

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, 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 WBMC 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 4th, 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), the city website (WBCity.org), posted at city hall, and emailed to the Mayor and City Council on June 14th, 2024, by Remington Whiting, City Recorder.

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

Those in attendance:

MEMBERS: Mayor Kenneth Romney, Council members 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, Deby Marshall, Richmond Thornley, Dane Garner, Cathy Nelson, Simon Mortenson, Dianne Dransfield

EXCUSED: Council member Ahlstrom

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

1. Approve Agenda

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

2. Public Comment

No Comment

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

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

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

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

Mark Preece – 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.

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.*

The vote was recorded as follows:

Dell Butterfield– Aye

Kelly Enquist – Aye

Jenn Nielsen– Aye

Mark Preece – Aye

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

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

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

The vote was recorded as follows:

Dell Butterfield– Aye

Kelly Enquist – Aye

Jenn Nielsen– Aye

Mark Preece – Aye

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

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

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

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

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

Duane explained that no changes had been made since the last city council meeting where it 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– Aye

Kelly Enquist – Aye

Mark Preece – Aye

Jenn Nielsen– Aye

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

Mark Preece – Aye

Jenn Nielsen– Aye

187 **11. Ordinance 488-24 – An Ordinance Adopting an Updated Employee and Official**
188 **Compensation Schedule.**

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191 **MOTION:** *Mark Preece made a motion to adopt Ordinance 488-24 – An Ordinance*
192 *Adopting an Updated Employee and Official Compensation Schedule with*
193 *the reversal of the mayor and city council compensations. Dell Butterfield*
194 *seconded the Motion which PASSED.*

195
196 The vote was recorded as follows:

197 Dell Butterfield– Aye

198 Kelly Enquist – Aye

Jenn Nielsen– Aye

199 Mark Preece – Aye
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201 **12. Presentation of Fraud Risk Assessment.**

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203 Duane presented the fraud risk assessment. The city currently has a very low risk score.
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206 **13. Resolution 557-24 – A Resolution Reaffirming Culinary Water Rates.**

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208 Duane explained that a portion of the residential water rate was set to expire at the end of
209 June, and that is currently performing a rate study with Zions Bank. He suggested extending
210 the current rate until January.
211

212
213 **MOTION:** *Kelly Enquist made a motion to adopt Resolution 557-24 – A Resolution*
214 *Reaffirming Culinary Water Rates. Dell Butterfield seconded the Motion*
215 *which PASSED.*

216
217 The vote was recorded as follows:

218 Dell Butterfield– Aye

219 Kelly Enquist – Aye

Jenn Nielsen– Aye

220 Mark Preece – Aye
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223 **14. Meeting Minutes from June 4th, 2024.**

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225 **MOTION:** *Mark Preece made a motion to approve the minutes from June 4th, 2024.*
226 *Jenn Nielsen seconded the motion which PASSED by unanimous vote of all*
227 *members present.*
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230 **15. Staff Reports**

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232 Police – Brandon Erikson:

- 233 • Nothing to report

Engineering - Kris Nilsen:

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

Community Development – Addison Jenkins

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

16. Mayor/Council Reports

Dell Butterfield –

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

Kelly Enquist –

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

Jenn Nielsen –

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

Mark Preece –

- Nothing to report

Mayor Romney –

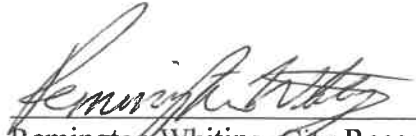
- Wasatch Integrated Waste Management voted to approve a recycling incentive program.
- Waste management also adopted a resolution changing the process for selling property.
- The Fire board passed a budget for the coming year last night.

17. Adjourn

MOTION: *Mark Preece made a motion to adjourn this meeting of the West Bountiful City Council. Dell Butterfield 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 July 2nd, 2024.

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Remington Whiting, City Recorder