

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, SEPTEMBER 17th, 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. Proclamation Designating September 17-23, 2024 as Constitution Week in West Bountiful.
4. Rear Yard Setback Variance Request – Heritage Pointe Lot 31 – 850 W Heritage Pointe Circle.
5. Storm Water Drainage Impact Fee Waiver Request – South Davis Sewer District – North Plant Project, 1200 N Shoreland Drive.
6. Centerville Flex Condominium Plat Approval.
7. Meeting Minutes from September 3, 2024.
8. Staff Reports–Police, Public Works, Engineering, Community Development, Admin.
9. Mayor/Council Reports.
10. Closed Session, if necessary, for the Purpose of Discussing Items Allowed Pursuant to UCA § 52-4-205.
11. 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 30th, 2024, by Remington Whiting, City Recorder.

Minutes of the West Bountiful City Council meeting held on **Tuesday, September 17, 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, Jenn Nielsen, Mark Preece

STAFF Duane Huffman (City Administrator), Steve Doxey (City Attorney), Brandon Erikson (Chief of Police), Kris Nilsen (City Engineer), and Remington Whiting (City Recorder)

PUBLIC: Alan Malan, Cindy Toone, Jill Dewsnup, Christine Schultz, Colleen Eggett, Ron Wheelwright, Rebecca Wheelwright, Judy Barking, Belinda Barking, Dave Ryan, Staci Shilling, Dustin Schilling, Meghan Heller, Blake Heller, Teresa Call, Sally Tanner, Simon Mortenson

EXCUSED: Council member Kelly Enquist

Mayor Romney called the meeting to order at 7:31 pm. Mayor Romney gave an Invocation, and the Pledge of Allegiance was led by Mark Preece.

1. Approve Agenda

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

2. Public Comment

No Comment

3. Proclamation Designating September 17-23, 2024, as Constitution Week in West Bountiful.

Christine Schultz presented herself and The Daughters of the American Revolution. She gave a brief presentation on the constitution, its origin, and its importance. The organization expressed appreciation to the city council and the community.

MOTION: *James Ahlstrom made a motion to approve the Proclamation Designating September 17-23, 2024, as Constitution Week in West Bountiful. Jenn Nielsen seconded the Motion which PASSED.*

The vote was recorded as follows:

James Ahlstrom – Aye

Dell Butterfield – Aye

Jenn Nielsen– Aye

Mark Preece – Aye

4. Rear Yard Setback Variance Request – Heritage Pointe Lot 31 – 850 W Heritage Pointe Circle.

Mayor Romney explained the variance process. Dustin and Staci Schilling then introduced themselves and expressed their intent to amend their variance request. They said that they wanted to extend their garage by only 60ft and not 78ft, which means they would only encroach upon the rear yard setback by 2ft. The historic overlay district and the possibility of differing setback requirements were discussed within said district. Duane said that he would research the history of the subdivision and the implications of the historic district.

City staff and the council clarified that a variance would still be required if the building encroached 2ft into the rear yard setback. Duane explained that the best course of action would be a code change regarding setbacks. He also restated that he would research the historic overlay setback requirements.

MOTION: *James Ahlstrom made a motion to table the Schilling Rear yard Setback Variance Request until the next city council meeting or when the information has been gathered and that the city council acknowledges that the applicant has modified the variance request to encroach upon the rear setback from 20ft to 2ft. Dell Butterfield seconded the motion which PASSED by unanimous vote of all members present.*

5. Storm Water Drainage Impact Fee Waiver Request – South Davis Sewer District – North Plant Project, 1200 N Shoreland Drive.

The district is updating their north treatment facility and administrative building and requested that the storm impact fees be waived. City staff determined that no surface or underground drainage from the site flows into any part of the city storm drain system and that all storm water is maintained on their site. Staff recommended that the city waive the storm water impact fees. Duane clarified that the Sewer District would still pay water and street impact fees. Mayor Romney inquired if a sewage impact fee existed. Duane confirmed that the district does charge a sewer impact fee.

MOTION: *Mark Preece made a motion to waive the Storm Water Drainage Impact Fees for the South Davis Sewer District North Plant Project according to the findings of the city engineer. Jenn Nielsen seconded the Motion which PASSED.*

The vote was recorded as follows:

James Ahlstrom – Aye

Dell Butterfield – Aye

Jenn Nielsen– Aye

Mark Preece – Aye

6. Centerville Flex Condominium Plat Approval.

In 2023, the city entered into an interlocal agreement with Centerville City for the land use approval process of the Centerville Flex Project which crosses city boundaries. Per the agreement, Centerville City conducted the review process and granted approval according to applicable standards for the entire project. The Davis County Records Officer are now requiring signatures from West Bountiful City on the final plat. Legal counsel advised that regular planning commission and city council votes are the best way to authorize these signatures. The planning commission reviewed the plat and recommended approval at their meeting on September 10, 2024.

Recently, Centerville City and West Bountiful City became aware of an environmental covenant on the property, and both cities want to ensure that the covenant does not negatively affect cities' waterline easements. An additional environmental note will be added to the plat.

MOTION: *James Ahlstrom made a motion to approve the Centerville flex plat upon final review with the environmental note. Mark Preece seconded the Motion which PASSED.*

The vote was recorded as follows:

James Ahlstrom – Aye

Dell Butterfield – Aye

Jenn Nielsen – Aye

Mark Preece – Aye

7. Meeting Minutes from September 3rd, 2024.

MOTION: *Jenn Nielsen made a motion to approve the minutes from September 3rd, 2024. Dell Butterfield seconded the motion which PASSED by unanimous vote of all members present.*

8. Staff Reports

Police – Brandon Erekson

- No report

Engineering – Kris Nilsen:

- The asphalt project on 1200 North will begin tomorrow. The shoulder will be excavated first and then milling will begin on the 19th.
- The public works department are placing the base course for the playground at City Park. The concrete pour will begin next week, with an additional week to cure. Installation of the playground will begin after the concrete is cured.
- A proposed design for 660 W will be ready for the next city council meeting.

Public Administration/Community Development – Duane Huffman

- Additional PUD applications documents have been submitted by Ivory Homes. City staff continue to review the materials. They will not go before the planning commission until they have submitted a complete packet.

- An application for a group home was submitted. This will not come before the city council, but a hearing officer that is appointed by the mayor.
- Garrett Reid wants to hold an event on his property, and staff are working with him to ensure he is compliant with his conditional use permit.
- Attended a training with the UCLT, and wanted to remind everyone that public funds (including email accounts) cannot be used to influence people on how to vote on ballot measures or for candidates.
- Met with UDOT today and their record of decision for the I-15 EIS is targeted for the first week of October. UDOT continues to make minor changes to their designs.

9. Mayor/Council Reports

James Ahlstrom –

- Nothing to report

Dell Butterfield –

- Was not able to attend the Planning Commission meeting last Tuesday.
- There will be a recreation district meeting tomorrow to discuss pool floaters.

Jenn Nielsen –

- YCC will be participating in Trunk or Treat with the police department.
- Christmas on Onion Street will take place on December 7 from 1pm - 3pm. She asked for clarification on the YCC budget.
- Asked about the reasoning behind the lack of garbage cans at the pickleball court.

Mark Preece –

- Nothing to report

Mayor Romney –

- The South Davis Fire District has hired a new fire chief. His name is Greg Stewart, and he is an internal hire.
- Presented the idea of having a campaign to encourage property owners to better maintain their yards.

10. Closed Session for the Purpose of Discussing Items Allowed Pursuant Utah Code 52-4-205.

MOTION: *James Ahlstrom made a motion to go into closed session to discuss the character, professional competence, or mental health of an individual in the police training room and to have the adjournment of that meeting be the adjournment of this meeting. Mark Preece seconded the motion which PASSED by unanimous vote of all members present.*

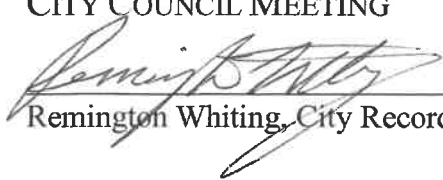
The foregoing was approved by the West Bountiful City Council by unanimous vote of all members present on October 1st, 2024.

WEST BOUNTIFUL
CITY COUNCIL MEETING

Page 5 of 5
September 17, 2024

188

189



Remington Whiting, City Recorder

WEST BOUNTIFUL CITY

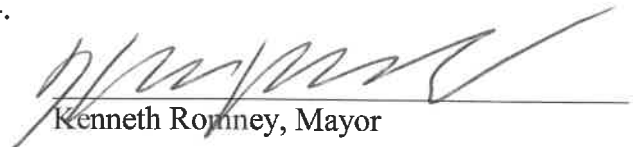
Statement Regarding Closed Meeting of City Council September 17th, 2024

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

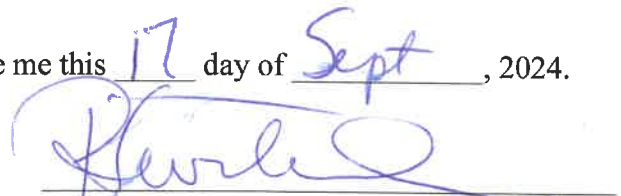
I, Ken Romney, hereby affirm as follows:

1. I am the Mayor of West Bountiful City, and make the following averments based on personal knowledge.
2. I presided at a duly noticed meeting of the West Bountiful City Council on September 17th, 2024.
3. Upon motion and a unanimous vote, the City Council moved into closed session, for the purpose of discussing the character, professional competence, or physical or mental health of an individual, pursuant *Utah Code Ann. § 52-4-205(1)(a)*
4. Upon conclusion of that discussion, the Council adjourned its open meeting.

DATED this 17th day of September 2024.


Kenneth Romney, Mayor

SUBSCRIBED AND SWORN TO before me this 17 day of Sept, 2024.


Patrice Twitchell,
Notary Public

