF 1200 NORTH AT CONNECTION TO THE WEST SIDE OF 1100 WEST
2. END AT EXISTING CURB AT TURN-AROUND AT WEST END OF 1200 NORTH
3. MILL EXISTING ASPHALT AND DISPOSE OF PROPERLY
4. PLACE BASE COARSE ON EXISTING STREET SUB-BASE, GRADE AND COMPACT 2% MIN. CROWN
5. EXCAVATE AND PLACE IMPORT UNDER NEW ASPHALT TRAIL
8. EXCAVATE AND REPLACE SOUTH SHOULDER NEAR DITCH
9. PLACE NEW ASPHALT - 5" DEPTH ON STREET (MATCH EXISTING LOCATION)
10. PLACE NEW ASPHALT - 3" DEPTH ON TRAIL
11. EXCAVATE AND REPLACE SOUTH SHOULDER NEAR DITCH

PART 3 PRICE SCHEDULES

3.1 BASE BID SCHEDULE "A"

Item No.	Description	Estimated Quantity	Unit	Unit Price	Amount
1	Mobilization	1	LS	\$ ~~45,000.00~~	\$ 45,000
2	Traffic Control	1	LS	\$ ~~15,000.00~~	\$ 15,000
3	Saw Cut Asphalt	252	LF	\$ ~~2.00~~	\$ 504
4	Saw Cut concrete	152	LF	\$ ~~3.00~~	\$ 456
5	Pre-Lower Manhole	4	EA	\$ ~~515.00~~	\$ 2,060
6	Pre-Lower Valve	7	EA	\$ ~~430.00~~	\$ 3,010
7	Pre-Lower Monument Includes Savage Removal	1	EA	\$ ~~515.00~~	\$ 515
8	Pulverize Existing Asphalt and Sub Material Minimum Twelve-Inch Depth (12")	9,040.0	SY	\$ 2.35	\$ 21,244
9	Dispose of 10% of Pulverized Material	332	CY	\$ ~~35.00~~	\$ 11,620
10	Grade and Compact Pulverized Material ready to Place and Compact Base Coarse on top	9,040.0	SY	\$ 1.35	\$ 12,204
11	Spot Repair 24 Inch Depth (Over Excavation, Base Coarse, 4" minus Crushed rock as Sub-base on Geotextile Fabric)	2,260.0	SY	\$ ~~48.00~~	\$ 108,480
12	Excavate and Dispose of Existing organic and Sub Material for Widening of Street Section	1,823	CY	\$ ~~38.00~~	\$ 69,274
13	Sub-Base 12" Depth, Import Fill Under Asphalt Widening and as Embankment Fill Where Needed.	3,255	TON	\$ ~~30.00~~	\$ 97,650
14	Commercial Base Coarse 8" Depth for Street Widening	902	TON	\$ ~~36.00~~	\$ 32,472
15	Commercial Base Coarse 12" Depth for New Shoulder on Street Widening	541	TON	\$ ~~40.00~~	\$ 21,640

16	Commercial Base Coarse (depth varies 2" to 6") on Surface of Compacted Pulverized Material to Create 2% Crown, Grade and Compact Ready for New Asphalt	2,212	TON	\$ <u>28.⁰⁰</u>	\$ <u>61,936</u>
17	Asphalt Surface 5" Depth	3,540	TON	\$ <u>93.⁰⁰</u>	\$ <u>329,220</u>
18	Re-Shoulder New Asphalt and Repair Existing Gravel Shoulder	6,780.0	LF	\$ <u>1.25</u>	\$ <u>8,475</u>
19	Reset Street Monument (Survey)	1	EA	\$ <u>500.⁰⁰</u>	\$ <u>500</u>
20	Concrete Collar Street Monument	1	EA	\$ <u>1,000.⁰⁰</u>	\$ <u>1,000</u>
21	Concrete Collar Manhole	3	EA	\$ <u>1,000.⁰⁰</u>	\$ <u>3,000</u>
22	Concrete Collar Valve	7	EA	\$ <u>650.⁰⁰</u>	\$ <u>4,550</u>
23	Remove and Restore 4" Depth of Asphalt Driveway or Cart Path	758	SF	\$ <u>8.⁰⁰</u>	\$ <u>6,064</u>
24	Remove Replace Field Fence	125	LF	\$ <u>15.⁰⁰</u>	\$ <u>1,875</u>
25	Remove and Restore Mailbox	1	EA	\$ <u>500.⁰⁰</u>	\$ <u>500</u>
26	Restore Front Yard Landscaping of Type, Sod, Plants, Bushes Sprinkler, Irrigation and Similar Type Materials	465	SF	\$ <u>10.⁰⁰</u>	\$ <u>4,650</u>
27	Restore Front Yard Landscaping of Type, Gravel, Rock, Dry-Scape, Sprinkler and Similar Type Materials	155	SF	\$ <u>10.⁰⁰</u>	\$ <u>1,550</u>
28	Maintain Driveway Ramp to Residents Private Driveways	17	EA	\$ <u>500.⁰⁰</u>	\$ <u>8,500</u>
29	SWPPP and BMP's	1	LS	\$ <u>38,000.⁰⁰</u>	\$ <u>38,000</u>
	BID TOAL	\$ <u>910,949.00</u>			

Nine hundred ten thousand nine hundred forty-nine dollars

PART 3 PRICE SCHEDULES

3.1 BASE BID SCHEDULE "B"

Item No.	Description	Estimated Quantity	Unit	Unit Price	Amount
1	Mobilization	1	LS	\$ ~~45,000.00~~	\$ 45,000
2	Traffic Control	1	LS	\$ ~~15,000.00~~	\$ 15,000
3	Saw Cut Asphalt	252	LF	\$ 2.00	\$ 504
4	Saw Cut concrete	212	LF	\$ 3.00	\$ 636
5	Pre-Lower Manhole	4	EA	\$ 515.00	\$ 2,060
6	Pre-Lower Valve	8	EA	\$ 430.00	\$ 3,440
7	Pre-Lower Monument Includes Savage Removal	1	EA	\$ 515.00	\$ 515
8	Pulverize Existing Asphalt and Sub Material Minimum Twelve-Inch Depth (12")	9,040	SY	\$ 2.35	\$ 21,244
9	Dispose of 10% of Pulverized Material	332	CY	\$ 35.00	\$ 11,620
10	Grade and Compact Pulverized Material ready to Place and Compact Base Coarse on top	9,040	SY	\$ 1.35	\$ 12,204
11	Spot Repair 24 Inch Depth (Over Excavation, Base Coarse, 4" minus Crushed rock as Sub-base on Geotextile Fabric)	3,108	SY	\$ 48.00	\$ 149,184
12	<i>Excavate and Dispose of Existing organic and Sub Material for Widening of Street Section and NEW TRAIL</i>	2,236	CY	\$ 38.00	\$ 84,968

13	<i>Sub-Base 12" Depth Import Fill, Under Portions of the Asphalt Widening, Portions of the NEW TRAIL and as Embankment Fill Where Needed.</i>	5,498	TON	\$	\$
				28. ⁰⁰	153,944
14	Commercial Base Coarse 8" Depth for Street Widening	902	TON	\$	\$
				36. ⁰⁰	32,472
15	Commercial Base Coarse 12" Depth for NEW TRAIL AND NEW SHOULDER ON TRAIL	3,244	TON	\$	\$
				40. ⁰⁰	129,760
16	Commercial Base Coarse (depth varies 2" to 6") on Surface OF Compacted Pulverized Material to Create 2% Crown, Grade and Compact Ready for New Asphalt	2,212	TON	\$	\$
				28. ⁰⁰	61,936
17	Asphalt Surface 5" Depth	3,767	TON	\$	\$
				93. ⁰⁰	350,331
18	Re-Shoulder New Asphalt and Repair Existing Gravel Shoulder	6,780	LF	\$	\$
				1.25	8,475
19	Reset Street Monument (Survey)	1	EA	\$	\$
				500. ⁰⁰	500
20	Concrete Collar Street Monument	1	EA	\$	\$
				1,000. ⁰⁰	1,000
21	Concrete Collar Manhole	4	EA	\$	\$
				1,000. ⁰⁰	4,000
22	Concrete Collar Valve	8	EA	\$	\$
				650. ⁰⁰	5,200
23	Remove and Restore 4" Depth of Asphalt Driveway or Cart Path	758	SF	\$	\$
				8. ⁰⁰	6,064
24	Remove Replace Field Fence	665	LF	\$	\$
				15. ⁰⁰	9,975
25	Remove and Restore Mailbox	2	EA	\$	\$
				500. ⁰⁰	1,000
26	Restore Front Yard Landscaping of Type, Sod, Plants, Bushes Sprinkler, Irrigation and Similar Type Materials	805	SF	\$	\$
				10. ⁰⁰	8,050
27	Restore Front Yard Landscaping of Type, Gravel, Rock, Dry-Scape, Sprinkler and Similar Type Materials	155	SF	\$	\$
				10. ⁰⁰	1,550
28	Maintain Driveway Ramp to Residents Private Driveways	18	EA	\$	\$
				500. ⁰⁰	9,000
29	SWPPP and BMP's	1	LS	\$	\$
				38,000. ⁰⁰	38,000
30	Relocate Existing Fire Hydrant (Move Farther Back)	1	EA	\$	\$
				2,500. ⁰⁰	2,500

31	Remove Existing Fire Hydrant/valve and Replace with New Fire Hydrant and valve Complete (Valve, Tee, Parts, Pipe Etc.) Place New Valve Near Main and New hydrant near North ROW	3	EA	\$ 12,000. ⁰⁰	\$ 36,000
32	Asphalt Trail Surface Three-Inch (3") Depth	580	TON	\$ 110. ⁰⁰	\$ 63,800
33	Demolish Existing Concrete Flatwork, Driveway, etc.	240	Square Foot	\$ 5. ⁰⁰	\$ 1,200
	BID TOAL	\$ 1,271,132			

One million two hundred seventy-one thousand one hundred thirty-four

PART 4 MEASUREMENT AND PAYMENT

4.1 GENERAL

- A. Units of measurement are listed above in the price schedule(s).
- B. Measurement and payment procedures follow APWA Section 01 29 00.
- C. ENGINEER will take all measurements and compute all quantities.
- E. CONTRACTOR will verify measurement and quantities.
- D. CONTRACTOR will provide all equipment, workers, and survey crews to assist ENGINEER in making measurements.

F. ONLY ONE SCHEDULE WILL BE AWARDED, EITHER SCHEDULE "A" OR SCHEDULE "B", NOT BOTH

4.2 SCOPE

- A. This section provides a description of the items in the attached Bid Schedule "B". The quantities of work or material stated in unit price items of the Bid are supplied only to give an indication of the general scope of the WORK; the OWNER does not expressly or by implication agree that the actual amount of work or material will correspond therewith, and reserves the right after award to increase or decrease the quantity of any unit price item of the WORK without a change in the unit price, and shall include the right to delete any Bid item in its entirety. Payment for materials and labor will be

MEMORANDUM



TO: Mayor and City Council

DATE: August 6th, 2024

FROM: Remington Whiting

RE: Resolution 560-24 – A Resolution of the West Bountiful City Council Approving Procedures for Electronic Meetings

This memo introduces a proposed resolution updating policies on electronic public meetings.

Background

The Utah State Legislature recently adopted amendments to UCA 52-4-207 regarding Electronic Meetings. The changes included require that the city update previously adopted policies. The proposed resolution updates the following:

- How and when electronic meetings may be requested.
- How a member may attend through electronic connection.
- The amount of time that a notice must be posted before an electronic meeting.
- Setting an anchor location, or a place where the public may participate in the meeting.
- Under what circumstances that an anchor location would not be necessary to protect the public.

Recommendation

Staff recommends the Council approve Resolution 560-24 so that the city may be in compliance with state statutes.

WEST BOUNTIFUL CITY

RESOLUTION NO. 560-24

A RESOLUTION OF THE WEST BOUNTIFUL CITY COUNCIL APPROVING PROCEDURES FOR ELECTRONIC MEETINGS

WHEREAS, West Bountiful City (the “**City**”) is a political subdivision of the State of Utah subject to the Open and Public Meetings Act, *Utah Code Ann.* § 52-4-101, *et seq.*, as amended (the “**Act**”);

WHEREAS, Section 52-4-207(2) of the Act requires public bodies desiring to hold an electronic meeting to adopt a resolution, rule, or ordinance governing the use of electronic meetings;

WHEREAS, the City desires to comply with the Act by adopting procedures related to electronic meetings of the City;

NOW, THEREFORE, BE IT RESOLVED by the City Council as follows:

1. PROCEDURES. The City will abide by the following procedures with respect to electronic meetings:

a. Request for Electronic Meeting. The Mayor, as Chair of the City Council; Youth Mayor, as Chair of the Youth City Council; or Chair of other City commissions or boards subject to the Act (collectively, the “**Chair**”), may request an electronic meeting when holding a live meeting is impracticable, is prohibited by law or other governmental order, or would present a substantial risk to the health and safety of those who may be present. In the Mayor’s absence, the Mayor *Pro Tempore* may request an electronic meeting. In the absence of the Chair (other than the Mayor), a designated City officer may request an electronic meeting. In all other cases, regular meetings of the City Council and other public bodies will be held in person at City Hall or another designated location.

b. Attendance at Meeting Through Electronic Connection. If in-person attendance at a live meeting is impracticable or otherwise excused, a member of the public body or staff may make a request to the City Recorder or designee to attend the meeting through an electronic video, audio, or both video and audio connection (collectively, “**Electronic Connection**”), in accordance with the Act. A member of the public body participating through an Electronic Connection will be considered in attendance for purposes of determining a quorum. Voting by members attending through an Electronic Connection will be recorded as called for by the Chair in accordance with normal procedures for members attending in person. (For example, the Chair may ask for a roll call vote on matters for which a roll call vote is required or desired.)

c. Notice. Notice of any electronic meeting will be given as provided in the Act. At least 24 hours before the electronic meeting is scheduled to begin, the public body will provide each member of the public body a description of how to connect to the meeting.

d. Anchor Location; Public Comment. The City will establish, and specify in the notice for an electronic meeting, an anchor location for the electronic meeting (normally, City

Hall). Space and facilities will be provided at the anchor location so that interested persons and the public may attend and monitor and participate, as allowed by the Mayor, other Chair, or designee, in the open portions of the meeting. Nothing in this Resolution requires the City to accept comments from the public during an electronic meeting, but the notice may invite members of the public to submit comments to the Mayor, other Chair, or designee electronically in advance of the meeting; or the Mayor, other Chair, or designee, in his or her discretion, may allow public comments during the meeting by Electronic Connection.

e. Compliance with the Act. In all other respects, the City will comply with provisions of the Act regarding electronic meetings.

2. ELECTRONIC MEETING WITHOUT ANCHOR LOCATION.

a. Determination in Advance of Meeting. A public body may conduct an electronic meeting without an anchor location if the Mayor or other Chair determines in writing that conducting the meeting with an anchor location presents a substantial risk to the health or safety of those present or who would otherwise be present at the anchor location, or the location where the public body would normally meet has been ordered closed to the public for health or safety reasons. In such event, the public notice for the meeting must include (a) a statement describing the Mayor's or other Chair's determination; (b) a summary of the facts upon which the determination is based; and (c) information on how a member of the public may participate in the meeting remotely by electronic means. The written determination described in this section will expire thirty (30) days after the day on which the Mayor or other Chair makes the determination.

b. Determination During Meeting. The requirement of an anchor location for an electronic meeting does not apply if, during the course of the electronic meeting, the Mayor or other Chair determines that continuing to conduct the electronic meeting with an anchor location presents a substantial risk to the health or safety of those present at the anchor location and announces the determination and states a summary of the facts upon which the determination is made. In such event, the electronic meeting may continue without an anchor location if the public body has provided means by which members of the public who are not physically present at the anchor location may participate in the electronic meeting remotely by electronic means.

3. PRIOR RESOLUTIONS. This Resolution supersedes all prior resolutions regarding electronic meetings, including Resolution No. 478-20, adopted September 1, 2020.

4. EFFECTIVE DATE. This Resolution will be in full force and effect immediately upon its adoption and approval.

[Signatures on following page.]

ADOPTED AND APPROVED by the West Bountiful City Council, August 6, 2024.

Kenneth Romney, *Mayor*

ATTEST:

Remington Whiting, *City Recorder*

VOTING:

James Ahlstrom	Yea _____	Nay _____
Jenn Nielsen	Yea _____	Nay _____
Kelly Enquist	Yea _____	Nay _____
Mark Preece	Yea _____	Nay _____
Dell Butterfield	Yea _____	Nay _____

PENDING – Not Yet Approved

Minutes of the West Bountiful City Council meeting held on **Tuesday, July 16, 2024**, at West Bountiful City Hall, 550 N 800 West, Davis County, Utah.

Those in attendance:

MEMBERS: Mayor Kenneth Romney, Council members James Ahlstrom, 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), Addison Jenkins (Community Development), and Remington Whiting (City Recorder)

PUBLIC: Alan Malan, Richmond Thornley, Kimberly Staker, Melissa Morley, Haven Dickson, Bre Dickson, John Jensen, Kara Kol, Simon Mortensen,

EXCUSED: Council member Dell Butterfield

Mayor Romney called the meeting to order at 7:36 pm. Mark Preece gave an invocation, and the Pledge of Allegiance was led by Jenn Nielsen.

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

Kara Kol – 755 N 700 W – She asked what had been done regarding the school drop of on 750 W. Chief Erikson explained that they are arranging a meeting with the school district to continue to work on potential solutions.

3. Resolution #558-24 – A Resolution Consenting to the Appointment of Haven Dickson as Youth City Council Advisor.

Mayor Romney introduced Haven Dickson as the new Youth City Council Advisor. Council member Nielsen expressed her appreciation to the advisors.

MOTION: *Jenn Nielsen made a motion to adopt Resolution #558-24 – A Resolution Consenting to the Appointment of Haven Dickson as Youth City Council Advisor. Mark Preece seconded the motion.*

The vote was recorded as follows:

Kelly Enquist – Aye Jenn Nielsen– Aye
Mark Preece – Aye

Council member James Ahlstrom arrived.

4. Resolution #559-24 – A Resolution Finding that a Station Area Plan for Woods Cross Frontrunner Station is Impracticable for Area within West Bountiful City

Duane explained that after conducting a study, the conclusion was that it was unreasonable to have a Station Area Plan in West Bountiful City. John Jensen provided a presentation and explained that based on the location of the refinery, it would be impracticable to meet the 4 requirements from the state for a station area plan.

MOTION: *Kelly Enquist made a motion to adopt Resolution #559-24 – A Resolution Finding that a Station Area Plan for Woods Cross Frontrunner Station is Impracticable for Area within West Bountiful City. Mark Preece seconded the Motion which PASSED.*

The vote was recorded as follows:

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

5. Consider Award of Playground Equipment for up to \$186,557.80.

Duane explained that over the last few months the city has been looking at different options for replacement playground structures for the playground on the south end of the park. He then presented the different options to the council. Some discussion over the material for the canopies took place as well as their durability. Duane explained that a sidewalk would be placed around the playground and would lead out to the parking lot and the volleyball courts. The different colored options were discussed, along with the possibility of surveying the residents to see what colors would be preferred. The council decided that they wanted to include the canopies and would conduct a survey on Facebook to hear the opinions of citizens regarding the color of the playground.

MOTION: *Kelly Enquist made a motion to Approve the Award of Playground Equipment for up to \$186,557.80 to Big T Recreation. James Ahlstrom seconded the Motion which PASSED.*

The vote was recorded as follows:

James Ahlstrom – Aye

Kelly Enquist – Aye
Mark Preece – Aye

Jenn Nielsen– Aye

6. Consider Award for FY 25 Road Maintenance Work for \$75,731 (Holbrook Asphalt) and \$43,000 (Anderson Asphalt).

Steve presented road maintenance bids and said that he would like to separate the project into two separate companies. Steve explained that Holbrook warranties their product, and there will be a large amount of warranty work this year from previous seal coats. He then defined the difference between a seal coat and slurry. Council member Ahlstrom expressed some concern over slurry because of gravel potentially being thrown up while driving on the road. Steve explained that it is an improved product compared to what was used in the past and should bond better.

MOTION: *Jenn Nielsen made a motion to Approve the Award for FY 25 Road Maintenance Work for \$75,731 to Holbrook Asphalt and \$43,000 to Anderson Asphalt. Mark Preece seconded the Motion which PASSED.*

The vote was recorded as follows:

James Ahlstrom – Aye
Kelly Enquist – Aye
Mark Preece – Aye

Jenn Nielsen– Aye

7. Consider Purchase Approvals for Police Server, Police Statistical Software, Golf Spray Rig, and Golf Topdresser.

Duane explained that 3 out of the 4 items requiring purchase approvals were included in this year's budget. He also explained that the Spray Rig was included in last year's budget but they did not receive it. Josh was able to give a description of the Golf Spray Rig via phone call. He explained that it is used to spray chemicals on the course and that it is self-propelling vehicle.

MOTION: *James Ahlstrom made a motion to Approve the Purchase Approvals for Police Server, Police Statistical Software, Golf Spray Rig, and Golf Topdresser. Mark Preece seconded the Motion which PASSED.*

The vote was recorded as follows:

James Ahlstrom – Aye
Kelly Enquist – Aye
Mark Preece – Aye

Jenn Nielsen– Aye

8. Meeting Minutes from June 18th, 2024.

MOTION: *Mark Preece made a motion to approve the minutes from June 18th, 2024. Kelly Enquist seconded the motion which PASSED by unanimous vote of all members present.*

9. Staff Reports

Police – Brandon Erikson:

- 1100 W northbound speed sign is malfunctioning. Parts have been ordered.

Public Works – Steve Maughan

- Bathroom doors have been replaced on the large bowery.
- Working on irrigation system at the park.
- 1200 N project is set to open bids on Monday.
- Seal coats will be scheduled in late July or August.

Engineering - Kris Nilsen:

- 1100 W and 660 W are still in progress.

Community Development – Addison Jenkins

- 11 code enforcement cases have been resolved this past month.
- There are a total of 37 open cases.
- Addison will be leaving the city next month.

Administration – Duane Huffman

- Duane met with UDOT regarding I-15. They included a draft with a frontage road that is east of the Freeway. Duane will meet with the Thackeray and Chasebrook groups to discuss this proposal.
- Scheduled to meet the new community development director of Woods Cross City.
- The community survey results have been distributed and the survey coordinator will attend a future meeting to present the results.

10. Mayor/Council Reports

James Ahlstrom –

- Met with Dustin Simmons, the new refinery manager, and with the Danny Inkley, the Executive Director of Centerpoint Theatre.

Kelly Enquist –

- Expressed his gratitude for the 4th and said how much fun it was.

Jenn Nielsen –

- 4th of July was a success.
- Expressed her gratitude for the public works department and the volunteers that helped with the 4th.
- Somebody has agreed to help with the carnival or the parade for next year.

- The carnival was very well attended.
- YCC next meeting will be on August 8th. They will also be helping in the handcart parade in Bountiful.

Mark Preece –

- The Sewer District recently increased their rate.
- The north plant is almost ready to go out to bid. It has a pending building permit with the city. It will cost more than anticipated.

Mayor Romney –

- Shared his appreciation for everyone for the 4th of July celebration.

11. Adjourn

MOTION: *Kelly Enquist made a motion to adjourn this meeting of the West Bountiful City Council. Mark Preece 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 August 6th, 2024.

Remington Whiting, City Recorder