

**Mayor**  
Kenneth Romney

# WEST BOUNTIFUL CITY

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

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**City Administrator**  
Duane Huffman

**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, JUNE 18, 2024, AT THE CITY OFFICES

*Invocation/Thought – Kelly Enquist; Pledge of Allegiance – Mark Preece*

1. Approve Agenda.
2. Public Comment - Two minutes per person; five minutes if on behalf of a group.
3. Public Hearing - Proposed Easement Vacation at 748 W 1400 N.
4. Ordinance 490-24 – An Ordinance Authorizing the Mayor to Execute a Change in Easement Along the North Property Line at 748 W 1400 N.
5. Public Hearing - Proposed Exemption for Roadway/Streets Facilities Impact Fees under WBM 3.22.050 for Development Activity Attributable to Moderate Income Housing.
6. Ordinance 489-24 – An Ordinance Amending the West Bountiful Municipal Code to Waive Roadway Facilities Impact Fees Related to Moderate Income Housing.
7. Ordinance 491-24 – An Ordinance Amending Title 17.52 of West Bountiful Municipal Code Related to off Street Parking.
8. Discussion on Design Updates for 1200 N Project and 1100 W Project.
9. Resolution 555-24 – A Resolution Enacting an Amendment to the Fiscal Year 2023-2024 Budget.
10. Resolution 556-24 – A Resolution Adopting the West Bountiful City Budget and Property Tax Rate for the Fiscal Year 2024-2025.
11. Ordinance 488-24 – An Ordinance Adopting an Updated Employee and Official Compensation Schedule.
12. Presentation of Fraud Risk Assessment.
13. Resolution 557-24 – A Resolution Reaffirming Culinary Water Rates.
14. Meeting Minutes from June 4<sup>th</sup>, 2024.
15. Staff Reports – Police, Public Works, Engineering, Community Development, Admin.
16. Mayor/Council Reports.
17. Closed Session, if necessary, for the Purpose of Discussing Items Allowed Pursuant to UCA § 52-4-205.
18. Adjourn.

*The above agenda was posted on the State Public Notice website ([Utah.gov/pmn](http://Utah.gov/pmn)), the city website ([WBCity.org](http://WBCity.org)), posted at city hall, and emailed to the Mayor and City Council on June 14<sup>th</sup>, 2024, by Remington Whiting, City Recorder.*

WEST BOUNTIFUL  
CITY COUNCIL MEETING

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June 18, 2024

1 Minutes of the West Bountiful City Council meeting held on **Tuesday, June 18<sup>th</sup>, 2024**, at West  
2 Bountiful City Hall, 550 N 800 West, Davis County, Utah.

3  
4 Those in attendance:

5  
6 **MEMBERS:** Mayor Kenneth Romney, Council members Dell Butterfield, Kelly Enquist,  
7 Jenn Nielsen, Mark Preece

8  
9 **STAFF** Duane Huffman (City Administrator), Steve Doxey (City Attorney), Brandon  
10 Erekson (Chief of Police), Steve Maughan (Public Works Director), Kris Nilsen (City  
11 Engineer), Addison Jenkins (Community Development), and Remington Whiting (City  
12 Recorder)

13  
14 **PUBLIC:** Alan Malan, Deby Marshall, Richmond Thornley, Dane Garner, Cathy Nelson,  
15 Simon Mortenson, Dianne Dransfield

16  
17 **EXCUSED:** Council member Ahlstrom

18  
19 Mayor Romney called the meeting to order at 7:30 pm. Kelly Enquist gave an inspirational thought,  
20 and the Pledge of Allegiance was led by Mark Preece.

21  
22 **1. Approve Agenda**

23  
24 **MOTION:** *Dell Butterfield made a motion to approve the agenda. Kelly Enquist  
25 seconded the Motion which PASSED by unanimous vote of all members  
26 present.*

27  
28 **2. Public Comment**

29  
30 No Comment

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32 **3. Public Hearing on Proposed Easement Vacation at 748 W 1400 N.**

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34 Addison presented the easement vacation application to the council, along with all supporting  
35 documentation. He explained that this would only be an easement reduction, and not a total  
36 vacation along the northern end of the property.

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39 **MOTION:** *Mark Preece made a motion to open the Public Hearing on Proposed  
40 Easement Vacation at 748 W 1400 N. Dell Butterfield seconded the Motion  
41 which PASSED by unanimous vote of all members present.*

42  
43 No Comment

**MOTION:** *Kelly Enquist made a motion to close the Public Hearing on Proposed Easement Vacation at 748 W 1400 N. Jenn Nielsen seconded the Motion which PASSED by unanimous vote of all members present.*

**4. Ordinance 490-24 – An Ordinance Authorizing the Mayor to Execute a Change in Easement Along the North Property Line at 748 W 1400 N.**

**MOTION:** *Kelly Enquist made a motion to adopt Ordinance 490-24 – An Ordinance Authorizing the Mayor to Execute a Change in Easement Along the North Property Line at 748 W 1400 N. Mark Preece seconded the Motion which PASSED.*

The vote was recorded as follows:

Dell Butterfield– Aye

Kelly Enquist – Aye

Jenn Nielsen—Aye

**5. Public Hearing on Proposed Exemption for Roadway/Streets Facilities Impact Fees under WBMC 3.22.050 for Development Activity Attributable to Moderate Income Housing.**

Duane explained the background of the city's moderate income housing goals. One of the city's goals was to reduce or waive impact fees related to moderate income housing. The qualifications of moderate-income housing developments were discussed.

**MOTION:** *Mark Preece made a motion to open the Public Hearing on Proposed Exemption for Roadway/Streets Facilities Impact Fees under WBMC 3.22.050 for Development Activity Attributable to Moderate Income Housing. Dell Butterfield seconded the Motion which PASSED by unanimous vote of all members present.*

## No Comments

**MOTION:** *Kelly Enquist made a motion to close the Public Hearing on Proposed Exemption for Roadway/Streets Facilities Impact Fees under WBMC 3.22.050 for Development Activity Attributable to Moderate Income Housing. Dell Butterfield seconded the Motion which PASSED by unanimous vote of all members present.*

**6. Ordinance 489-24 – An Ordinance Amending the West Bountiful Municipal Code to Waive Roadway Facilities Impact Fees Related to Moderate Income Housing.**

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**MOTION:** *Mark Preece made a motion to adopt Ordinance 489-24 – An Ordinance Amending the West Bountiful Municipal Code to Waive Roadway Facilities Impact Fees Related to Moderate Income Housing. Kelly Enquist seconded the Motion which PASSED.*

100 The vote was recorded as follows:

106      **7. Ordinance 491-24 – An Ordinance Amending Title 17.52 of West Bountiful Municipal  
107      Code Related to off Street Parking.**

109 Addison presented the proposed ordinance. It is meant to accomplish one of the city's  
110 moderate income housing goals. He shared two different drafts of the ordinance, one that was  
111 recommended by the planning commission and the other modified after additional work by  
112 city staff. Steve Doxey explained that the two drafts were very similar, with the staff changes  
113 mostly making needed clarifications – though staff does recommend a larger the reduction in  
114 required parking spaces. Under the section 17.52.030(K)(4)(b) related to housing near  
115 enhanced transit service areas, the planning commission had recommended up to a 15%  
116 reduction in required parking while the staff draft recommended up to a 20% reduction.  
117 Duane explained that the intent behind the reduction change is to demonstrate to the state that  
118 the city is attempting to accommodate moderate income housing. Council member Nielsen  
119 asked about not having a parking space for every unit. Duane explained that the idea behind  
120 this is that in some cases the developments will be designed so that the tenants will be using  
121 public transit.

124 MOTION: *Dell Butterfield made a motion to adopt the staff draft of Ordinance 491-24*  
125 *– An Ordinance Amending Title 17.52 of West Bountiful Municipal Code*  
126 *Related to off Street Parking, 17.52.030(K)(4)(b). Mark Preece seconded the*  
127 *Motion which PASSED.*

129 The vote was recorded as follows:

## 134 8. Discussion on Design Updates for 1200 N Project and 1100 W Project.

136 Improvement options for 1200 N were discussed. Instead of doing a total road replacement,  
137 the intent is to mill and overlay existing asphalt while also adding new asphalt to create a  
138 wider pavement section. Staff presented an option that would use extra asphalt width as a  
139 bicycle/pedestrian path protected by concrete separators and delineators. This would create a

140 cost-effective separated path, that would also be flexible to changes in the future. Council  
141 asked that the project be bid with this as an option for a future decision.

143 The sidewalk project on 1100 W between 200 N and 400 N was then discussed. The two  
144 options were a 6ft sidewalk with no park strip or the standard 4ft sidewalk with a 4ft park  
145 strip. The location of trees and power poles were discussed. The council members discussed  
146 how a 6ft sidewalk would create a smaller impact on some existing yards. Many council  
147 members expressed their opinion that they would rather see a 6ft sidewalk. Staff said they  
148 would design the project with a 6ft sidewalk.

**9. Resolution 555-24 – A Resolution Enacting an Amendment to the Fiscal Year 2023-2024 Budget.**

154 Duane explained that no changes had been made since the last city council meeting where it  
155 was discussed.

**MOTION:** *Kelly Enquist made a motion to adopt Resolution 555-24 – A Resolution Enacting an Amendment to the Fiscal Year 2023-2024 Budget. Dell Butterfield seconded the Motion which PASSED.*

The vote was recorded as follows:

Dell Butterfield— Ave

Kelly Enquist – Aye

Jenn Nielsen—Ave

**10. Resolution 556-24 – A Resolution Adopting the West Bountiful City Budget and Property Tax Rate for the Fiscal Year 2024-2025.**

Duane explained that there were some updates to some errors from the resolution. He explained that North Salt Lake had requested funding to offset the higher court costs, with \$10,000 added to the expenditures.

**MOTION:** *Jenn Nielsen made a motion to adopt Resolution 556 – A Resolution Adopting the West Bountiful City Budget and Property Tax Rate for the Fiscal Year 2024-2025 with the years corrected and the certified property tax rate. Dell Butterfield seconded the Motion which PASSED.*

The vote was recorded as follows:

## Dell Butterfield– Aye

## Kelly Enquist – Aye

Jenn Nielsen– Aye



234

235 Engineering - Kris Nilsen:

236 • Continues to work on 1100 W and 1200 N with Steve.

237

238 Community Development – Addison Jenkins

239 • Presented a code enforcement list. It showed how had code enforcement issues, who had  
240 been contacted, and who had already fixed the code issue.  
241 • Researching fine options to work with non-compliance code violations.

242

## 243 16. Mayor/Council Reports

244

245 Dell Butterfield –

246 • The Recreation board met last night, going through the process to get two new board  
247 members.

248

249 Kelly Enquist –

250 • Mosquito abatement has cut down on vehicle purchasing and is down one night flyer.

251

252 Jenn Nielsen –

253 • Shared how the YCC had volunteered over 60 hours at the coats for kids.  
254 • 11 of the youth have volunteered to help with the Independence Day carnival.  
255 • Asked when the trees would be donated to the golf course to see if they could be used on the  
256 YCC float.  
257 • 65 entries have entered to be in the parade. Council woman Nielsen would like to meet with  
258 Chief Erekson and Steve to discuss the parade.  
259 • Debbie McKean has helped with the carnival, and everything is lined up.

260

261 Mark Preece –

262 • Nothing to report

263

264 Mayor Romney –

265 • Wasatch Integrated Waste Management voted to approve a recycling incentive program.  
266 • Waste management also adopted a resolution changing the process for selling property.  
267 • The Fire board passed a budget for the coming year last night.

268

## 269 17. Adjourn

270

271 **MOTION:** *Mark Preece made a motion to adjourn this meeting of the West Bountiful  
272 City Council. Dell Butterfield seconded the motion which PASSED by  
273 unanimous vote of all members present.*

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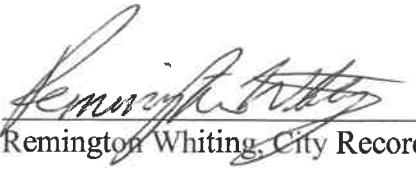
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278 *The foregoing was approved by the West Bountiful City Council by unanimous vote of all members  
279 present on July 2<sup>nd</sup>, 2024.*

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Remington Whiting, City Recorder