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2 **Minutes of the West Bountiful City Council meeting held on Tuesday, January 19, 2016 at**
3 **West Bountiful City Hall, 550 N 800 West, Davis County, Utah.**
4

5 Those in attendance:

6
7 **MEMBERS:** Mayor Ken Romney, Council members James Ahlstrom, James Bruhn,
8 Kelly Enquist, Mark Preece, and Andrew Williams
9

10 **PLANNING COMMISSION:** (for joint work session): Alan Malan, Terry Turner, Laura
11 Charchenko, Mike Cottle, Corey Sweat, (excused – Chairman Hopkinson)
12

13 **STAFF:** Duane Huffman (City Administrator), Steve Doxey (City Attorney), Ben White
14 (City Engineer), Lt. Corie Hamilton, Steve Maughan (Public Works Director), Paul Holden
15 (Director of Golf), and Cathy Brightwell (City Recorder/Secretary)
16

17 **VISITORS:** Alan Malan, Corey Sweat, Brad Frost, Craig Jacobsen, Eric Eastman, Lucile
18 Eastman, Kevin Ingram, James Behunin, Scooter Hammer, Joan Littlefield
19
20

21 **Joint Work Session with Planning Commission to Discuss Ovation Homes' Proposal for**
22 **P.U.D., The Cottages at Havenwood.**
23

24 Mayor Romney called the work session to order at 6:15 p.m. and welcomed the planning
25 commission, Ovation Homes, and members of the public.

26 Duane Huffman explained that base density of the project is 30 lots based on the required
27 road design connecting 3 stub streets. He collected bonus density worksheets completed by
28 council members and planning commissioners in an attempt to determine a starting point for
29 discussion. Initial results were to give a 10.6% density bonus, although it appeared some
30 submissions were based on the planning commission recommendation and some on the current
31 proposal.

32 Brad Frost, Ovation Homes, made a short presentation and pointed to items in his
33 Addendum 1 handout noting the developer's opinion as to how each bonus category could be
34 treated and the value of each. He explained their calculations indicate that the development, as
35 proposed with 39 lots, will provide amenities with a value between \$409,500 and \$430,000 above
36 and beyond what could be required if developed as a standard R-1-10 subdivision.

37 There was discussion about drainage issues and some disagreement about what the city can
38 require in drainage design as part of a standard subdivision. Mr. Frost stated they intend to tear
39 down fences of the west side neighbors and dig up their yards to install drains. He believes this
40 goes above and beyond what would be required of a developer in a standard subdivision.

41 Regarding open space, Mr. Frost explained that they are offering to pay the City for what it
42 would cost them to put a park in the development. Mayor Romney responded that \$20k seemed
43 an insufficient trade-off for a small park.

44 There was discussion about intrinsic values of the development. Some neighbors are
45 frustrated with the way their neighbors maintain their properties and these will be maintained by

46 the HOA so it will always look nice with trees approximately every 90 feet and fencing installed at
47 the time each home is built.

48 There was discussion about the best way to proceed with council member Bruhn
49 suggesting they walk through the ordinance to see if the proposal fits, and council member
50 Ahlstrom commenting that this exercise is not black and white like a permitted use ordinance; it is
51 up to Council to determine the pros and cons of the overall project. There was also discussion
52 about whether the developer should be given a bonus if they are willing to do something, e.g.,
53 decorative entrance, park, but the City doesn't want it or it can't be done.

54

55 Discussion of the Amenity Density Bonus Categories:

56 A. Building and Project Design. The majority likes an entry feature which includes a
57 sign/landscaping on Pages Lane and would give some bonus for it. Mr. Frost described it
58 as a rock/brick sign with etched lettering maintained by the HOA and situated on land
59 owned by the adjoining property owner. Council asked to see an artist's rendition. Also
60 included is the guarantee of single level homes vs. the potential for two story homes in a
61 standard subdivision, and upgraded building materials all of which could result in a bonus
62 of 5%.

63

64 B. Innovative Site Plan. Ovation has included varying lots sizes, setbacks, dwelling unit
65 types, and fencing in this category. Council member Ahlstrom agrees the dwelling unit
66 type fits better in this category than the previous category. He likes this plan better than
67 what we would see in a typical subdivision. The value is in the type of unit (improvements
68 above ground) and the non-cluttered look of the development. This is also a good place to
69 include drainage issues.

70

71 There was discussion about an active adult community and the ambiguity of the CCRs.
72 Mr. Frost explained they are reviewing the CCRs due to recent state legislation regarding
73 HOAs, but their intent is to restrict 2 bedroom homes to 3 people and 3 bedroom homes to
74 4 people. He added that the design of the homes and lots are targeted to active adults.
75 When asked, several council members did not see this restriction as being critical.

76

77 C. Substantial Public Benefit. The biggest issue is drainage facilities. Ben explained that
78 requirements for any subdivision will include a pump station, detention pond and rear yard
79 drains. Ovation's proposal to also add drains to sixteen neighbor's rear yards may not
80 solve the problem but will improve drainage issues. Having landscaping, especially in rear
81 yards, go in at the time of building is also a benefit from a drainage perspective and
82 provides intrinsic value. Mr. Frost commented that he believes it will cost a lot more than
83 the city's \$10k estimate to install hard pipes and perforated pipes in each neighbor's lot.

84

85 There was discussion about the public benefits of an active adult community and whether
86 the bonus should be applied here or in B above.

87

88 D. Provision, Protection and Maintenance of Open space. Ovation offered to put in a park on
89 the north side of the project for about \$20k. City consensus is that because the City Park is
90 only two blocks away, there is no reason to have a pocket park in this location. There was
91 discussion about donating a like amount to the city in lieu of building the Park, but the

92 consensus is that \$20k is too low to justify a bonus. There was discussion about putting in
93 a pickle ball court at a different location and using the money to pay for it; a pickleball
94 court is estimated to cost approximately \$50k.
95

96 There was discussion about using the space for additional parking. Mr. Frost said a similar
97 plan had been implemented in other Ovation communities, and the HOA ended up
98 removing the parking spaces because they were not needed. Mayor Romney commented
99 that he has driven through other Ovation communities at different times of day and has
100 never noticed a parking problem.
101

102 There was discussion about whether open space includes air space above the homes and
103 the benefit to neighbors by having single level homes, e.g., protect views and provide
104 additional privacy.
105

- 106 E. Interior Amenities and Landscaping. Covered in this section are things like installation of
107 landscaping and fencing at the time of construction, HOA maintenance of front yards, park
108 strip trees, driveway and sidewalk snow removal.
109

110 Mayor Romney asked the Council and Planning Commission to think about what it would take for
111 the developer to qualify in these areas to get the maximum bonus. Mr. Huffman distributed bonus
112 density worksheet forms to council members to see if and how the numbers have changed. There
113 was not enough time to review the worksheets at the end of the meeting.
114

115 -----
116

117 Mayor Romney called the regular meeting to order at 8:15 pm.
118

119 Invocation/thought – James Ahlstrom; Pledge of Allegiance – Mark Preece
120

121 **1. Accept Agenda.**
122

123 **MOTION:** *Mark Preece moved to approve the agenda as presented. James Bruhn*
124 *seconded the Motion which PASSED by unanimous vote of all members*
125 *present.*
126

127 **2. Public Comment.**
128

129 There were no public comments.
130

131 **3. Consider Approval of Resolution 379-16, A Resolution Appointing Tiffany Allen,**
132 **Mike Leger, Paul Maloy, and Debbie McKean independence day specialist to the Arts**
133 **Council, and James Bruhn as City Council representative.**

134
135 **MOTION:** *James Ahlstrom moved to approve Resolution 379-16, A Resolution re-*
136 *appointing Tiffany Allen, Mike Leger, and Paul Maloy to the Arts*

137 *Council; appointing Debbie McKean to the Arts Council as the*
138 *Independence Day specialist; and assigning James Bruhn as the city*
139 *council liaison. James Bruhn seconded the Motion which PASSED.*
140

141 The vote was recorded as follows:

142 James Ahlstrom – Aye
143 James Bruhn - Aye
144 Kelly Enquist – Aye
145 Mark Preece – Aye
146 Andrew Williams - Aye
147

148 **4. Consider Resolution 380-16, A Resolution Appointing Ken Romney to the South**
149 **Davis Metro Fire Service Area Board of Trustees.**

150 **MOTION:** *James Ahlstrom moved to approve Resolution 380-16, A Resolution*
151 *Appointing Ken Romney to the South Davis Metro Fire Service Area*
152 *Board of Trustees. Andy Williams seconded the Motion which PASSED.*
153
154

155 The vote was recorded as follows:

156 James Ahlstrom – Aye
157 James Bruhn - Aye
158 Kelly Enquist – Aye
159 Mark Preece – Aye
160 Andrew Williams - Aye
161

162 **5. Consider Award of Pages Lane Project to Advanced Paving and Construction for**
163 **\$1,022,855**

164 Ben White clarified that the Pages Lane Project was bid in two parts; the main project and
165 bid additive 1 which includes sidewalks on the north side of Pages Lane. His cost estimates were
166 in the \$1.2M range. We received 15 bids. The lowest bidder, AAA Excavating, missed a
167 significant item in their bid and asked to withdraw. The second lowest bidder was Advanced
168 Paving & Construction. Their bid was \$945,777 for the main project, and \$77,078 for bid additive
169 1 for a total of \$1,022,855. Ben has checked them out and believes they have the resources and
170 experience to do a good job. The City will inspect the project closely as it progresses. When asked
171 about Kapp Construction who has completed several recent projects for the city very well, Ben
172 responded that timing and previous commitments prevented them from bidding the project.
173

174 **MOTION:** *Mark Preece moved to Award the Pages Lane Project to Advanced Paving*
175 *and Construction for \$1,022,855. James Bruhn seconded the Motion*
176 *which PASSED.*

177 The vote was recorded as follows:

178 James Ahlstrom – Aye
179 James Bruhn - Aye

180 Kelly Enquist – Aye
181 Mark Preece – Aye
182 Andrew Williams – Aye
183

184 **6. Consider Tentative Adoption of Proposed Amendments to FY 2016 Budget and to Set**
185 **Public Hearing.**

186 Duane Huffman reviewed the recommended changes for the current fiscal year, most of
187 which have been discussed with Council in past meetings. He added that a final review will be
188 done at year-end. There was discussion about several items on the list.

189 **MOTION:** *James Ahlstrom moved to Tentatively Adopt Amendments to the FY 2016*
190 *Budget and Set a Public Hearing for 7:30 pm on February 2, 2016.*
191 *James Bruhn seconded the Motion which PASSED.*

192 The vote was recorded as follows:
193 James Ahlstrom – Aye
194 James Bruhn - Aye
195 Kelly Enquist – Aye
196 Mark Preece – Aye
197 Andrew Williams – Aye
198

199 **7. Engineering/Planning Commission Report – Ben White.**
200

- 201 - The 1200 N storm drain project is underway, but moving slowly due to the mud.
- 202 - We are working up a plan to fix the floor in the lobby.
- 203 - At its last meeting, Planning Commission discussed a 2 lot subdivision, Olsen 8,
204 between 1100 W and Eagle Glenn Circle, and Ivory Homes' proposal to modify
205 language in the B-U zone to increase density.
- 206

207 **8. Police Report**
208

209 Chief Hixson reviewed his report. Highlights included: Officer Horstman has successfully
210 completed his field training and is doing a great job; three officers have expressed interest in
211 testing for the sergeant position which will begin January 19; Officer Braegger's vehicle was hit
212 during a traffic stop by a vehicle travelling on I-15 that failed to mover over; and Lt. Hamilton's
213 vehicle was hit in the city parking lot by a parent picking up a child from school.
214

215 **9. Administrative Report.**
216

217 Duane Huffman reported on plans regarding staffing during Steve Maughan's absence due
218 to a non-work-related accident. Duane and Blake will be meeting regularly during Steve's
219 absence to make sure public works activities continue smoothly.
220
221

222
223 The new golf superintendent, Josh Virostko, will begin on February 1. Marcus's last day in
224 attendance is planned for January 25. We hope to advertise for the assistant superintendent job
225 later this week.

226 We are planning a city council strategy session sometime in the next month.

227

228 **10. Mayor/Council Reports.**

229

230 James Ahlstrom – No report.

231

232 Mark Preece –

233 The Youth Council is doing a fund raiser collecting food for backpacks for needy school
234 children. They will pass out flyers advertising the event on January 23rd. They are also beginning
235 preparations for the Easter egg scramble on Saturday, March 26.

236

237 James Bruhn –

238 Offered condolences to the police department and their brothers for the Salt Lake officer
239 killed recently.

240

241 Andrew Williams – no report.

242

243 Kelly Enquist-

244 Attended his first Mosquito Abatement meeting last week and was impressed with the
245 group, the way the meetings are handled, and their goal to limit meetings to 60 minutes or less.
246 He reported on issues they are meeting with UTA regarding a fencing project.

247

248 Mayor Romney-

249 He gave kudos to the police department for what they're doing and referenced a recent
250 news article about West Bountiful being a safe place to live.

251

252 **11. Approval of Minutes from the December 15, 2015 City Council Meeting.**

253

254 **MOTION:** *James Ahlstrom moved to approve the minutes from the January 5, 2016*
255 *meeting. Andy Williams seconded the Motion which PASSED by*
256 *unanimous vote of all members present.*

257

258 **12. Possible Executive Session for the Purpose of Discussing the Character, Professional**
259 **Competence, or Physical or Mental Health of an Individual, Pursuant to Utah Code**
260 **Annotated 52-4-205(1)(a), and 52-4-205(1)(d) to discuss the purchase, exchange, or**
261 **lease of real property.**

262

263 *No Executive Session needed*

264

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267

268 13. Adjourn

269
270 MOTION: *James Ahlstrom moved to adjourn this meeting of the West Bountiful City*
271 *Council at 8:55 p.m. Andy Williams seconded the Motion which PASSED*
272 *by unanimous vote of all members present.*
273

274
275

276 *The foregoing was approved by the West Bountiful City Council on Tuesday, February 2, 2016.*

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280



Cathy Brightwell (City Recorder)

