

Minutes of the West Bountiful City Council meeting held on Tuesday, August 18, 2015 at West Bountiful City Hall, 550 N 800 West, Davis County, Utah.

Those in attendance:

MEMBERS: Mayor Ken Romney, Council members James Ahlstrom, James Bruhn, Kelly Enquist, Debbie McKean, and Mark Preece

EXCUSED:

STAFF: Duane Huffman (City Administrator), Steve Doxey (City Attorney), Chief Todd Hixson, Steve Maughan (Public Works Director), Ben White (City Engineer), Cathy Brightwell (City Recorder/ Secretary)

VISITORS: Alan Malan, Andy Williams, Fire Chief Bassett, Wendell Wild

Mayor Romney called the work session to order at 6:30 pm.

Economic Development Strategy Session.

Duane Huffman opened the discussion by introducing Jason Burningham who reviewed economic development strategy planning from the session held earlier in the year. He provided several vision statement examples and a map to visualize possible project areas.

Mr. Burningham pointed out several areas of the city identified for potential economic growth, and noted the success of projects like the Commons. He emphasized the benefits of adopting a statement to identify the City Council's vision and goals. He recommended finding out if the ideas/initiatives are aligned with what residents want. There was discussion about areas such as 500 South, Redwood Road, and Evergreen Circle, and the need to focus on residential options for elderly residents.

A discussion followed regarding beliefs about the community's desires for economic development projects: Low impact to traffic, service needs, and schools; low density; non-residential development removed from residential areas; and transitional housing options, especially for seniors.

Potential initiatives will need to help the City have a balanced tax base. Conceptual projects were discussed, such as commercial/retail; employment centers; industrial/flex space; residential (low/medium/high density); big boxes; auto mall center; hotel/motel conference space; expanding current business or industry; senior community with medical facilities.

Mr. Burningham believes the lowest hanging fruit for the current economic climate and available land in West Bountiful is industrial flex space, which looks like commercial but has warehousing space typically with a ratio of 30% office/70% warehouse. He claims there is a large demand for this type of space.

With regard to the Redwood Road and 500 South area, a balanced approach is important to bring economic benefits including sales tax and employment. For example, adding more rooftops as a way to make this area a regional hub for businesses, research parks, and educational development. A big barrier is the restriction of truck traffic on Legacy highway, and property owners that have

historically been either not willing to work with the City or want too much money for the land. A plus is the proximity to the airport.

Duane suggested talking about the tools we have and how we will use them to promote our plans. What should we be doing? Jason responded that it is important to focus on a balanced tax base and to be patient. He suggested we need to extend and delay the triggers of the CDA already in place, and to include timeframes as we review the master plan. It is also important to get property owners involved and vested in projects.

There was discussion about how to move forward and the need to identify tools, build consensus with property owners, begin master plan updates, and determine if the CDA has the longevity it needs. Mr. Burningham will put together a report based on the information from this and the previous session.

The work session adjourned at 7:35pm.

Mayor Romney called the regular meeting to order at 7:42 pm.

Invocation/thought - Mark Preece commented about the disappointing low voter turnout; and then offered a prayer. James Bruhn led the Pledge of Allegiance.

1. Accept Agenda

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

2. Public Comment.

No public comment was given.

3. Canvass of Votes for the West Bountiful 2015 Municipal Primary Election.

MOTION: *James Bruhn moved to declare that the top six city council candidates based on the final canvas report are certified to move on to the general election. James Ahlstrom seconded the Motion which passed by unanimous vote of all members present.*

There was a short discussion about reports of higher voter turn-out with vote by mail versus electronic voting, and questions about which group is better informed about the candidates.

4. Consider Agreement to Amend Plat Conditions for Stringham Farm Subdivision, West Bountiful, Davis County, Utah.

Duane Huffman reviewed the final version of the agreement and pointed out several changes.

MOTION: *Debbie McKean moved to approve the Agreement. Kelly Enquist seconded the Motion. James Ahlstrom offered a friendly amendment to make the preamble title and the first line of the document match; clarify the last sentence in #1 by adding; “and any other requirement imposed as part of subdivision process;” and to underline #10, Governing Law to match other sections. Debbie McKean and Kelly Enquist agreed to the amendments and the Motion PASSED with a vote of 4-1.*

The vote was recorded as follows:

James Ahlstrom – Aye
James Bruhn – Nay
Kelly Enquist – Aye
Debbie McKean – Aye
Mark Preece – Aye

5. Consider Easement Agreement for Stringham Farm Subdivision with Wendell and Mary Wild.

MOTION: *Mark Preece moved to approve the Easement Agreement for Stringham Farm Subdivision. Debbie McKean seconded the Motion which PASSED with a vote of 3-2.*

The vote was recorded as follows:

James Ahlstrom – Aye
James Bruhn – Nay
Kelly Enquist – Nay
Debbie McKean – Aye
Mark Preece – Aye

A 5 minute comfort break was taken.

6. Discuss Park Improvements (pickleball, basketball, playground equipment placement).

Duane Huffman reviewed the diagrams and maps that were provided in the packet. One diagram showed an option for a combined basketball/pickleball court, but he commented that in reality, it may be difficult to have both share the same space.

He proposed 2 options. The first would be to have both sports share the same court. The second is either a full or half basketball court and a separate pickleball court with some separation between them. While it might be tight, staff believes both courts would fit in the space. There was discussion about the options and the consensus was to put in a full basketball court but to also leave room to the west for a pickleball court that could be added in the future.

There was discussion about placement of the playground equipment and whether it could be installed around the existing trees. There was concern about removing trees that provide needed shade and a desire to try to keep as many trees as possible. Several trees can be cleaned up by removing dead branches. It was recommended that a plan be put together to plant trees so when the

older ones need to be cut down, the newer trees will be a decent size. There was also discussion about the importance of ongoing maintenance to keep them in good shape.

The consensus was to go forward with what was presented as option 5 for playground placement, which modified the shape of the playground away from the large hill and incorporating one of the large trees into the playground area (but outside of fall zones) and building a sidewalk all the way around the playground equipment.

7. Continued Discussion on Personnel Policy Re-Draft.

James Ahlstrom moved that this item be tabled and Mark Preece seconded the motion; all members agreed.

8. Police Report.

Chief Hixson summarized his August 2015 report. Two of the City's crossing guards retired. One current substitute will fill an open spot, but the two current applicants for the other spot only want to work as substitutes. We are advertising for the open position. Crossing guard training will be held on August 20.

New officer testing went well. Of the 22 applicants, 14 were tested. The top 10 were invited back for interviews.

On August 12, Washington State's most wanted fugitive was arrested at the Country Inn & Suites. Several agencies were involved, and it was a great team effort.

9. Engineering Report.

Ben White reported that Ovation Homes has the Pony Haven property under contract to purchase. Their intent is to build homes for people 55 years and older. They are proposing small lots, with an HOA that provides front yard maintenance, fences, and snow plowing. He said if they were each .25 acre there would be 30-31 lots; their proposal is for 42 lots of about 7k square feet. He added that there are three road stubs around the property and they have initially proposed to connect the northern two stubs and use the remaining one as a walkway. Council member Ahlstrom asked if the developer understood that the PUD ordinance is only intended to grant additional density under certain specific circumstances. Both he and Council member Bruhn stated that they would prefer all three stubs be used for street access.

Mr. White also reported that he and Mr. Huffman met with Ms. Deppe at the corner of 550 W and 1000 N to discuss the safety issues at her corner. Generally speaking, she wants to be left alone and believes that a commitment was given years ago that sidewalk would not go in until she left, but she also understands the City may proceed with the sidewalk. She said it is okay to trim her trees, but she was not in favor of cutting them down to make it comply with sight triangle regulations. Mr. White asked for direction on how to proceed. There was discussion about pursuing bids and short term fixes to address the safety issues. To put in a sidewalk and meet code regulations, the fence will likely need to come down and the bushes and trees need to be removed. The council asked them to proceed to get bids for sidewalk.

Mr. White then spoke regarding 1100 West street conditions at Olsen Ranches. Ben explained that road compaction was not adequate for the trenches so the road has bumps. The City has received an extended warranty on the road, so rather than have the bumps repaired now, we will

wait to see if they get worse. Council member Bruhn noted that the City needs to be extra careful not to let the warranty lapse prior to having the road fixed.

10. Finance and Administrative Report.

Duane Huffman reviewed the July 31 finance report. Mayor Romney asked when fiscal year summary numbers, especially for the golf course, will be available. Duane responded that it is better to wait until after the audit, but that he can provide preliminary figures at any time.

He noted that there is a tentative agreement with UTA regarding the Prospector trail. They have agreed to clear the entire trail right of way, only after which the City will take over additional maintenance. It is not final but is moving in the right direction. We need to get it done to get access to the new rest room.

11. Mayor/Council Reports.

James Ahlstrom reported that a citizen was driving west at the train tracks on 500 South and was stopped for 15 minutes by a train going into Holly. He asked if we can make a friendly request for them not to do it during rush hour. Duane will bring it up at the next community meeting.

He also asked if the name of the company moving into the old Shopko building is public record. Duane responded that they have filed a building permit which makes it public information.

Mark Preece reported they are reviewing Youth Council applications next week for the new school year.

James Bruhn reported that there is a new access road to the landfill in Layton, and UDOT has added a light to make it a safer route. Layton City is moving to curbside recycling which will probably kill the recycling drop-off at the landfill. Unit A waste energy facility is up and running, with the hope to get Unit B up by August 24; they have been producing a lot of steam which Hill AFB is utilizing.

He also asked why there is no longer a fence on the south side of the new overpass. Staff will follow up. There was also discussion about UDOT's future plans to place concrete on the bridge and how it may impact us.

Mr. Bruhn asked the status of the Alice Acres development, specifically when will the sidewalk be replaced and the status of the Weber Basin issues. Staff noted that the missing sidewalk will be installed either by the developer or by the City (at the developer's cost) prior to the start of school.

Debbie McKean reminded everyone that newsletter articles are due this week. James Ahlstrom asked about starting a recognition section for improved landscaping; pride of ownership. We could ask for nominations. We will also solicit local artists for mural or stenciling on the large bowery at City Park.

She noted that the Arts Council really appreciated their recognition dinner and thanked council members for their support. She added that Colleen Maloy, a long time member, is retiring and they are looking for new members.

Mosquito Abatement continues to have positive testing of West Nile Virus in 2 traps around the City; one west of the golf course and one at City Park. They are spraying, but mosquitoes are still

bad. There was a suggestion to have the golf course sell mosquito repellent. She pointed out that West Nile Virus has flu-like symptoms – severe headache, joint pain, etc. She added that with these results, all *No Spray* zones have been lifted.

Kelly Enquist announced he really likes the new 400 North overpass! He also suggested at some point the council needs to discuss what is allowed and not allowed at the City's parks. For example, skateboards, dogs, ice blocks, sledding, etc. Our signs are confusing. Duane commented that we have an ordinance that prohibits certain things, and other things have been added to signage so it would be good for an overall review.

12. Approval of Minutes from the August 4, 2015 City Council Meeting.

MOTION: *James Ahlstrom moved to approve the minutes from the August 4, 2015 meeting. James Bruhn seconded the Motion which PASSED by unanimous vote of all members present.*

13. Possible Executive Session for the Purpose of Discussing Items as Allowed, Pursuant to Utah Code Annotated 52-4-205.

There was no need for an Executive session.

14. Adjourn

MOTION: *James Bruhn moved to adjourn this meeting of the West Bountiful City Council at 9:56 p.m. James Ahlstrom seconded the Motion which PASSED by unanimous vote of all members present.*

The foregoing was approved by the West Bountiful City Council on Tuesday, September 1, 2015.

Cathy Brightwell
Cathy Brightwell (City Recorder)

