

Mayor
Kenneth Romney

WEST BOUNTIFUL CITY

City Administrator
Duane Huffman

City Council
James Ahlstrom
James Bruhn
Kelly Enquist
Debbie McKean
Mark Preece

550 North 800 West
West Bountiful, Utah 84087

Phone (801) 292-4486
FAX (801) 292-6355
www.WBCity.org

City Recorder
Cathy Brightwell

City Engineer
Ben White

Public Works Director
Steve Maughan

CITY COUNCIL MEETING

THE WEST BOUNTIFUL CITY COUNCIL WILL HOLD A REGULAR MEETING ON
TUESDAY, **JUNE 2, 2015** IN THE CITY OFFICES AT 550 NORTH 800 WEST,
THE WORKSESSION WILL BEGIN AT **6:00 PM**,
THE REGULAR MEETING WILL BEGIN AT APPROXIMATELY **7:30 PM**

6:00 pm WORK SESSION

1. Discuss Budget for FY 2016 and FY 2015 Budget Amendments

7:30 pm REGULAR MEETING

Invocation/Thought –Debbie McKean

Pledge of Allegiance – Kelly Enquist

1. Accept Agenda.
2. Public Comment (two minutes per person, or five minutes if speaking on behalf of a group).
3. Public Hearing for the Purpose of Receiving Public Comment on the FY 2015-2016 Tentative Budget.
4. Public Hearing for the Purpose of Receiving Public Comment on Proposed Amendments to the FY 2014-2015 Budget.
5. Consider Final Plat Approval for Stringham Farm Subdivision at 735 W 100 North.
6. Engineering Report.
7. Administrative Report.
8. Mayor/Council Reports.
9. Approve Minutes from the May 19, 2015 City Council Meeting.
10. Adjourn.

Individuals needing special accommodations during the meeting should contact Cathy Brightwell at (801)292-4486.

This agenda was posted on the State Public Notice website, the City website, emailed to the Mayor and City Council, and sent to the Clipper Publishing Company on May 28, 2015.

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NOTICE OF PUBLIC HEARING

Notice is hereby given that the West Bountiful City Council will hold a public hearing on June 2, 2015 at 7:35 pm, or as soon thereafter as possible, at the City offices, 550 North 800 West, West Bountiful, Utah, 84087.

The purpose of the hearing is to receive input on the FY 2015-2016 Tentative West Bountiful City Budget.

A copy of the proposal may be viewed during regular business hours at the City Offices, or on the City website: www.wbcity.org. All interested parties are invited to participate in the hearing. Written comments may be submitted to the City Offices prior to the meeting.

Cathy Brightwell
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The purpose of the hearing is to receive input on proposed amendments to the FY 2014-2015 budget. A copy of the proposal may be viewed during regular business hours at the City Offices, or on the City website: www.wbcity.org.

All interested parties are invited to participate in the hearing. Written comments may be submitted to the City Offices prior to the meeting.

Cathy Brightwell
City Recorder

MEMORANDUM



TO: Mayor and City Council
DATE: May 28, 2015
FROM: Ben White
RE: Stringham Farm Subdivision Final Plat

BACKGROUND

The Stringham Farm Subdivision is a nine lot subdivision located in the R-1-10 zone which includes one lot with an existing house that fronts on to 1000 North Street, six lots on the 845 North and 750 West Street extensions, and two flag lots. The Planning Commission recommended approval in the March 24th meeting. A Conditional Use Permit (CUP) was also approved for the flag lots during the March 24th meeting. An appeal to the CUP was heard by the City Council during the May 5, 2015 City Council Meeting.

PLANNING COMMISSION RECOMMENDATION

The recommendation to approve the final plat by the Planning Commission contained the following conditions. Staff comments are included in italics.

1. The conditions specified in the Conditional Use Permit must be met. Any conditions which would affect future property owners should also be noted on the plat. *Staff Comment: The construction drawings and the plat have been updated to reflect the conditions of the Permit. The Flag Lot Conditional Use permit is also included. One requirement of the CUP was that the cross access/maintenance agreement be reviewed and approved by the City. A draft has been submitted by the developer. Staff is drafting suggested changes to the Agreement.*
2. Easements are identified on the plat. A storm drain is proposed to be constructed along the south and west boundaries of lot 9 and it discharges into the existing ditch along 1000 North Street. Because of the proposed storm drain pipe, Public Works is requiring that trees be restricted from being planted in the easement and existing trees be removed. Also, access to the storm drain manhole on the north side of the Lot 4, 5 and 9 lot corner must be maintained. *Staff Comment: The appropriate notes have been added to the construction drawings and the plat.*
3. Show the buildable areas on at least Lots 4, 5, and 6 to identify the permissible house orientations. *Staff Comment: The buildable areas are identified on the plat.*
4. According to City Code, a mid-block public access walkway may be required at approximately the center of the block whenever a block exceeds 800 feet in length. The City code requires that the walkway be ten feet wide ([refer to paragraph 16.12.050 of West Bountiful Municipal Code included at the bottom of this memorandum](#)). The City has four existing similar walks already; (1) mid-block access to Birnam Woods Park is 10' wide and the property is owned by the city; (2) mid-block access to the City Park off 2050 N is 8' wide and owned by the city; (3) a walkway off 1490 N over to bridge over the DSB canal is 7' wide and owned by the city; and, (4) a mid-block walkway accessing the elementary school off 750 W is 6' wide and is privately owned with a public access easement. The recommendation and condition of the Planning Commission was that a 6' wide walkway be built on a 6' wide public access easement splitting the Lot 6 and Lot 7 lot line. However, they conditioned this

requirement on access being granted from the neighboring church property within twelve months. *Staff Comment: Based on the developer's dislike of this requirement, the public access between Lots 4 and 5 is not included on the current plat. The City code includes no requirement that the complete mid-block walkway be completed at once; therefore, the City may require this developer to complete this portion of the walkway, with plans for the City to continue working with any other property owners as needed to complete the walkway moving forward. In addition, staff does not see how the Code would allow for this pathway to be less than 10' in width.*

5. Engineering corrections on the construction drawings be completed. *Staff Comment: Corrections have been completed.*
6. Curb and sidewalk is to be installed on 1000 North along the frontage of the property. In previous communications with the City, the developer has expressed interest in having these improvements deferred. *Staff Comment: Curb and sidewalk along 1000 North are included on the construction drawings, and as the improvements would be contiguous with existing improvements, it is staff's recommendation that they not be deferred.*
7. Design approvals from South Davis Metro Fire Department, Weber Basin Water Conservancy District and the South Davis Sewer District be obtained. *Staff Comment: Design approval for all three agencies has been received.*
8. Final approval is conditioned upon payment of any outstanding fees, executing bond agreements and development agreement prior to plat recordation. *Staff Comment: This should be a condition of Final Plat approval.*
9. *Staff Comment: Satisfactory review by the City Attorney of a current title report is also a requirement prior to plat recordation.*

16.12.050 Blocks.

The maximum length of blocks generally shall be one thousand two hundred (1,200) feet and the minimum length of blocks shall be five hundred (500) feet. In blocks over eight hundred (800) feet in length there may be required a dedicated walkway through the block at approximately the center of the block. Such a walkway shall be not less than ten (10) feet in width. The width of blocks generally shall be sufficient to allow two tiers of lots. Blocks intended for business or industrial use shall be designated specifically for such purposes with adequate space set aside for off-street parking and delivery facilities.



CONDITIONAL USE PERMIT

West Bountiful City
550 N 800 W,
West Bountiful, UT 84087
Phone: (801) 292-4486
www.wbcity.org

CUP #: 15-003 Revised

APPROVAL DATE: 5/20/2015

PROPERTY ADDRESS: 735 West 1000 North

PARCEL NUMBER: 06-037-0024 ZONE: R-1-10

Name of Business: Stringham Farm Subdivision – Flag Lots
Applicant Name: Wendell & Mary Wild
Applicant Address: 735 W 1000 North, West Bountiful, UT 84087
Primary phone: 801-295-4924/cell 801-663-3324
E-mail address: WWild25@comcast.net

This Conditional Use Permit is granted subject to the following conditions:

1. Display contrasting and visible address numbers in accordance with applicable Fire Code requirements (the numbers may be of reflective materials rather than illuminated). The address number for each flag lot will be mounted on a durable material in a permanent location on the applicable side of the lane no more than three feet from the back of the sidewalk to help emergency responders locate the property. The address numbers may be installed after issuance of a building permit, but prior to occupancy.
2. Staff driveway must be made from a material other than black asphalt so it can be distinguished from the public street, preferably a light colored concrete.
3. Flag lots require a dedicated fire access road. The driveway over the flag lot staffs and twenty (20) feet beyond the north terminus of the staffs (collectively, the "**Fire Lane**") must be at least twenty-six (26) feet wide to allow for parking along one side of the Fire Lane. "No Parking" signs must be installed on the other side of the Fire Lane. No fence or other obstruction will be allowed in the driveway.
4. The full width of the driveway must be constructed at the same time as the street and other public improvements, from the street to within five (5) feet of the storm drain box located on Lot 9. The portion of the driveway situated north of the Fire Lane must be a minimum of twenty (20) feet in width, tapered from the width of the driveway over the Fire Lane.
5. An eight (8) inch thick concrete driveway over eight (8) inch thick compacted base course is required to prevent public works vehicles and emergency responders from damaging the driveway. In lieu of the eight (8) inch thick concrete, a pavement design prepared by a licensed geotechnical engineer and approved by the city would be acceptable; *provided*, that any such alternative pavement design must

be sufficient to accommodate a 75,000-pound vehicle in the Fire Lane, and a 66,000-pound vehicle in the portion of the driveway situated north of the Fire Lane.

- 6. A single catch basin located in the northwest corner of Lot 3 must be installed. A detailed grading and drainage design for each flag lot will be required as part of the building permit application. Upon review by city staff, additional drainage measures may be required.
- 7. The front and rear yard orientations are to be identified on the plat to reflect the orientation of the majority of the neighboring properties. The front and rear yards on the flag lots will be along the east and west property lines.
- 8. Deleted.
- 9. Shared access of the staff driveway is permitted for lots four (4) and five (5) but both flag lots will be subject to a recorded cross-access and maintenance agreement in a form acceptable to the City.
- 10. Each flag lot staff must contain a minimum of five (5) feet of landscaped area to accommodate utility services, space for garbage containers and flared drive approaches

5/28/2015
Date


Ken Romney, Mayor

I have previously applied for a Conditional Use Permit from West Bountiful City in accordance with the provisions of Title 17, West Bountiful Municipal Code. I understand that approval of this Permit is subject to the conditions listed above and I agree to comply with said conditions.

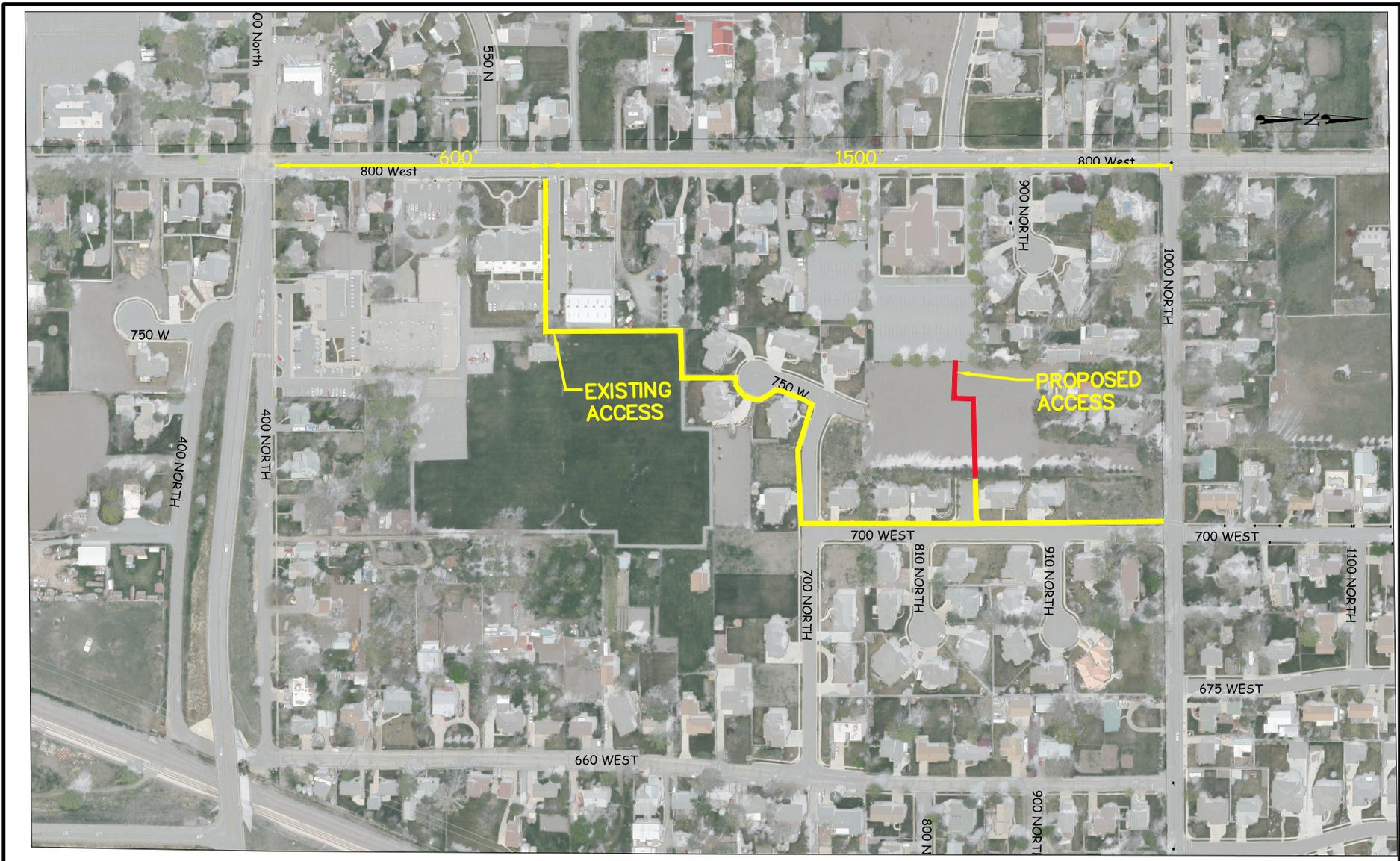
Date: 5-28-2015

Applicant Signature: 

FOR OFFICIAL USE ONLY

Application Received Date: 3/2/2015
Application Fee Received Date: 3/2/2015
Appeal Date: 4/14/2015

Planning Commission Meeting Date: 3/24/2015
Planning Commission Approval Date: 3/30/2015
City Council Approval on Appeal: 5/20/2015



NO.	DATE	REVISIONS	DRAWN BY
			BSW
			FILE NAME:
			ACCESSSITEPLAN
			DATE
			5-27-15

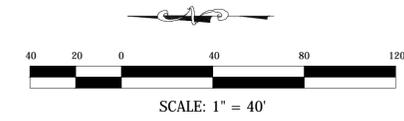
STRINGHAM FARM SUBDIVISION

PUBLIC ACCESS EXHIBIT

15-012
 SHEET NO. **EXHIBIT**
 SCALE: 1"=30' 1 OF 1

STRINGHAM FARM SUBDIVISION

LOCATED IN THE NORTHEAST 1/4 OF SECTION 24, T.2N., R.1W., S.L.B.&M.
WEST BOUNTIFUL CITY, DAVIS COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, VON R. HILL DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 166385 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THE PLAT AND DESCRIBED BELOW, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS HEREAFTER TO BE KNOWN AS:

STRINGHAM FARM SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE _____ VON R. HILL
HILL & ARGYLE, INC.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS LOCATED SOUTH 00°02'54" EAST ALONG THE SECTION LINE 230.96 FEET AND NORTH 89°50'22" EAST ALONG THE SOUTH LINE OF 1000 NORTH STREET, 237.60 FEET FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING: THENCE NORTH 89°50'22" EAST ALONG SAID SOUTH LINE OF 1000 NORTH STREET 252.62 FEET TO THE WEST LINE OF MOSS ESTATES PLAT "A" SUBDIVISION AS RECORDED WITH THE OFFICE OF THE DAVIS COUNTY RECORDER; THENCE SOUTH 00°26'48" EAST ALONG SAID WEST LINE 660.32 FEET TO THE NORTH LINE OF MOSS ESTATES PLAT "B" SUBDIVISION AS RECORDED WITH THE OFFICE OF THE DAVIS COUNTY RECORDER; THENCE ALONG SAID NORTH LINE OF SAID PLAT "B" AND THE NORTH LINE OF MOSS FARMS ESTATES PLAT "C", SOUTH 89°52'48" WEST 252.62 FEET; THENCE NORTH 00°26'48" WEST 660.14 FEET TO THE SOUTH LINE OF 1000 NORTH STREET, AND THE POINT OF BEGINNING.

CONTAINS 3.83 ACRES

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS

STRINGHAM FARM SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET _____ HAND _____ THIS _____ DAY OF _____, 2015.

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____

ON THE _____ DAY OF _____ A.D., 20____, PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT HE IS THE _____ OF _____ AND THAT THE WITHIN OWNER'S DEDICATION WAS SINGED IN BEHALF OF SAID _____, AND THE SAID _____ EXECUTED THE SAME.

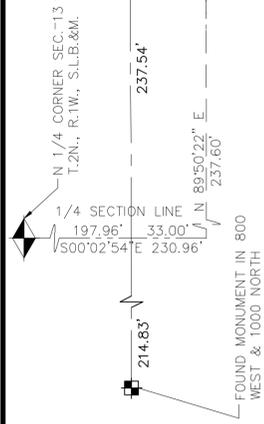
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C1	39.90'	150.00'	015°14'23"	N 07°10'24" E	39.78'
C2	6.77'	175.00'	002°13'05"	N 15°54'08" E	6.77'
C3	33.25'	125.00'	015°14'23"	N 07°10'24" E	33.15'
C4	13.34'	20.00'	038°12'47"	N 19°33'11" W	13.09'
C5	139.33'	50.00'	159°39'45"	S 41°10'18" W	98.43'
C6	10.82'	20.00'	031°00'10"	S 74°29'55" E	10.69'
C7	31.57'	20.00'	090°26'48"	S 44°46'36" W	28.39'
C8	46.55'	175.00'	015°14'23"	N 07°10'24" E	46.41'
C9	33.35'	50.00'	038°12'47"	S 19°33'11" E	32.73'
C10	47.96'	50.00'	054°57'18"	S 27°01'51" W	46.14'
C11	21.83'	50.00'	025°00'42"	S 67°00'52" W	21.65'
C12	20.14'	50.00'	023°04'55"	N 88°56'20" W	20.01'
C13	16.06'	50.00'	018°24'02"	N 68°11'51" W	15.99'
C14	32.32'	200.00'	009°15'28"	N 19°23'35" E	32.28'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 31°00'10" E	50.00'
L2	S 33°59'58" E	18.09'
L3	N 51°20'25" E	50.00'

LEGEND	
—	SUBDIVISION LINE
—	LOT LINES
—	ADJACENT PROPERTY
- - -	PUBLIC UTILITY EASEMENT (P.U.E.)
—	ROAD CENTERLINE
—	TIE TO MONUMENT
—	SECTION LINES
○	FOUND H&A REBAR AND CAP (UNLESS NOTED)
●	SET H&A REBAR AND CAP (UNLESS NOTED)
⊙	MONUMENT TO BE SET

- NOTES:**
- ALL DIMENSIONS ARE IN FEET.
 - ALL EASEMENTS ARE 10' FOR SIDE YARD AND FRONT/REAR YARDS, UNLESS OTHERWISE NOTED.
 - APPROVAL OF THIS DEVELOPMENT PLAT BY WEST BOUNTIFUL CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF THE SUB-SURFACE SOIL CONDITIONS NOR THE LOCATION OR DEPTH OF GROUND WATER TABLES.
 - P.U.E. DENOTES A PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT.
 - INDIVIDUAL PROPERTY OWNERS ARE RESPONSIBLE FOR SURFACE DRAINAGE FROM THEIR LOTS. THE CITY IS NOT RESPONSIBLE FOR DRAINAGE FROM PRIVATE PROPERTY. THE CITY WILL ENFORCE GRADING PROVISIONS TO THE BUILDING CODE.
 - ALL FINISH FLOOR ELEVATIONS ON BUILDINGS CONSTRUCTED SHALL BE AT LEAST 12 INCHES ABOVE THE CURB, OR STREET, OR PROPOSED STREET LEVEL ADJACENT TO THE BUILDING EXCEPT WHERE OTHERWISE APPROVED BY THE CITY ENGINEER AND THE CITY COUNCIL. SEE WEST BOUNTIFUL MUNICIPAL CODE SECTION 15.08.020(E).
 - ACCESS TO THE STORM DRAIN BOX NEAR THE LOT CORNER SHARED BY LOTS 4, 5, AND 9 MUST BE PROVIDED VIA THE VEHICLE ACCESS ON LOTS 4 AND 5. IF FENCING IS INSTALLED A 12" WIDE GATE IS TO BE INSTALLED.
 - EASEMENT RESTRICTION: TREES ARE PROHIBITED IN THE SHADED AREA ALONG THE 15-FOOT P.U.E. IN LOT 9.
 - LOTS 4 AND 5 SHALL DISPLAY ADDRESS NUMBERS ON A CONTRASTING, VISIBLE, AND DURABLE MATERIAL IN A PROMINENT LOCATION NEXT TO THE DRIVEWAY STAFF NEAR THE PUBLIC STREET. ADDRESS NUMBERS MAY BE ON A REFLECTIVE SURFACE AND MUST BE BUILT IN ACCORDANCE WITH APPLICABLE FIRE CODE REQUIREMENTS.



HILL & ARGYLE, Inc.
Engineering and Surveying

181 North 200 West, Suite #4, Bountiful, Utah 84010
(801) 298-2236 Phone, (801) 298-5983 Fax

RECOMMENDED FOR APPROVAL

APPROVED THIS _____ DAY OF _____ A.D., 20____.

WEST BOUNTIFUL CITY ENGINEER

RECOMMENDED FOR APPROVAL

APPROVED THIS _____ DAY OF _____ A.D., 20____ BY THE PLANNING COMMISSION OF WEST BOUNTIFUL CITY.

WEST BOUNTIFUL CITY ATTORNEY

RECOMMENDED FOR APPROVAL

APPROVED THIS _____ DAY OF _____ A.D., 20____.

WEST BOUNTIFUL CITY ATTORNEY

WEST BOUNTIFUL CITY COUNCIL

APPROVED THIS _____ DAY OF _____ A.D., 20____ BY THE WEST BOUNTIFUL CITY COUNCIL.

CITY RECORDER ATTEST

MAYOR:

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____.

AT _____ IN BOOK _____ OF _____

COUNTY RECORDER

BY _____

1 Minutes of the West Bountiful City Council meeting held on **Tuesday, May 19, 2015** at West
2 Bountiful City Hall, 550 N 800 West, Davis County, Utah.

3
4 Those in attendance:

5
6 **MEMBERS:** Mayor Pro Tem Mark Preece, Council members James Ahlstrom, James
7 Bruhn, Kelly Enquist, Debbie McKean, Mark Preece

8
9 **EXCUSED:** Mayor Ken Romney

10
11
12 **STAFF:** Duane Huffman (City Administrator), Steve Doxey (City Attorney), Chief Todd
13 Hixson, Ben White (Engineer), Steve Maughan (Public Works Director), Cathy Brightwell
14 (City Recorder/Secretary), Patrice Twitchell (Finance)

15
16 **VISITORS:** Alan Malan, Commissioner Bret Milburn, Commissioner John Petroff,
17 Commissioner Jim Smith, Pam Petroff, Rhonda Perkes, Emma Dugl, Alysa Revell

18
19
20 Mayor Pro Tem Preece called the work session to order at 6:10 pm.

21
22 1. **Discuss Budgets for FY 2015 and FY 2016.**

23
24 Duane Huffman introduced a continuation of the discussion from previous budget meetings
25 beginning with potential General Fund increases.

26
27 Wages – There was discussion about what level of employee wage increases the Council wants to
28 implement. Three options were discussed: 2% merit increases for all full-time employees; 2%
29 merit increases for full-time employees that are not sworn police officers and 4% merit increases
30 for sworn police officers; and 4% merit increase for all full-time employees. Mr. Huffman
31 explained that for the last few years, the City used the 2%-4% option, and this is what is already
32 included in the tentative budget. There was some discussion about cost-of-living-adjustment
33 (COLA) increases and how it is used differently by companies but that the City has not had a
34 COLA for some time. Discussion came back to percentage increases and whether they should be
35 tied to merit review or used in a way similar to COLAs. Timing was also discussed with a
36 suggestion that all increases take effect on July 1 rather than anniversary dates, making sure there
37 are discretionary funds to deal with top performers. Duane added that if the additional increases
38 were to be one time bonuses rather than salary increases, we need to have a more thorough
39 discussion to develop a bonus plan. **There was consensus to include 4% merit increases**
40 **(anniversary date) for all full-time employees in the next draft budget.**

41 Health Insurance – The tentative budget shows decrease from previous drafts based on a lower
42 increase rate (4.9%).

43 The plow blade, roadside tractor, and 1 ton were moved to the Streets Capital Fund.

44 Class C maintenance expenses are shown but defer other increases until we know what is
45 happening with county sales tax so we do not get punished based on maintenance-of-effort
46 provisions.

47 Solid waste – the next draft of the budget will include increases for solid waste collections at the
48 city hall and parks.

49 Golf fund – There was discussion about small increases for seasonal employees, especially starters
50 and the golf maintenance crew. New tables and chairs for the Café were included (\$2700) and
51 the golf course’s share of solid waste.

52
53 Mr. Huffman reviewed the bottom line changes from 1st Look, Draft 1, and Tentative Budget.
54 In looking at General Fund balances, Council member McKean commented that it is important not to
55 spend too much so we can handle another drop in economy if/when it comes. There was then
56 discussion about the different types of taxes we receive funding from and how stable/volatile each
57 one is.

58 There were questions about sidewalk repairs and how we can best identify problem areas
59 around the city. There is a small amount of money in the budget to deal with these on case by case
60 basis, with residents paying half in some cases, but it was suggested that we put more money in the
61 budget and prioritize each location based on safety concerns. Steve Maughan will have an employee
62 go around the City to perform a sidewalk inventory and mark unsafe areas with reflective paint.

63 Also, follow-up items from previous meetings were discussed. Newsletters were increased to
64 \$5500 based on actuals. Planning commission pay will rise to \$50 for Commissioners and \$70 for
65 the Chairman.

66 Golf Fund Loan Options – Mr. Huffman described the options presented at the last meeting
67 again. Council member Ahlstrom prefers Option A which pays off both solid waste and water and
68 stops the divisive discussions that have plagued the Council. Council member Bruhn is concerned
69 that Option A drops the RAP balance down to \$99k. He was reminded that we project \$225k in
70 annual contributions which will continue to early 2017 even if the RAP ballot initiative does not pass
71 this year. Council member McKean added that we want to make sure we have enough in RAP
72 money to do what we want at the Park. The item was left for further discussion.

73
74 *The Budget Worksession adjourned to the regular meeting at 7:25 p.m.*

75
76 Mayor Pro Tem Preece called the Regular meeting to order at 7:35 pm. James Bruhn gave a
77 thought, and the Pledge of Allegiance was led by Debbie McKean.

78
79 **1. Accept Agenda**

80
81 **MOTION:** *Debbie McKean moved to approve the agenda as written. James Bruhn*
82 *seconded the Motion which PASSED by unanimous vote of all members*
83 *present.*

84
85 **2. Public Comment.**

86
87 Rhonda Perkes, field representative for Congressman Stewart, extended thanks to the
88 Council on behalf of the Congressman for all they do. She commented that Congressman Stewart
89 does a lot on federal land issues and is interested in things going on locally. She encouraged the
90 Council to contact him if they have any questions or need anything from him.

91

92 **3. Davis County Commission - Receive Information From Citizens and Provide a**
93 **Question and Answer Forum for Davis County Matters.**

94
95 Commission Chairman Bret Milburn explained that the Commission likes to periodically
96 meet with the fifteen cities in the County for informal discussions on issues impacting the City and
97 the County and to answer questions.

98 There was discussion regarding economic development opportunities in the City, specifically
99 in the area of Legacy Highway and 500 South. Commissioner Milburn said they continue to identify
100 developers to bring projects to the County and suggested the City be flexible with zoning, etc. as
101 potential developers come forward.

102 The Commission and Council member Enquist talked about the DUED (Davis Unified
103 Economic Development group) meeting they attended today. Three companies shared details about
104 their new businesses and how fast they are growing. One company had 20 employees in 2010 and
105 now has grown to 400 employees with office space needs of 60,000 sq.ft. Their stories were
106 examples of the needs of growing new companies and possible economic development opportunities
107 in the area.

108 The Commission was asked why they are terminating Justice Court services. They
109 responded that the current model set out by the state is not functioning well for the County. They
110 discussed, generally, what options may be available and said they expect the affected cities to be part
111 of the decisions.

112 Other discussions included an apparent shift in how people want to live, moving from large
113 homes to smaller homes with less maintenance, and how important it is to find the right mixture and
114 balance based on how the public's desire for smaller properties will affect local land use planning
115 over the next twenty five years.

116 The Commission was then asked to comment on the new transportation sales tax and their
117 plans for potentially placing the question on the ballot. They said it has been an area of interest for a
118 long time – existing funding has not been covering expenses. This year the legislature finally passed
119 the bill; a collaborative effort between transit, private industry, business, cities, counties, etc. They
120 added that the best chance for approval is to have a united effort along the Wasatch Front. Salt Lake
121 County has a strong desire to move forward but there are hurdles to cross. The deadline to go on the
122 ballot is August. If the County authorizes it, the Commission is hopeful for partnerships of support.
123 This is a municipal election year, the school board has decided to run a bond issue, at least four cities
124 in the county plan to have RAP tax on the ballot, and there needs to be enough time to put together
125 an effective education plan. Based on these circumstances, the Commission could not commit to
126 putting the question the ballot this year.

127 Mayor Pro Tem Preece thanked the Commissioners for coming.

128
129
130
131

132 **4. Bountiful Davis Arts Center Update.**

133
134 Emma Dugal, director of the Bountiful Davis Arts Center (BDAC), and her assistant, Alysa
135 Revell talked about how excited they are to be in their new location at 90 N. Main St. in Bountiful.
136 In addition to their focus on visual arts, they described a new music program for which they are
137 seeking funding for a Steinway Grand piano and performance area. This new program will be
138 highlighted during a Memorial Day concert running from 6 a.m. on Friday through 10 p.m. on
139 Monday. They also mentioned that their building can be used to hold meetings, with up to 115
140 chairs, if necessary.

141 They thanked the Council for their previous support of the Summerfest event which will be
142 held August 5th through August 8th this year and added that they are hoping for continued support.
143 Duane Huffman noted that a donation to BDAC has been included in the FY16 Tentative budget.

144 **5. Consider Request From Viewmont High School for Amplified Music at City Park on**
145 **May 29, 2015.**

146
147 **MOTION:** *James Ahlstrom moved to approve the Request from Viewmont High School*
148 *for Amplified Music at City Park on May 29. James Bruhn seconded the*
149 *Motion which PASSED by unanimous vote of all members present.*

150
151 **6. Consider Proclamation Declaring June 10, 2015 as Arbor Day in West Bountiful.**

152 **MOTION:** *James Ahlstrom moved to Declare June 10, 2015 as Arbor Day in West*
153 *Bountiful. James Bruhn seconded the Motion which PASSED by*
154 *unanimous vote of all members present.*

155
156 **7. Consider Issuing Decision for Appeal of Conditional Use Permit for Stringham Farm**
157 **Subdivision Flag Lots.**

158
159 Mr. Doxey explained that the written decision before them incorporated the rational
160 discussed at the last meeting.

161
162 **MOTION:** *James Bruhn moved to approve the written decision on appeal of the*
163 *conditional use permit for Stringham Farm subdivision flag lots. James*
164 *Ahlstrom seconded the Motion which PASSED.*

165
166 The vote was recorded as follows:

167 James Ahlstrom – Aye

168 James Bruhn – Aye

169 Kelly Enquist – Aye

170 Debbie McKean – Aye

171 Mark Preece – Aye

172
173
174

175 **8. Consider Approval of Pathway Pavement Project at Birnam Woods Park.**

176 Duane Huffman discussed several options available to repair the asphalt pathway at the
177 Birnam Woods Park, and explained that staff believes Option 1, which is to pulverize and pave
178 approximately 90% of the path with three inches of new asphalt, would provide the longest life of
179 the current path design. He added that Kapp Construction, currently working the 725 West Project,
180 can provide a change order to perform the work for \$30,600, or alternatively, the City could choose
181 to use a formal bidding process to award the work.

182 Council members McKean and Enquist discussed their displeasure with the change order
183 process, stating they are not comfortable tying this Project to the 725 West Project. Mr. Huffman
184 explained that from an administrative standpoint, the change order process streamlines the process
185 and does not tie the two projects together but allows the City to benefit from current prices, quicker
186 timelines, and confidence based on the work the contractor has done for us in several recent projects.
187 He added that if the project is sent to bid, an award could probably be made in July with paving in
188 September, depending on the contractor.

189 Mr. Huffman then discussed the difference between the City's \$10,000 threshold for the
190 Council's approval of expenditures, and the requirement that projects exceeding \$50k be sent out for
191 formal bids. He added that even for smaller projects we typically get three quotes from companies,
192 but in this case, the change order process makes more sense.

193
194 **MOTION:** *James Ahlstrom moved to approve the Pathway Pavement Project at Birnam*
195 *Woods Park using Option One, to pulverize and pave approximately 90% of*
196 *the path using Kapp Construction and the change order rates of \$30,600.*
197 *James Bruhn seconded the Motion which PASSED 3-2.*

198
199 The vote was recorded as follows:

200 James Ahlstrom – Aye
201 James Bruhn – Aye
202 Kelly Enquist – Nay
203 Debbie McKean– Nay
204 Mark Preece – Aye

205
206 **9. Discuss Justice Court Services.**

207 Duane Huffman reviewed his memorandum regarding Justice Court services, including
208 available options.

209 There was discussion about possible cities to take on West Bountiful's court cases. It is
210 estimated that current costs would stay the same wherever we go.

211 Chief Hixson was asked his thoughts. He stated we need to do additional research to see
212 which of the potential options would be best. Council member McKean would like to pursue Woods
213 Cross and North Salt Lake. Mr. Huffman and Chief will do more research.

214
215 **10. Engineering/Planning Commission Report.**

216 Ben White reported that the Porter Lane storm drain and 725 West projects are nearing
217 completion, but rains are causing delays. He added that the park playground proposals are being

218 reviewed by Council members McKean and Enquist, and the masonry work at the new restroom is
219 finished.

220 For a planning commission report, he stated that Mason Green's conditional use permit for a
221 detached garage was approved with the condition that the front upstairs window be non-opening
222 with privacy glass to mitigate privacy concerns. There was also a public hearing on a 2 lot
223 subdivision for the Tingey's on Porter Lane.

224 Ben was asked if he had any updates on the status of Pony Haven. He replied that his
225 understanding is that a new individual has control of the property but Strand's have not vacated the
226 property. He added that he has received several calls from developers interested in the property.
227

228 **11. Mayor/Council Reports**

229

230 James Ahlstrom – no report.

231

232 Mark Preece – no report.

233

234 James Bruhn said the Arts Council youth concert held last Friday was the best ever.

235 He then showed pictures of Wasatch Integrated shutting down the steam generation unit and
236 installation of the new steam drum. He said the rebuild will cost about \$7m and will last longer
237 than the previous one. Completion is expected in mid-June.
238

239 Debbie McKean reported that Independence Day parade plans are moving ahead and that the
240 Arts Council appreciates everyone's willingness to help out.

241 She also reported that the Mosquito Abatement District has not had one call from West
242 Bountiful to spray for mosquitos but other cities are saturated.

243 She added that she and Council member Enquist will work together to review the playground
244 bids explaining that it is a difficult process with many things to consider.
245

246 Kelly Enquist said he attended the DUED meeting earlier in the day. He talked about several
247 amazing presentations from up and coming companies and revealed a fortune 500 company
248 going to Farmington Station – Vista Sports.
249

250 Duane Huffman reminded Council that those pursuing open city council seats will be declaring
251 candidacy June 1 through June 8. He added that he is planning to put together a candidate
252 orientation for the new candidates. He would like to do it prior to a city council meeting but not as a
253 worksession and suggested June 16 would be a good date.
254

255 **12. Approval of Minutes from the May 5, 2015 City Council Meeting.**

256

257 **MOTION:** *James Ahlstrom moved to approve the minutes from the May 5, 2015*
258 *meeting as presented. James Bruhn seconded the Motion which PASSED*
259 *by unanimous vote of all members present.*
260

261 **13. Executive session, pursuant Utah Code 52-4-205 (c) to discuss pending or reasonably**
262 **imminent litigation, and (d) to hold a strategy session to discuss the purchase, exchange,**
263 **or lease of real property.**

