

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

Public Works Director
Steve Maughan

THE WEST BOUNTIFUL CITY COUNCIL WILL HOLD A REGULAR MEETING AT 7:30 PM ON TUESDAY, MAY 7, 2024, AT THE CITY OFFICES

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

1. Approve Agenda.
2. Public Comment - Two minutes per person; five minutes if on behalf of a group.
3. Public Hearing – Loveland Holdings LLC Proposed Annexation of 5.139 acres at approx. 1275 W 1600 N.
4. Ordinance #484-24, An Ordinance Amending the Municipal Zoning Map, Annexing Certain Real Property and Extending the Corporate Limits of West Bountiful City, Utah (for approximately 5.139 acres at 1275 W 1600 N).
5. Ordinance #485-24, An Ordinance Amending the West Bountiful Municipal Code 16.12.060 Regarding Flag Lots.
6. Presentation of Fiscal Year 2024/2025 Tentative Budget.
7. Ordinance #486-24, An Ordinance Enacting Title 8.14 of the West Bountiful Municipal Code Related to Sleeping and Camping on Public Property.
8. Consider Purchase Approval of Golf Course Cart Path Improvements for \$21,142.50.
9. Meeting Minutes from April 16, 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 May 3, 2024, by Remington Whiting, City Recorder.

Minutes of the West Bountiful City Council meeting held on **Tuesday, May 7th, 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), Addison Jenkins (Community Development), and Remington Whiting (City Recorder)

PUBLIC: Alan Malan, Simon Mortensen, Suzy Loveland, Dan Loveland, James Behunin, Chance Pope

EXCUSED:

Mayor Romney called the meeting to order at 7:32 pm. Mayor Romney gave an invocation, and the Pledge of Allegiance was led by Dell Butterfield.

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

James Behunin - 1360 N 950 W – He first shared his opinion on annexation and density issues in West Bountiful City. He then went on to explain he had supported a tax increase last year to increase the pay for police officers but is second guessing that decision now based on the balances in various city funds. He ended by sharing his opinion on the camping ordinance that would be discussed later, suggesting that it could be stronger.

3. Public Hearing – Loveland Holdings LLC Proposed Annexation of 5.139 acres at approx. 1275 W 1600 N.

Addison gave a description of the annexation. He recommended approving the annexation and recognizing it as a legal non-conforming use. Council member Ahlstrom asked how often non-conforming uses occurred with annexations. Steve Doxey explained that this is common. Loveland's intent to build additional buildings was also discussed.

MOTION: *Kelly Enquist made a motion to open the Public Hearing for the Loveland Proposed Annexation. Dell Butterfield seconded the Motion which PASSED by unanimous vote of all members present.*

No Comments

MOTION: *Mark Preece made a motion to close the Public Hearing for the Loveland Proposed Annexation. Jenn Nielsen seconded the Motion which PASSED by unanimous vote of all members present.*

- 4. Ordinance #484-24, An Ordinance Amending the Municipal Zoning Map, Annexing Certain Real Property and Extending the Corporate Limits of West Bountiful City, Utah (for approximately 5.139 acres at 1275 W 1600 N).**

MOTION: *Kelly Enquist made a motion to adopt Ordinance #484-24, An Ordinance Amending the Municipal Zoning Map, Annexing Certain Real Property and Extending the Corporate Limits of West Bountiful City, Utah (for approximately 5.139 acres at 1275 W 1600 N). Mark Preece 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 #485-24, An Ordinance Amending the West Bountiful Municipal Code 16.12.060 Regarding Flag Lots.**

Addison introduced the ordinance and said that the planning commission had recommended amending Title 16 of the city code, allowing the staff of flag lots to be used in calculating the total area of a lot in the A-1 zone.

MOTION: *Dell Butterfield made a motion to adopt Ordinance #485-24, An Ordinance Amending the West Bountiful Municipal Code 16.12.060 Regarding Flag Lots. Mark Preece 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	

- 6. Presentation of Fiscal Year 2024/2025 Tentative Budget.**

Duane presented the tentative budget and explained the process that would then follow. He explained several of the changes from earlier drafts that had the potential of balancing the General Fund. Highlights of the tentative budget included using bond proceeds to cover a portion of debt service for the public works facility; having the water fund begin covering its share of debt service for the public works facility; a 3.8% inflation increase to the pay scale; two new replacement police vehicles; one new replacement public works vehicle; the 660 W capital project; replacement of the south playground at the city park; and a spray rig at the golf

course. A potential donation to Centerpointe theatre was discussed – the consensus being that it would be for \$10K and not another until FY 26/27.

The council decided that they wanted some more time to review the tentative budget and asked that it be placed on the city council agenda for tentative adoption.

7. Ordinance #486-24, An Ordinance Enacting Title 8.14 of the West Bountiful Municipal Code Related to Sleeping and Camping on Public Property.

Chief Erikson introduced the camping ordinance. He stated that the department had reviewed other cities' ordinances when preparing this proposed ordinance and had been reviewed by Steve Doxey. It was clarified that there is currently a supreme court case that could affect this ordinance. The council also discussed shelters and high school teen centers in neighboring cities.

MOTION: *James Ahlstrom made a motion to adopt #486-24, An Ordinance Enacting Title 8.14 of the West Bountiful Municipal Code Related to Sleeping and Camping on Public Property. Mark Preece 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. Consider Purchase Approval of Golf Course Cart Path Improvements for \$21,142.50.

Several council members reviewed the proposed improvements and discussed future areas to look at.

MOTION: *Mark Preece made a motion to approve the Golf Course Cart Path Improvements for \$21,142.50. Dell Butterfield seconded the motion which PASSED by unanimous vote of all members present.*

9. Meeting Minutes from April 16, 2024.

MOTION: *James Ahlstrom made a motion to approve the minutes from April 16, 2024. Jenn Nielsen seconded the motion which PASSED by unanimous vote of all members present.*

10. Staff Reports

Public Works - Steve Maughan:

- Electrical contractor will start this week at the park. He thinks it will be done in 4-5 weeks.
- Roadside mowing continues. All the equipment is up and running now.
- 1200 N asphalt and substructure was tested. The substructure is looking good and will likely not require a full depth rebuild.

- Working with Holly oil on tree donations. Council member Nielsen asked where these trees would go. Steve explained that in the past, many trees have been donated to the golf course.
- Making progress on the lead and copper project.
- Interviews will be conducted this week for seasonal park help.
- Rocky Miller has turned in his two-week notice. Position has been posted and applications are coming in.
- Council member Butterfield asked if the city should be concerned about the spring runoff. Steve said that there shouldn't be any problems this year.

Engineering - Kris Nilsen:

- Kris continues to work on 1200 N, 1100 W and 660 W.
- Highgate #2 subdivision has re-applied and is currently under view. It received final approval several years ago, but too much time elapsed.

Community Development – Addison Jenkins

- Working with Jacobs Engineering and South Davis Sewer District on an odor study for the conditional use permit for the new expansion.
- Will be working on moderate income housing plans soon.
- Addison has been working on code enforcement issues, with a focus on properties with noxious weeds.

Administration – Duane Huffman

- Working on FY 2024 and FY 2025 Budget.
- Currently reviewing this year's legislation to see how the city may be affected.
- The city's web domain will change in the future to "wbcityut.gov". Moving to a ".gov" is mandated by the state.

11. Mayor/Council Reports

Dell Butterfield –

- The South Davis Recreation District is currently filling two positions on the board.

Kelly Enquist –

- The arts council will have a concert this Friday.
- There will be a mosquito abatement meeting this week.

Jenn Nielsen –

- Working on the parade and the carnival. Will have a meeting with Debbie McKean to discuss the carnival next week.
- Asked Remington to place the parade application on the front page of the city website.
- Youth City Council will have an end of year party on the 30th. There will be a service project of planting a tree and then a BBQ.
- Asked for a list for citizen of the year, vet of the year and the grand marshal.

Mayor Romney –

- Asked Duane if the city had received a check for the fireworks.

- The Waste Management district has been working with city managers. The rates may go down because the city has a recycle program already.


Mark Preece –

- There will be a sewer board meeting this week.

12. Adjourn

MOTION: *James Ahlstrom made a motion to adjourn this meeting of the West Bountiful City Council. Kelly Enquist 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 May 21, 2024.


Remington Whiting, City Recorder