3200 W 300 N, West Point, UT 84015
801.776.0970

WEST POINT CITY COUNCIL NOTICE OF ELECTRONIC MEETING & AGENDA

NO PHYSICAL MEETING LOCATION

May 19, 2020

Mayor
Erik Craythorne
Council
Gary Petersen, Mayor Pro Tem
Jerry Chatterton
Andy Dawson
R. Kent Henderson
Annette Judd
City Manager
Kyle Laws

This public meeting will be held electronically in accordance with the March 18th, 2020 Executive Order 2020-5 issued by Governor Herbert:
2020-5: *Suspending the Enforcement of Provisions of Utah Code § 52-4-202 and§ 52-4-207, and Related State Agency Orders, Rules, and Regulations, Due to Infectious Disease COVID-19 Novel Coronavirus*

The public may monitor or listen to the meeting electronically and provide public comment when appropriate by following the instructions below:

- **Join Zoom Meeting at**: https://us02web.zoom.us/j/87093242763 *or*
- **Connect via Telephone:** Dial 1(669) 900-6833 and enter **Meeting ID:** 870 9324 2763

Members of the public may also participate in the Citizen Comment item via email prior to the meeting
Comments must be received prior to the 7PM City Council Meeting

- **Email**: carnold@westpointcity.org
- **Subject Line:** Must be designated as "Citizen Comment – May 19, 2020 City Council Meeting"
- **Email Body**: **Must** include First & Last Name and Address and a succinct statement of your comment.

ADMINISTRATIVE SESSION

6:00 PM – OPEN TO THE PUBLIC

1. **Discussion Regarding the FY2021 Tentative Budget for West Point City and All Related Agencies –** Mr. Ryan Harvey pg. 5
2. **Discussion Regarding a Requested Amendment to the Garbage Collection Contract with Econo Waste, Inc.** – Mr. Kyle Laws pg. 25
3. **Discussion Regarding the Sunview Estates Subdivision Phase I** – Mr. Boyd Davis pg. 29
4. **Discussion Regarding a Request to Develop Multiple Phases of the Wade Farms Subdivision** – Mr. Boyd Davis pg. 37
5. **Other Items**

GENERAL SESSION

7:00 PM – OPEN TO THE PUBLIC

1. **Call to Order**
2. **Invocation - *Offered by Rajan Zed, Hindu Leader Prayer***
(Please contact the City Recorder to request meeting participation by offering a prayer or inspirational thought)
3. **Communications and Disclosures from City Council and Mayor**
4. **Communications from Staff**
5. **Citizen Comment** (If you wish to make comment to the Council, please email your comments prior to the meeting using the instructions above, or if you have joined the electronic meeting, use the "raise hand" icon if on a computer or dial *9 to indicate that you would like to make a comment. When it is your turn, the meeting host will unmute you. Please clearly state your name and address, keeping your comments to a maximum of 2 ½ minutes. Please do not repeat positions already stated. Public comment is a time for the Council to receive new information and perspectives)
6. **Public Hearing Regarding the FY2021 Tentative Budget for West Point City and All Related Agencies –** Mr. Ryan Harvey pg. 5
7. **Consideration of Approval of Ordinance No. 05-19-2020A, Amending Chapter 17.25.080 of the West Point City Code Regarding the Minimum Front Yard Setbacks in the R-4 Zone –** Mr. Boyd Davis pg. 43
   a. **Public Hearing**
   b. **Action**
8. **Consideration of Final Approval of the Sunview Estates Subdivision Phase I** – Mr. Boyd Davis pg. 29
9. **Consideration of Approval of a Request to Develop Multiple Phases of the Wade Farms Subdivision** – Mr. Boyd Davis pg. 37
10. **Motion to Adjourn the General Session**

Posted this 15th day of May, 2020

Casey Arnold

CASEY ARNOLD, CITY RECORDER

If you plan to attend this meeting and, due to disability, will need assistance in understanding or participating therein, please notify the City at least twenty-four (24) hours prior to the meeting and we will seek to provide assistance.

TENTATIVE UPCOMING ITEMS

Date: TBD
JOINT MEETING w/ PLANNING COMMISSION – 5:00 PM

Date: 06/02/2020
Administrative Session – 6:00 pm

1. Quarterly Financial Report – Mr. Ryan Harvey
2. Discussion Regarding the FY2021 Tentative Budget for West Point City and All Related Agencies – Mr. Ryan Harvey
3. Discussion Regarding Trailer Parking in Front Yards – Mr. Kyle Laws
4. Discussion Regarding the Proposed West Point Arts Council – Mr. Kyle Laws
5. Discussion Regarding a Payback Agreement for the Craythorn Homestead Subdivision – Mr. Boyd Davis
6. Discussion Regarding the West Lake Estates Subdivision Phase I – Mr. Boyd Davis
7. Discussion Regarding the Bennett Farms Subdivision Phase II – Mr. Boyd Davis

CDRA Meeting

1. Consideration of Approval of Resolution No. R06-02-2020A, Approving the FY20201 Tentative Budget for the CDRA of West Point City – Mr. Ryan Harvey
   a. Public Hearing
   b. Action

General Session – 7:00 pm

1. Davis County Sheriff's Office Quarterly Update
2. Youth Council Update
3. Consideration of Approval of the Minutes from the May 5, 2020 West Point City Council Meeting
4. Consideration of Approval of Ordinance No. 06-02-2020A, Amending Chapter 17.25.080 of the West Point City Code Regarding the Minimum Front Yard Setbacks in the R-4 Zone – Mr. Boyd Davis
5. Consideration of Approval of Resolution No. 06-02-2020A, Approving the FY2021 Tentative Budget for West Point City and All Related Agencies – Mr. Ryan Harvey
   a. Public Hearing
   b. Action

Date: 06/16/2020
Administrative Session – 6:00 pm

1. Discussion Regarding the FY2021 Final Budget for West Point City and All Related Agencies – Mr. Ryan Harvey
2. Discussion Regarding the FY2021 Schedule of Fees for West Point City and All Related Agencies – Mr. Ryan Harvey

CDRA Meeting

1. Consideration of Approval of Resolution No. R06-16--2020A, Approving the FY2021 Final Budget for the CDRA of West Point City – Mr. Ryan Harvey
   a. Public Hearing
   b. Adoption

General Session – 7:00 pm

1. Consideration of Approval of Resolution No. 06-16-2020A, Adopting the FY2021 Schedule of Fees for West Point City and All Related Agencies– Mr. Ryan Harvey
2. Consideration of Final Approval of the West Lake Estates Subdivision Phase I – Mr. Boyd Davis
3. Consideration of Approval of the Bennett Farms Subdivision – Mr. Boyd Davis
4. Consideration of Approval of Resolution No. 06-16-2020B, Approving a Payback Agreement with ** for the Craythorn Homestead Subdivision – Mr. Boyd Davis

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Date: 07/07/2020
Administrative Session – 6:00 pm

1. Discussion Regarding the Property Tax Rate for the 2020 Taxable Year for West Point City – Mr. Ryan Harvey

General Session – 7:00 pm

Date: 07/21/2020
Administrative Session – 6:00 pm

1. Discussion Regarding the Property Tax Rate for the 2020 Taxable Year for West Point City – Mr. Ryan Harvey

General Session – 7:00 pm

WEST POINT CITY 2020 CALENDAR

WEST POINT UTAH

2020

JANUARY

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
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JULY

SUN	MON	TUE	WED	THU	FRI	SAT
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FEBRUARY

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AUGUST

SUN	MON	TUE	WED	THU	FRI	SAT
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30	31					

MARCH

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SEPTEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
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APRIL

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OCTOBER

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MAY

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31						

NOVEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
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29	30					

JUNE

SUN	MON	TUE	WED	THU	FRI	SAT
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28	29	30				

DECEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
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20	21	22	23	24	25	26
27	28	29	30	31		

*UPDATED AS OF May 1, 2020

IMPORTANT DATES

JANUARY

- 1 New Year's Day - CLOSED
- 9 Planning Commission - 6 PM
- 10-11 City Council Planning & Visioning Session
- 13 Senior Lunch - 11:30 AM
- 20 MLK Jr. Day - CLOSED
- 21 City Council - 6 PM
- 23 Planning Commission - 6 PM

FEBRUARY

- 4 City Council - 6 PM
- 10 Senior Lunch - 11:30 AM
- 12 Council/Staff Lunch - 11:30 AM
- 13 Planning Commission - 6 PM
- 17 President's Day - CLOSED
- 18 City Council - 6 PM
- 27 Planning Commission - 6 PM

MARCH

- 3 City Council - 6 PM
- 3 PRESIDENTIAL PRIMARY ELECTION
- 12 Planning Commission - 6 PM
- 16 Senior Lunch - 11:30 AM
- 17 City Council - 6 PM
- 26 Planning Commission - 6 PM

APRIL

- 7 City Council - 6 PM
- 9 Planning Commission - 6 PM
- 11 EASTER EGG HUNT - 10 AM
- 13 Senior Lunch - 11:30 AM
- 21 City Council - 6 PM
- 23 Planning Commission - 6 PM

MAY

- 5 City Council - 6 PM
- 7 CEMETERY CLEANING
- 8-9 SPRING CLEAN UP
- 8-9 TAKE PRIDE IN WEST POINT
- 14 Planning Commission - 6 PM
- 18 Senior Lunch - CANCELED
- 19 City Council - 6 PM
- 25 Memorial Day - CLOSED
- 28 Planning Commission - 6 PM

JUNE

- 2 City Council - 6 PM
- 6 MISS WEST POINT ONLINE PAGEANT
- 11 Planning Commission - 6 PM
- 12 MOVIE IN THE PARK
- 15 Senior Lunch - 11:30 AM
- 16 City Council - 6 PM
- 25 Planning Commission - 6 PM
- 30 GENERAL PRIMARY ELECTION

JULY

- 3-4 PARTY AT THE POINT EVENTS
- 6 Independence Holiday - CLOSED
- 7 City Council - 6 PM
- 9 Planning Commission - 6 PM
- 13 Senior Lunch - 11:30 AM
- 17 MOVIE IN THE PARK - 7PM
- 21 City Council - 6 PM
- 23 Planning Commission - 6 PM
- 24 Pioneer Day - CLOSED

AUGUST

- 4 City Council - 6 PM
- TBD Summer Party - 6:30 PM
- 13 Planning Commission - 6 PM
- 14 Senior Dinner - 5 PM
- 14 MOVIE IN THE PARK - 7PM
- 18 City Council - 6 PM
- 27 Planning Commission - 6 PM

SEPTEMBER

- 1 City Council - 6 PM
- 7 Labor Day - CLOSED
- 10 Planning Commission - 6 PM
- 11 MOVIE IN THE PARK - 7 PM
- 14 Senior Lunch - 11:30 AM
- 15 City Council - 6 PM
- 24 Planning Commission - 6 PM

OCTOBER

- 1 CEMETERY CLEANING
- 6 City Council - 6 PM
- 8 Planning Commission - 6 PM
- 12 Employee Training - CLOSED
- 14 Council/Staff Lunch - 11:30 AM
- 16 HALLOWEEN CARNIVAL - 7 PM
- 19 Senior Lunch - 11:30 AM
- 20 City Council - 6 PM
- 22 Planning Commission - 6 PM

NOVEMBER

- 3 ELECTION DAY
- 9 FLAGS ON VETERANS' GRAVES
- 11 Veterans Day - CLOSED
- 12 Planning Commission - 6 PM
- 16 Senior Lunch - 11:30 AM
- 17 City Council - 6 PM
- 26-27 Thanksgiving - CLOSED
- 30 CITY HALL LIGHTING - 6 PM

DECEMBER

- 1 City Council - 6 PM
- 4 Christmas Party - 7 PM
- 6 CHILD REMEMBRANCE - 7 PM
- 10 Planning Commission - 6 PM
- 14 Senior Lunch - 11:30 AM
- 15 City Council - 6 PM
- 16 Staff Christmas Party
- 18 CEMETERY LUMINARY - 4 PM
- 24-25 Christmas - CLOSED

City Council Staff Report

Subject: FY2021 Tentative Budget
Author: Ryan Harvey
Department: Administrative Services
Date: May 19, 2020

WEST POINT
UTAH

BACKGROUND

Cities in the State of Utah are required to adopt a balanced budget for the upcoming fiscal year (July 1- June 30) on or before the 30th of June. The tentative budget must be presented to the City Council at or before the first meeting in May. The Mayor, City Council, and Staff will discuss the FY2021 Tentative Budget over the course of the next several City Council Meetings, with a tentative schedule as shown below:

May 19, 2020

- Capital Projects Matrix
- Other Funds

June 2, 2020

- CDRA Fund
- Fee Schedule
- Compensation Schedule
- Property Tax Rate
- Outstanding Issues
- Adoption of FY2021 Tentative Budget
- Adoption of FY2021 CDRA Tentative Budget

June 16, 2020

- Adoption of FY2021 Final Budget
- Adoption of FY2021 CDRA Final Budget

ANALYSIS

Capital Projects Matrix

The Capital Projects Matrix is provided in your packet. This spreadsheet outlines a recommended 5-year plan for construction and improvement projects in the City. In addition to showing what is budgeted for current projects, the document is also intended to highlight future needs that may or may not be funded. Projects on the Capital Projects Matrix are ranked on a priority scale from 1-5, with 1 being the most urgent and 5 being the least urgent.

The capital projects matrix includes a column for "FY2020 Carryforward". This section represents the amounts that were budgeted but not expended during Fiscal Year 2020. Unless the project has been canceled and the funds reallocated, then the amount will be included in the next fiscal year's budget. This allows us to complete the project even though the fiscal year has ended.

Totals of the columns titled FY2020 Carryforward and FY2021 represent actual proposed appropriations for FY2021. All future years are subject to future Council approval.

Projects funded for FY2021 (Some projects have carry-forward balances from previous fiscal years, which are also included in the budget, but are not listed here):

- *006 – Power Installation East Park & Bingham Park - $20,000* – This project has been unfunded in past years, but Staff recommends funding it in FY2021.
- *012 – Street Maintenance –$200,000* – This is the normal, yearly amount.
- *013 – Sidewalk Maintenance –$10,000* – This is the normal, yearly amount.
- *015 – Salt and Street Materials – $30,000* – Historically, the City has funded this at $10,000. Last year we increased that to $15,000, but it still was not enough. Staff is proposing $30,000 this year to catch up, and then $20,000 going forward.
- *021 – Sewer Master Plan/Impact Fee Analysis - $40,000* – This amount is for the Annexation Study Area.
- *031 – Source Protection Plan - $20,000* – The current plan was completed in 2016, so it is time to update the plan.
- *043 – Cemetery Perpetual Care – $29,590* – This is the amount that the City has received so far this year. This amount will be updated on July 1 and included in the final budget.
- *057 – Rebuild PRVs - $18,500* – This is the amount needed to bring the total budgeted amount to $25,000 to complete this project.
- *059 – Vehicle Replacement – $28,516* – This is the amount needed to be added to the carryforward amount to replace the 2016 Chevrolet 3500 Crew Cab ($55,000).
- *060 – Equipment Replacement - $25,000* – This project was overspent by this amount in FY2020 due to the Vacuum Truck tank replacement.
- *068 – City Hall Maintenance and Repair - $50,000* – This amount is the estimated cost for a new roof replacement for City Hall as well as general maintenance and upkeep of the building.

- *073 – 5 Year CIP – $50,000* – This is the normal, yearly amount.
- *075 – Park Improvements – $135,000* – This is the normal, yearly amount.
- *080 – Storm Water Management Plan - $30,000* - The current plan was completed in 2016, so it is time to update the plan.
- *089 – Local Option Sales Tax – $83,024* – This is the amount that the City has received so far this year. This amount will be updated on July 1 and included in the final budget.
- *096 – 200 South 12" Sewer Line (3000 W to 2500 W) - $100,000* – This is the yearly amount the City is projecting to receive, and which will be paid back to the developer for construction of the line.
- ***Total - $869,630***

Enterprise Funds

Last week we discussed changes in the Enterprise Funds related to Personnel Changes. The only other change not related to Capital Projects is the water purchase from Weber Basin Water Conservancy District. The amount for FY2021 is $205,865, which is an increase of $18,455 over last year.

RECOMMENDATION

Staff would like Council to discuss and provide direction on the Recommended Tentative Budget.

SIGNIFICANT IMPACTS

There are no significant impacts at this time.

ATTACHMENTS

Proposed Tentative Budget FY2021
Capital Projects Matrix FY2021

Capital Project Matrix

Project No.	PROJECT DESCRIPTION	Priority	Project Budget	Fund #	GL Code	Revenue	Project/ Activity Code	FY 2019 Carry-forward	FY 2020	6/30/2020	FY 2020 Carry-forward	FY 2021	FY 2022	FY 2023	FY 2024	Unfunded
006	Power Installation East Park & Bingham Park	2	$20,000	48	48-51-25	GF Surplus	0064810	$0		$0.00	$0	$20,000				
012	Street Maintenance	1	$80,000	45	45-51-95	Class C	0124511	$184,216	$200,000	$147,221.38	$236,995	$200,000	$200,000	$200,000	$200,000	
012	Street Maintenance - Developer Contributions	1	$23,325	48	48-51-20	Misc. Revenue	0124820	$7,206		$0.00	$7,206					
013	Sidewalk Maintenance	1	$10,000	45	45-51-95	Class C	0134511	$6,115	$10,000	$11,117.50	$4,997	$10,000	$10,000	$10,000	$10,000	
014	Street Vehicle Maintenance	1	$10,000	45	45-51-95	Class C	0144511	$26,031	$10,000	$17,226.34	$18,804	$0	$10,000	$10,000	$10,000	
015	Salt and Street Materials	1	$20,000	45	45-51-95	Class C	0154511	-$5,282	$15,000	$18,315.02	-$8,597	$30,000	$20,000	$20,000	$20,000	
016	Street Vehicle Equipment	3	$20,000	45	45-51-95	Class C	0164511	$13,543		$0.00	$13,543					
018	Fire Hydrants	2	$10,000	55	55-84-33	Water Fees	0185514	$10,000		$0.00	$10,000					
019	SCADA System Upgrades	2	$30,000	51	51-84-83	Sewer Fees	0195112	$17,555		$856.25	$16,699					
019	SCADA System Upgrades	2		55	55-84-33	Water Fees	0195514	$14,111		$183.25	$13,928					
021	Sewer Master Plan/Impact Fee Analysis (current 2018)	4	$40,000	45	51-84-05	Sewer Impact Fee	0214502	$0		$0.00	$0			$20,000		
021	Sewer Master Plan/Impact Fee Analysis (current 2018)	4		45	51-84-83	Sewer Fees	0214512	$0		$0.00	$0	$40,000		$20,000		
023	Parcel Maintenance and Protection	3	$10,000	48	48-51-25	GF Surplus	0234810	$37,143		$0.00	$37,143					
029	Storm Drain Master Plan and Impact Fee Analysis (current 2011)	1	$40,000	58	58-84-05	Storm Water Impact Fee	0295804	$20,000		$0.00	$20,000					
029	Storm Drain Master Plan and Impact Fee Analysis (current 2011)	1		58	58-84-83	Storm Water Fees	0295815	$20,000		$0.00	$20,000					
030	Water Master Plan, Impact Fee Analysis and Rate Study (current 2018)	4	$40,000	45	55-84-05	Water Impact Fee	0304501	$0		$0.00	$0			$20,000		
030	Water Master Plan, Impact Fee Analysis and Rate Study (current 2018)	4		55	55-84-33	Water Fees	0305514	$0		$0.00	$0			$20,000		
031	Source Protection Plan (current 2016)	3	$20,000	55	55-84-33	Water Fees	0315514	$0		$0.00	$0	$20,000				
032	2000 West Water Line (800 N to 470 N) & Sewer Line (800 N to 470 N)	3	$1,264,000	45	55-84-05	Water Impact Fee	0324501	$58,429		$0.00	$58,429		$300,000			
032	2000 West Water Line (800 N to 470 N) & Sewer Line (800 N to 470 N)	3		55	55-84-33	Water Fees	0325514	$0		$0.00	$0					
032	2000 West Water Line (800 N to 470 N) & Sewer Line (800 N to 470 N)	3		51	51-84-83	Beg. Balance	0325109	$0		$0.00	$0					
032	2000 West Water Line (800 N to 470 N) & Sewer Line (800 N to 470 N)	3		45	51-84-05	Sewer Impact Fee	0324502	$48,585		$0.00	$48,585		$51,415			
032	2000 West Water Line (800 N to 470 N) & Sewer Line (800 N to 470 N)	3		58	58-84-83	Storm Water Fees	0325815	$7,000		$0.00	$7,000					
032	2000 West Water Line (800 N to 470 N) & Sewer Line (800 N to 470 N)	3		48	48-51-20	GF Surplus	0324810	$42,000		$0.00	$42,000					
035	Design Sewer Trunk Line for Future Annexation Area	5	$250,000	45	51-84-05	Sewer Impact Fee	0354502	$0		$0.00	$0					$250,000
036	Blair Dahl Park Master Plan	5	$5,000	48	48-51-25	GF Surplus	0364810	$0		$0.00	$0					$5,000
038	East Park Restroom #2 and Storage	5	$130,000	45	45-51-15	Park-Trail Impact Fee	0384505	$0		$0.00	$0					$130,000
040	East Park Trail	5	$100,000	48	48-51-25	GF Surplus	0404810	$0		$0.00	$0					$100,000
041	Splash Pad	2	$350,000	48	48-51-25	GF Surplus	0414810	$12,682		$0.00	$12,682					
043	Cemetery Perpetual Care	2	$219,914	48	48-51-70	Beg. Balance	0434809	$62,697	$107,995	$0.00	$170,692	$29,590				
046	300 North Widening with Clearfield City (1500 W to 2000 W)	1	$185,000	48	48-51-20	GF Surplus	0464810	$179,296		$4,598.22	$174,698					
046	300 North Widening with Clearfield City (1500 W to 2000 W)	1	$1,912,500	45	45-51-97	Grant	0464508	$1,861,165		$165,784.62	$1,695,380					
047	4000 West Canal Bypass (1650 N to Clinton Drain)	5	$200,000	45	58-84-05	Storm Water Impact Fee	0474504	$0		$0.00	$0					$200,000
051	650 North Sewer, Storm Drain, and Road Widening (5000 W to 4750 W)	3	$603,000	51	51-84-83	Beg. Balance	0515109	$163,959		$0.00	$0		$163,959			
051	650 North Sewer, Storm Drain, and Road Widening (5000 W to 4750 W)	3		58	58-84-83	Beg. Balance	0515809	$214,392		$0.00	$0		$214,392			
051	650 North Sewer, Storm Drain, and Road Widening (5000 W to 4750 W)	3		48	48-51-20	GF Surplus	0514810	$217,279		$0.00	$0		$217,279			
057	Rebuild PRV's	1	$25,000	55	55-84-33	Water Fees	0575514	$6,614		$0.00	$6,614	$18,500				
058	SR 193 Landscaping and Pedestrian Improvements (restricted)	3	$22,463.03	45	45-51-97	Grant	0584508	$22,463		$0.00	$22,463					
059	Vehicle Replacement	1	$55,000	48	48-51-44	GF Surplus	0594810	$278	$42,500	$15,505.00	$27,273	$0				
059	Vehicle Replacement	1		55	55-84-44	Water Fees	0595514	$1,012	$3,500	$3,101.00	$1,411	$9,589				
059	Vehicle Replacement	1		51	51-84-44	Beg. Balance	0595109	$177	$3,500	$3,101.00	$576	$10,424				
059	Vehicle Replacement	1		58	58-84-44	Beg. Balance	0595809	$1,899	$5,250	$4,651.50	$2,498	$8,502				
059	Vehicle Replacement	1		45	45-51-95	Class C	0594511	$11,336	$5,250	$4,651.50	$11,935	$0				

Capital Project Matrix

Project No.	PROJECT DESCRIPTION	Priority	Project Budget	Fund #	GL Code	Revenue	Project/ Activity Code	FY 2019 Carry-forward	FY 2020	6/30/2020	FY 2020 Carry-forward	FY 2021	FY 2022	FY 2023	FY 2024	Unfunded
060	Equipment Replacement	1	$36,000	48	48-51-43	GF Surplus	0604810	$6,337	$46,000	$76,163.69	-$23,826	$25,000				
061	1300 North 8" Water Line (4000 W to 4100 W)	5	$45,900	55	55-84-33	Water Fees	0615514	$0		$0.00	$0					$45,900
062	Water Emergency Connection	1	$100,000	55	55-84-33	Water Fees	0625514	$0	$50,000	$0.00	$50,000					
062	Water Emergency Connection	1		45	55-84-05	Water Impact Fee	0624501	$0	$50,000	$0.00	$50,000					
064	300 North 8" Water Line (4000 W to 4100 W)	5	$45,900	55	55-84-33	Water Fees	0645514	$0		$0.00	$0					$45,900
065	800 North 16" Water Line (2000 W to 2525 W)	1	$692,000	45	55-84-05	Water Impact Fee	0654501	$0	$692,000	$0.00	$692,000					
066	1300 North 24" Storm Drain Line (4200 W to 4250 W)	2	$70,000	58	58-84-83	Beg. Balance	0665809	$35,000		$0.00	$35,000					
066	1300 North 24" Storm Drain Line (4200 W to 4250 W)	2		45	58-84-05	Storm Water Impact Fee	0664504	$35,000		$0.00	$35,000					
067	4000 West 1300 North 48" Storm Drain Line (1300 N to 1350 N)	2	$130,000	58	58-84-83	Beg. Balance	0675809	$50,000		$0.00	$50,000					
067	4000 West 1300 North 48" Storm Drain Line (1300 N to 1350 N)	2		45	58-84-05	Storm Water Impact Fee	0674504	$80,000		$0.00	$80,000					
068	City Hall Maintenance & Repair	2	$100,000	48	48-51-15	GF Surplus	0684810	$47,530	$25,000	$25,118.41	$47,411	$50,000				
069	City Signing and Branding	1	$21,583	48	48-51-25	GF Surplus	0694810	$21,583		$0.00	$21,583					
073	5 Year CIP	1	$250,000	48	48-51-53	GF Surplus	0734810	$310,000	$50,000	$0.00	$360,000	$50,000	$50,000	$50,000	$50,000	
075	Park Improvements	2	$135,000	48	48-51-25	GF Surplus	0754810	$135,000	$135,000	$19,207.30	$250,793	$135,000	$135,000	$135,000	$135,000	
076	Transportation Master Plan & Road Impact Fee Study (current 2015)	3	$40,000	45	45-51-71	Road Impact Fee	0764503	$0	$40,000	$0.00	$40,000					
079	Emigrant Trail North (1300 North Connection)	2	$439,000	48	48-51-25	Grant	0794808	$33,000	$331,000	$0.00	$364,000					
079	Emigrant Trail North (1300 North Connection)	2		45	45-51-93	Local Option	0794521	$0	$156,000	$0.00	$156,000					
080	Storm Water Management Plan (current 2016)	4	$30,000	58	58-84-83	Beg. Balance	0805809	$0		$0.00	$0	$30,000				
081	300 North Lift Station Storage Capacity Expansion	5	$100,000	51	51-84-83	Beg. Balance	0815109	$0		$0.00	$0					$100,000
083	Streetlight LED Conversion	5	$0	48	48-51-20	GF Surplus	0834810	$0		$0.00	$0					
086	1300 North Storm Drain Line (3700 W. to 4000 W.)	3	$169,987	58	58-84-83	Storm Water Fees	0865815	$33,997		$0.00	$0		$33,997			
086	1300 North Storm Drain Line (3700 W. to 4000 W.)	3		58	58-84-05	Storm Water Impact Fee	0865804	$135,990		$0.00	$0		$135,990			
087	1800 North Storm Drain Line (3600 W. to 4000 W.)	5	$619,187	58	58-84-83	Storm Water Fees	0875815	$0		$0.00	$0					$185,756
087	1800 North Storm Drain Line (3600 W. to 4000 W.)	5		58	58-84-05	Storm Water Impact Fee	0875804	$0		$0.00	$0					$433,431
088	300 North Maintenance (UDOT)	2	$134,000	48	48-51-20	GF Surplus	0884810	$130,750		$0.00	$130,750					
089	Local Option Sales Tax Money (Transportation)	2	$88,000	45	45-51-93	Local Option	0894521	$284,372	-$131,000	$0.00	$153,372	$83,024	$100,000	$100,000	$100,000	
090	West Point Park Expansion	1	$142,869	48	48-51-20	GF Surplus	0904810	$226,208		$0.00	$226,208					
090	West Point Park Expansion	1	$136,920	45	45-51-15	Park-Trail Impact Fee	0904505	$1,648		$0.00	$1,648					
092	GPS / Survey Equipment	1	$26,000	48	48-51-15	GF Surplus	0924810	$3,251		$0.00	$3,251					
093	300 North 8" Water Line (4000 W to 4100 W)	4	$200,000	55	55-84-33	Water Fees	0935514	$0		$0.00	$0					$200,000
094	800 North Widening with Clinton City (2000 W to 3000 W)	1	$150,000	48	48-51-20	GF Surplus	0944810	$0	$150,000	$0.00	$150,000					
096	200 South Sewer Line (3000 W to 2100 W)	1	$500,000	45	51-84-05	Sewer Impact Fee	0964502	$0	$100,000	$0.00	$100,000	$100,000	$100,000	$100,000		
099	2500 West 8' Sewer Line (200 S to 175 N)	1	$200,000	45	51-84-05	Sewer Impact Fee	0994502	$0		$0.00	$0					$200,000
100	Center Street 12" Water Line (2000 W to 2300 W)	5	$350,000	45	55-84-05	Water Impact Fee	1004501	$0		$0.00	$0					$350,000
101	300 North (2000 W to 3000 W)	5	$3,190,000	48	48-51-25	Grant	10148	$0		$0.00	$0					$2,900,000
101	300 North (2000 W to 3000 W)	5		48	48-51-20	GF Surplus	1014810	$0		$0.00	$0					$290,000
102	2550 West (300 North to SR-193)	5	$1,600,000	48	48-51-20	GF Surplus	1024810	$0		$0.00	$0					$1,600,000
103	100 North Street	5	$1,800,000	48	48-51-20	GF Surplus	1034810	$0		$0.00	$0					$1,800,000
105	700 South (3500 W to 4500 W)	4	$3,000,000			Grant										$3,000,000
106	Public Works Property and Facility	4	$6,000,000			GF Surplus										$6,000,000
107	Gym Expansion at Jr. High	4	$5,000,000			GF Surplus										$5,000,000
	TOTALS		**$31,237,548**						**$1,846,995**		**$5,646,146**	**$869,630**	**$1,642,033**			**$1,695,987**

KEY	
	Parks Project
	Sewer Project
	Water Project
	Streets Project
	Storm Water Project
	General Project

Account Number	Account Title	2018 Actual	2019 Actual	2020 Original Budget	2020 Amended Budget	2021 Tentative Budget
GENERAL FUND						
TAXES						
10-31-10	Property Taxes	459,634.03	495,866.69	509,283.00	509,283.00	509,283.00
10-31-25	Vehicle - In lieu of prop. tax	37,440.70	36,583.04	35,000.00	35,000.00	35,000.00
10-31-30	General Sales and Use Taxes	1,407,589.25	1,467,655.77	1,400,000.00	1,400,000.00	1,300,000.00
10-31-40	Cable TV	56,971.87	52,314.28	30,000.00	30,000.00	30,000.00
10-31-50	Energy Sales and Use	385,973.57	352,054.17	365,000.00	365,000.00	365,000.00
10-31-60	Telecommunications	82,098.38	52,351.97	60,000.00	60,000.00	60,000.00
	Total TAXES:	2,429,707.80	2,456,825.92	2,399,283.00	2,399,283.00	2,299,283.00
LICENSES AND PERMITS						
10-32-10	Bus. License/Cond. Use Permits	8,302.81	2,801.50	4,000.00	4,000.00	2,000.00
10-32-21	Building Permits	244,005.76	187,027.83	310,000.00	310,000.00	200,000.00
	Total LICENSES AND PERMITS:	252,308.57	189,829.33	314,000.00	314,000.00	202,000.00
INTERGOVERNMENTAL REVENUE						
10-33-56	Class C Roads	390,211.84	417,261.81	375,000.00	375,000.00	200,000.00
	Total INTERGOVERNMENTAL REVENUE:	390,211.84	417,261.81	375,000.00	375,000.00	200,000.00
CHARGES FOR SERVICES						
10-34-10	Zoning and Subdivision Fees	7,858.00	25,775.00	8,000.00	8,000.00	8,000.00
10-34-60	Recreation Fees	93,227.00	95,184.00	90,000.00	90,000.00	90,000.00
10-34-78	Park & City Hall Reservations	8,745.00	7,645.00	7,000.00	7,000.00	7,000.00
10-34-79	City Celeb. & Sponsorships	9,564.11	10,684.00	9,000.00	9,000.00	9,000.00
10-34-82	Cemetery Interment	17,950.00	22,700.00	17,000.00	17,000.00	15,000.00
10-34-90	Misc. Income & Concessions	2,206.16	216,051.18	2,000.00	2,000.00	2,000.00
	Total CHARGES FOR SERVICES:	139,550.27	378,039.18	133,000.00	133,000.00	131,000.00
MISCELLANEOUS REVENUE						
10-36-10	Interest Earnings	20,098.76	42,527.22	20,000.00	20,000.00	5,000.00
10-36-20	Donations	2,790.00	6,490.00	2,000.00	2,000.00	2,000.00
10-36-25	Military Memorial Donations	115.00	.00	.00	.00	.00
10-36-90	Miscellaneous	5,257.30	20,081.04	1,000.00	1,000.00	1,000.00
	Total MISCELLANEOUS REVENUE:	28,261.06	69,098.26	23,000.00	23,000.00	8,000.00
CONTRIBUTIONS & TRANSFERS						
10-39-10	Beginning Balance	.00	.00	800,000.00	800,000.00	800,000.00
	Total CONTRIBUTIONS & TRANSFERS:	.00	.00	800,000.00	800,000.00	800,000.00
GENERAL GOVERNMENT						
10-41-10	Mayor and Council Wages	39,558.69	39,813.53	39,600.00	39,600.00	46,200.00
10-41-13	Employee Benefits	5,522.12	5,391.62	6,423.00	6,423.00	7,186.00
10-41-33	Training and Education	9,882.77	9,198.82	9,000.00	9,000.00	9,000.00
10-41-35	Community Service Contracts	500.00	776.63	3,000.00	3,000.00	3,000.00
	Total GENERAL GOVERNMENT:	55,463.58	55,180.60	58,023.00	58,023.00	65,386.00
ADMINISTRATIVE SERVICES						
10-44-11	Salaries and Wages	94,877.70	95,596.45	109,374.00	109,374.00	111,562.00

Account Number	Account Title	2018 Actual	2019 Actual	2020 Original Budget	2020 Amended Budget	2021 Tentative Budget
10-44-13	Employee Benefits	37,504.66	39,902.14	47,830.00	47,830.00	48,638.00
10-44-20	Mileage Reimbursement	965.35	467.21	800.00	800.00	800.00
10-44-21	Books, Subscrip. & Memberships	891.12	906.71	1,000.00	1,000.00	1,000.00
10-44-24	Postage	3,249.51	3,234.33	5,000.00	5,000.00	5,000.00
10-44-25	Equipment & Supplies	734.91	465.55	1,000.00	1,000.00	1,000.00
10-44-26	Equipment Lease & Maintenance	9,216.57	8,527.74	16,500.00	16,500.00	16,500.00
10-44-33	Training & Education	4,102.50	3,332.44	4,000.00	4,000.00	4,000.00
10-44-38	Auditor & Accounting Support	14,539.25	13,090.00	16,500.00	16,500.00	16,500.00
10-44-63	IT Support & Contracts	3,453.76	6,144.74	7,100.00	7,100.00	7,100.00
10-44-65	Emergency Management	1,920.00	.00	2,000.00	2,000.00	2,000.00
10-44-69	Office Supplies & Expense	1,983.01	4,461.66	4,000.00	4,000.00	4,000.00
10-44-75	Risk Management	40,953.76	20,358.18	40,000.00	40,000.00	40,000.00
10-44-95	Credit Card Processing Fees	1,044.36	1,121.24	1,000.00	1,000.00	1,000.00
10-44-98	Bank Service Charges	661.05	779.20	1,000.00	1,000.00	1,000.00
	Total ADMINISTRATIVE SERVICES:	216,097.51	198,387.59	257,104.00	257,104.00	260,100.00
PUBLIC WORKS						
10-48-11	Salaries and Wages	99,117.12	111,372.95	140,154.00	140,154.00	158,708.00
10-48-13	Employee Benefits & Retirement	55,443.66	65,740.66	97,544.00	97,544.00	108,687.00
10-48-15	On call pay	5,411.19	5,804.44	5,950.00	5,950.00	5,950.00
10-48-20	Overtime	12,616.13	21,610.42	14,000.00	14,000.00	14,000.00
10-48-23	Travel and Education	.00	103.85	360.00	360.00	360.00
10-48-25	Equipment, Supplies & Maint.	8,996.74	7,222.96	9,000.00	9,000.00	9,000.00
10-48-26	Municipal Bldgs. Oper. & Maint	17,130.93	15,502.13	24,260.00	24,260.00	24,260.00
10-48-54	Prot. Clothing & Equipment	1,359.96	1,975.04	3,000.00	3,000.00	3,000.00
10-48-65	Fleet Operations & Maintenance	8,651.48	6,060.52	4,250.00	4,250.00	4,250.00
10-48-67	Fleet Fuel	7,707.16	9,032.74	12,865.00	12,865.00	12,865.00
10-48-69	Office Supplies & Expense	288.86	555.59	1,300.00	1,300.00	1,300.00
10-48-70	Fleet Leases	.00	.00	10,000.00	10,000.00	10,000.00
10-48-75	Crosswalk Power	543.22	543.47	900.00	900.00	900.00
10-48-77	Public Facilities Heating	5,260.74	4,475.40	5,000.00	5,000.00	5,000.00
10-48-82	Public Facilities Power	17,737.39	20,443.32	14,000.00	14,000.00	14,000.00
10-48-84	Street Lighting Pwr & Mnt.	48,480.48	44,109.91	52,000.00	52,000.00	52,000.00
	Total PUBLIC WORKS:	288,745.06	314,553.40	394,583.00	394,583.00	424,280.00
EXECUTIVE						
10-49-11	Salaries and Wages	139,670.17	161,421.93	179,688.00	179,688.00	183,282.00
10-49-13	Employee Benefits	66,044.98	76,213.46	108,299.00	108,299.00	109,999.00
10-49-20	Mileage Reimbursements	.00	702.59	750.00	750.00	750.00
10-49-21	Books, Subscrip. & Memberships	1,141.90	3,334.01	3,000.00	3,000.00	3,000.00
10-49-23	Travel and Education	5,578.25	7,707.10	6,000.00	6,000.00	6,000.00
10-49-24	Postage	.00	.00	320.00	320.00	320.00
10-49-25	New Equipment Purchase	15,016.23	13,825.92	17,000.00	17,000.00	17,000.00
10-49-37	Attorney	32,461.00	52,490.88	33,000.00	33,000.00	33,000.00
10-49-62	Miscellaneous	3,908.28	3,676.65	12,000.00	12,000.00	12,000.00
10-49-63	IT Support & Contracts	21,287.98	20,260.55	36,000.00	36,000.00	36,000.00
10-49-65	Emp. Awards, Rec. & Events	12,141.19	11,824.37	13,000.00	13,000.00	13,000.00
10-49-66	Education Reimb. Program	.00	2,000.00	6,000.00	6,000.00	6,000.00
10-49-67	Emp. Benefits & Bonus Program	.00	.00	13,000.00	13,000.00	13,000.00
10-49-68	Wellness Program	3,643.39	871.26	2,000.00	2,000.00	2,000.00
10-49-69	Office Supplies & Expense	3,124.68	3,935.49	5,000.00	5,000.00	5,000.00
10-49-70	Cellular & Radio Serv. & Equip	9,595.09	9,325.80	12,000.00	12,000.00	12,000.00
10-49-72	Legal Advertising	4,130.00	4,331.75	9,000.00	9,000.00	9,000.00
10-49-80	Utah League Membership	4,715.14	5,112.94	5,500.00	5,500.00	5,500.00

Account Number	Account Title	2018 Actual	2019 Actual	2020 Original Budget	2020 Amended Budget	2021 Tentative Budget
10-49-82	City Newsletter	4,305.60	4,305.60	4,500.00	4,500.00	4,500.00
10-49-83	Economic Development	.00	.00	5,000.00	5,000.00	5,000.00
10-49-85	Volunteerism Program	12.50	.00	2,000.00	2,000.00	2,000.00
10-49-88	Recorders Office	5,527.22	6,433.78	8,000.00	8,000.00	8,000.00
10-49-89	Elections	7,942.11	.00	20,000.00	20,000.00	20,000.00
10-49-90	City Celebrations & Events	66,339.41	75,543.28	73,500.00	73,500.00	73,500.00
10-49-91	Youth Council	5,891.39	4,063.44	8,000.00	8,000.00	8,000.00
10-49-92	Miss West Point Pageant	11,318.82	21,257.14	18,900.00	18,900.00	18,900.00
10-49-93	Senior Program	2,316.89	1,716.17	2,500.00	2,500.00	2,500.00
10-49-94	Community Garden	.00	.00	300.00	300.00	300.00
10-49-96	Youth Court	.00	.00	.00	.00	3,000.00
	Total EXECUTIVE:	426,112.22	490,354.11	604,257.00	604,257.00	612,551.00
COMMUNITY DEVELOPMENT						
10-52-11	Salaries and Wages	164,099.88	173,739.51	182,693.00	182,693.00	251,889.00
10-52-13	Employee Benefits & Retirement	69,197.23	71,824.70	93,701.00	93,701.00	132,895.00
10-52-21	Books, Subscrip. & Memberships	135.00	433.00	750.00	750.00	750.00
10-52-23	Travel, Education & Certificat	5,549.44	3,578.11	4,000.00	4,000.00	4,000.00
10-52-25	Equipment & Supplies	2,703.39	5,178.24	6,500.00	6,500.00	6,500.00
10-52-51	GIS	1,402.00	1,850.00	4,000.00	4,000.00	4,000.00
10-52-61	Miscellaneous Supplies	35.03	.00	500.00	500.00	500.00
10-52-62	Contract Planning & Insp Serv	3,800.95	1,575.00	34,000.00	34,000.00	34,000.00
10-52-63	IT Support & Contracts	283.25	.00	10,400.00	10,400.00	10,400.00
10-52-65	State Building Surcharge	1,686.99	1,562.81	1,000.00	1,000.00	1,000.00
10-52-68	Planning Comm/Board of Adj.	1,634.38	1,025.00	3,000.00	3,000.00	3,000.00
10-52-69	Office Supplies & Expense	202.58	394.88	500.00	500.00	500.00
10-52-85	Code Enforcement	632.00	.00	4,000.00	4,000.00	4,000.00
	Total COMMUNITY DEVELOPMENT:	251,362.12	261,161.25	345,044.00	345,044.00	453,434.00
PUBLIC SAFETY & EMERGENCY PLAN						
10-54-11	Crossing Guards	30,543.92	31,865.60	45,882.00	45,882.00	47,240.00
10-54-13	Employee Benefits & Retirement	3,370.57	3,192.65	4,549.00	4,549.00	4,680.00
10-54-15	Crossing Guard Supplies/Equip.	719.17	775.83	1,000.00	1,000.00	1,000.00
10-54-60	Animal Control	36,969.40	36,311.00	43,000.00	43,000.00	55,000.00
10-54-62	Police Services	115,903.56	134,882.83	262,000.00	262,000.00	275,000.00
10-54-65	Narcotics Strike Force	8,743.68	8,743.68	8,800.00	8,800.00	8,800.00
10-54-75	Hometown Security (EPRT)	.00	.00	4,000.00	4,000.00	4,000.00
	Total PUBLIC SAFETY & EMERGENCY PLAN:	196,250.30	215,771.59	369,231.00	369,231.00	395,720.00
PARKS AND CEMETERY						
10-70-11	Salaries and Wages	64,746.67	52,690.87	103,766.00	103,766.00	104,008.00
10-70-13	Employee Benefits & Retirement	9,470.44	5,079.16	10,281.00	10,281.00	10,305.00
10-70-20	Uniforms	.00	.00	600.00	600.00	600.00
10-70-25	Equipment & Supplies	10,813.71	13,266.45	14,000.00	14,000.00	14,000.00
10-70-26	Building and Grounds	35,110.40	85,314.23	68,600.00	68,600.00	68,600.00
10-70-29	Park & Cemetery Lights	4,658.72	4,498.95	3,400.00	3,400.00	3,400.00
10-70-61	Misc. Services and Supplies	71.96	1,355.49	1,200.00	1,200.00	1,200.00
10-70-69	Office Supplies & Expense	.00	.00	500.00	500.00	500.00
10-70-70	Gateways & Public Properties	350.00	1,950.00	4,000.00	4,000.00	4,000.00
	Total PARKS AND CEMETERY:	125,221.90	164,155.15	206,347.00	206,347.00	206,613.00

Account Number	Account Title	2018 Actual	2019 Actual	2020 Original Budget	2020 Amended Budget	2021 Tentative Budget
RECREATION						
10-71-11	Salaries and Wages	128,325.27	129,930.37	143,794.00	143,794.00	147,871.00
10-71-13	Employee Benefits & Retirement	55,677.80	56,421.21	76,168.00	76,168.00	77,475.00
10-71-20	Recreation Program Marketing	.00	1,071.60	1,000.00	1,000.00	1,000.00
10-71-23	Travel & Education	.00	103.85	400.00	400.00	2,400.00
10-71-26	Building and Grounds	1,294.76	2,059.52	2,300.00	2,300.00	2,300.00
10-71-30	Background Checks	919.40	616.85	2,000.00	2,000.00	2,000.00
10-71-60	Soccer	15,020.26	16,617.24	12,000.00	12,000.00	12,000.00
10-71-67	Junior Jazz	21,240.97	22,034.30	18,000.00	18,000.00	18,000.00
10-71-68	Football	26,755.43	25,866.67	34,500.00	34,500.00	34,500.00
10-71-69	Office Supplies & Expense	333.44	769.86	250.00	250.00	250.00
10-71-71	Baseball/Softball	27,420.20	11,101.09	20,500.00	20,500.00	20,500.00
10-71-73	Volleyball	730.50	1,472.31	3,000.00	3,000.00	3,000.00
10-71-74	Tennis	.00	.00	5,000.00	5,000.00	5,000.00
	Total RECREATION:	277,718.03	268,064.87	318,912.00	318,912.00	326,296.00
TRANSFERS, CONT. & OTHER USES						
10-90-63	Class C Trans. to Special Rev.	415,913.14	400,562.23	375,000.00	375,000.00	200,000.00
10-90-70	Trans. Debt. Serv. City Hall	107,153.37	107,000.00	107,000.00	107,000.00	107,000.00
10-90-86	TRANSFER TO CAP. PROJ. FUND	615,000.00	956,911.00	1,008,782.00	1,008,782.00	588,903.00
10-90-95	Transfer Out to CDRA	140,000.00	.00	.00	.00	.00
	Total TRANSFERS, CONT. & OTHER USES:	1,278,066.51	1,464,473.23	1,490,782.00	1,490,782.00	895,903.00
	GENERAL FUND Revenue Total:	3,240,039.54	3,511,054.50	4,044,283.00	4,044,283.00	3,640,283.00
	GENERAL FUND Expenditure Total:	3,115,037.23	3,432,101.79	4,044,283.00	4,044,283.00	3,640,283.00
	Net Total GENERAL FUND:	125,002.31	78,952.71	.00	.00	.00

Account Number	Account Title	2018 Actual	2019 Actual	2020 Original Budget	2020 Amended Budget	2021 Tentative Budget
SPECIAL REVENUE FUND						
DEVELOPMENT FEES						
45-30-57	Road Impact Fees	168,914.00	96,516.00	114,675.00	114,675.00	114,675.00
45-30-70	Park and Trails Impact Fees	175,334.82	152,298.48	178,565.00	178,565.00	178,565.00
45-30-75	North Davis Sewer Impact Fees	305,216.00	246,908.00	244,200.00	244,200.00	244,200.00
45-30-80	N.D. Fire Impact Fees	28,276.00	9,376.24	10,401.00	10,401.00	10,401.00
45-30-99	Beginning Balance	.00	.00	195,190.00	195,190.00	132,940.00
	Total DEVELOPMENT FEES:	677,740.82	505,098.72	743,031.00	743,031.00	680,781.00
OTHER FINANCING SOURCES						
45-33-46	Grants (Road Projects)	.00	39,236.63	1,912,500.00	1,912,500.00	1,912,500.00
45-33-90	Transfer from Other Funds	415,913.14	400,562.23	375,000.00	375,000.00	200,000.00
45-33-93	Local Option Roads	105,652.04	100,719.17	100,000.00	100,000.00	100,000.00
	Total OTHER FINANCING SOURCES:	521,565.18	540,518.03	2,387,500.00	2,387,500.00	2,212,500.00
Source: 36						
45-36-10	Interest Income	32,434.54	57,587.97	.00	.00	.00
	Total Source: 36:	32,434.54	57,587.97	.00	.00	.00
SPECIAL FUND PROJECTS						
45-51-15	Parks/Trails Impact Fee Proj.	135,271.64	.00	1,648.00	1,648.00	1,648.00
45-51-71	Roads/Ped. Walkways Impact Fee	.00	.00	40,000.00	40,000.00	40,000.00
45-51-80	N.D. Sewer Impact Fees	305,163.00	249,220.00	244,200.00	244,200.00	244,200.00
45-51-85	N.D. Fire Impact Fees	25,297.36	8,889.78	10,401.00	10,401.00	10,401.00
45-51-93	Local Option Roads	.00	.00	384,372.00	384,372.00	392,396.00
45-51-95	Class C Road Expenditures	508,785.01	508,059.85	484,624.00	484,624.00	519,155.00
45-51-97	Road & Sidewalk Grant Projects	.00	51,334.89	1,965,286.00	1,965,286.00	1,685,481.00
	Total SPECIAL FUND PROJECTS:	974,517.01	817,504.52	3,130,531.00	3,130,531.00	2,893,281.00
	SPECIAL REVENUE FUND Revenue Total:	1,231,740.54	1,103,204.72	3,130,531.00	3,130,531.00	2,893,281.00
	SPECIAL REVENUE FUND Expenditure Total:	974,517.01	817,504.52	3,130,531.00	3,130,531.00	2,893,281.00
	Net Total SPECIAL REVENUE FUND:	257,223.53	285,700.20	.00	.00	.00

Account Number	Account Title	2018 Actual	2019 Actual	2020 Original Budget	2020 Amended Budget	2021 Tentative Budget
CAPITAL PROJECTS FUND						
REVENUE						
48-30-28	Sale of Equipment	13,313.50	.00	.00	.00	.00
48-30-39	Misc. revenue	.00	3,250.52	.00	.00	.00
48-30-45	Cemetery Permit & Perpet. Care	47,435.00	60,520.00	166,752.00	166,752.00	200,282.00
48-30-90	Beginning Balance	.00	.00	1,234,370.00	1,234,370.00	1,538,297.00
	Total REVENUE:	60,748.50	63,770.52	1,401,122.00	1,401,122.00	1,738,579.00
OTHER FINANCING SOURCES						
48-33-10	Transfer from General Fund	615,000.00	956,911.00	1,008,782.00	1,008,782.00	588,903.00
48-33-35	Interest	32,507.04	68,528.21	.00	.00	.00
	Total OTHER FINANCING SOURCES:	647,507.04	1,025,439.21	1,008,782.00	1,008,782.00	588,903.00
CAP. PROJ. FUND FINANCING USES						
48-51-15	Buildings	8,990.57	40,449.90	103,165.00	103,165.00	100,663.00
48-51-20	Road Projects	6,157.47	148,897.68	962,357.00	962,357.00	746,889.00
48-51-25	Park Improvement Projects	93,872.27	337,318.00	722,515.00	722,515.00	841,201.00
48-51-28	Military Memorial Projects	170.00	.00	.00	.00	.00
48-51-43	Capital Equipment Replacement	14,600.24	9,062.42	52,337.00	52,337.00	1,174.00
48-51-44	Vehicle Replacement	8,123.55	7,221.97	42,778.00	42,778.00	27,273.00
48-51-53	5 Year CIP	.00	.00	360,000.00	360,000.00	410,000.00
48-51-70	Cemetery Perpetual Care	219,914.49	.00	166,752.00	166,752.00	200,282.00
	Total CAP. PROJ. FUND FINANCING USES:	351,828.59	542,949.97	2,409,904.00	2,409,904.00	2,327,482.00
	CAPITAL PROJECTS FUND Revenue Total:	708,255.54	1,089,209.73	2,409,904.00	2,409,904.00	2,327,482.00
	CAPITAL PROJECTS FUND Expenditure Total:	351,828.59	542,949.97	2,409,904.00	2,409,904.00	2,327,482.00
	Net Total CAPITAL PROJECTS FUND:	356,426.95	546,259.76	.00	.00	.00

Account Number	Account Title	2018 Actual	2019 Actual	2020 Original Budget	2020 Amended Budget	2021 Tentative Budget
WASTE FUND						
OPERATING REVENUE						
51-37-17	Penalties	21,795.00	24,532.50	20,000.00	20,000.00	20,000.00
51-37-26	Sewer Fees	1,042,095.87	1,048,396.43	1,000,000.00	1,000,000.00	1,000,000.00
51-37-50	Garbage Collection Fees	482,715.36	496,079.14	480,000.00	480,000.00	480,000.00
51-37-60	Greenwaste Collection Fees	103,719.35	106,625.16	100,000.00	100,000.00	100,000.00
51-37-70	Recycle Collection Fees	114,921.98	122,246.07	120,000.00	120,000.00	120,000.00
	Total OPERATING REVENUE:	1,765,247.56	1,797,879.30	1,720,000.00	1,720,000.00	1,720,000.00
OTHER FINANCING SOURCES						
51-38-05	Sewer Impact Fees	29,095.33	41,861.86	62,025.00	62,025.00	62,025.00
51-38-15	Can Purchase	10,465.00	11,560.00	5,000.00	5,000.00	5,000.00
51-38-21	Gain/Loss on Capital Assets	.00	30,076.15-	.00	.00	.00
51-38-80	Interest Earnings	13,845.99	16,465.02	10,000.00	10,000.00	10,000.00
51-38-90	MISCELLANEOUS	.00	15.00	.00	.00	.00
51-38-91	DEVELOPER CONTRIBUTIONS	259,190.00	329,795.04	.00	.00	.00
51-38-99	Pension	.00	.00	20,000.00	20,000.00	20,000.00
	Total OTHER FINANCING SOURCES:	312,596.32	369,620.77	97,025.00	97,025.00	97,025.00
TRANSFERS						
51-39-95	Beginning Fund Balance	.00	.00	155,756.00	155,756.00	97,921.00
51-39-96	Sewer Impact Fee Balance	.00	.00	86,560.00	86,560.00	186,560.00
	Total TRANSFERS:	.00	.00	242,316.00	242,316.00	284,481.00
PRIMARY OPERATING EXPENSES						
51-81-11	Salaries and Wages	145,831.14	159,972.91	167,491.00	167,491.00	202,198.00
51-81-13	Benefits and Bonus	63,683.75	75,089.31	97,898.00	97,898.00	122,849.00
51-81-15	On call pay	773.02	829.21	850.00	850.00	850.00
51-81-20	Overtime	58.56	253.82	2,000.00	2,000.00	2,000.00
51-81-27	Lift Station Pumps	1,579.91	1,656.05	2,400.00	2,400.00	2,400.00
51-81-42	Garbage	394,179.83	374,358.87	363,000.00	363,000.00	363,000.00
51-81-43	Greenwaste	107,867.21	102,368.87	98,000.00	98,000.00	98,000.00
51-81-44	Recycling	108,803.45	109,825.45	88,000.00	88,000.00	88,000.00
51-81-49	Sewer Collection and Disposal	789,961.85	813,468.22	668,000.00	668,000.00	668,000.00
51-81-55	Sewer Maintenance and Repair	13,232.94	21,431.76	30,000.00	30,000.00	30,000.00
51-81-63	IT Support & Contracts	14,887.99	18,581.21	23,825.00	23,825.00	23,825.00
51-81-65	Utility Refunds	.00	.00	1,500.00	1,500.00	1,500.00
	Total PRIMARY OPERATING EXPENSES:	1,640,859.65	1,677,835.68	1,542,964.00	1,542,964.00	1,602,622.00
MATERIALS AND SUPPLIES						
51-82-24	Utility Bills - Postage/Equip.	8,269.24	8,454.82	11,000.00	11,000.00	11,000.00
51-82-47	Can Purchase	8,665.00	26,550.00	27,000.00	27,000.00	27,000.00
51-82-60	Travel and Education	100.00	689.08	1,500.00	1,500.00	1,500.00
51-82-61	Misc. Supplies & Deposit Slips	.00	.00	1,000.00	1,000.00	1,000.00
	Total MATERIALS AND SUPPLIES:	17,034.24	35,693.90	40,500.00	40,500.00	40,500.00
WASTE - OTHER EXPENSES						
51-84-05	Sewer Impact Fee Projects	30,248.37	1,531.87	148,585.00	148,585.00	248,585.00
51-84-20	Risk Management	9,307.68	5,380.24	10,000.00	10,000.00	10,000.00
51-84-30	Depreciation	94,352.50	87,565.00	85,000.00	85,000.00	85,000.00

Account Number	Account Title	2018 Actual	2019 Actual	2020 Original Budget	2020 Amended Budget	2021 Tentative Budget
51-84-35	Credit Card Processing Fees	8,981.39	9,642.70	8,100.00	8,100.00	8,100.00
51-84-39	Auditor & Accounting Support	5,287.00	4,760.00	6,000.00	6,000.00	6,000.00
51-84-44	Vehicle Replacement	.00	.00	3,677.00	3,677.00	11,000.00
51-84-81	IT	.00	.00	4,000.00	4,000.00	4,000.00
51-84-83	Capital Improvements	608,979.17	2,497.64	181,515.00	181,515.00	56,699.00
51-84-84	Blue Stakes	1,080.51	1,057.08	1,000.00	1,000.00	1,000.00
51-84-90	Fleet	3,853.54	4,516.35	8,000.00	8,000.00	8,000.00
	Total WASTE - OTHER EXPENSES:	762,090.16	116,950.88	455,877.00	455,877.00	438,384.00
TRANSFERS & CONTINGENCIES						
51-90-99	Pension	.00	.00	20,000.00	20,000.00	20,000.00
	Total TRANSFERS & CONTINGENCIES:	.00	.00	20,000.00	20,000.00	20,000.00
	WASTE FUND Revenue Total:	2,077,843.88	2,167,500.07	2,059,341.00	2,059,341.00	2,101,506.00
	WASTE FUND Expenditure Total:	2,419,984.05	1,830,480.46	2,059,341.00	2,059,341.00	2,101,506.00
	Net Total WASTE FUND:	342,140.17-	337,019.61	.00	.00	.00

Account Number	Account Title	2018 Actual	2019 Actual	2020 Original Budget	2020 Amended Budget	2021 Tentative Budget
WATER FUND						
OPERATING REVENUE						
55-37-11	Metered Water Sales	749,113.83	766,723.60	750,000.00	750,000.00	750,000.00
55-37-13	Secondary Water Sales	793,531.49	806,615.66	790,000.00	790,000.00	790,000.00
55-37-14	Connection Fees - Water	26,050.00	20,400.00	15,000.00	15,000.00	15,000.00
55-37-17	Penalties	19,372.50	22,079.25	18,500.00	18,500.00	18,500.00
	Total OPERATING REVENUE:	1,588,067.82	1,615,818.51	1,573,500.00	1,573,500.00	1,573,500.00
OTHER FINANCING SOURCES						
55-38-05	Water Impact Fees	39,226.00	41,371.00	83,400.00	83,400.00	83,400.00
55-38-20	Gain/Loss on Capital Assets	.00	23,964.73-	.00	.00	.00
55-38-55	Miscellaneous Revenue	.00	32.39-	.00	.00	.00
55-38-80	Interest Earnings	24,733.80	37,375.34	20,000.00	20,000.00	20,000.00
55-38-91	DEVELOPER CONTRIBUTIONS	234,653.00	300,560.66	.00	.00	.00
55-38-95	Fund Reserves	.00	.00	94,687.00	94,687.00	776,963.00
55-38-96	Water Impact Fee Balance	.00	.00	717,030.00	717,030.00	176,779.00
55-38-99	Pension	.00	.00	20,000.00	20,000.00	20,000.00
	Total OTHER FINANCING SOURCES:	298,612.80	355,309.88	935,117.00	935,117.00	1,077,142.00
PRIMARY OPERATING EXPENSES						
55-81-11	Salaries and Wages	169,398.24	185,368.07	192,698.00	192,698.00	238,474.00
55-81-13	Benefits and Bonus	76,042.10	89,031.48	114,511.00	114,511.00	147,691.00
55-81-15	On call pay	1,546.06	1,658.41	1,700.00	1,700.00	1,700.00
55-81-20	Overtime	2,728.58	891.03	4,000.00	4,000.00	4,000.00
55-81-28	Wells & Water Tank Power	7,382.74	7,040.31	11,500.00	11,500.00	11,500.00
55-81-35	Hooper Water District	1,400.00	1,610.00	1,500.00	1,500.00	1,500.00
55-81-41	Water Maintenance	26,811.12	26,692.96	18,000.00	18,000.00	18,000.00
55-81-42	Water Sample Testing	2,968.77	1,893.54	5,000.00	5,000.00	5,000.00
55-81-43	Secondary Water	800,614.63	775,983.57	770,000.00	770,000.00	770,000.00
55-81-45	Registration & Other Expenses	658.80	160.00	1,000.00	1,000.00	1,000.00
55-81-60	Travel and Education	610.00	2,245.78	4,140.00	4,140.00	4,140.00
55-81-63	IT Support & Contracts	12,076.97	15,887.93	24,000.00	24,000.00	24,000.00
	Total PRIMARY OPERATING EXPENSES:	1,102,238.01	1,108,463.08	1,148,049.00	1,148,049.00	1,227,005.00
WATER - MATERIALS AND SUPPLIES						
55-82-24	Utility Bills - Postage/Equip	8,614.26	8,454.76	8,250.00	8,250.00	8,250.00
55-82-47	Misc. Supplies & Deposit Slips	68.79	500.00	750.00	750.00	750.00
55-82-50	Water Meters	110,000.00	87,708.65	115,000.00	115,000.00	115,000.00
	Total WATER - MATERIALS AND SUPPLIES:	118,683.05	96,663.41	124,000.00	124,000.00	124,000.00
WATER - OTHER EXPENSES						
55-84-05	Water System Impact Fee Proj.	21,877.49	1,447.63	800,430.00	800,430.00	800,430.00
55-84-20	Risk Management	9,075.92	4,938.95	10,000.00	10,000.00	10,000.00
55-84-30	Depreciation	91,408.81	100,658.77	80,000.00	80,000.00	80,000.00
55-84-33	Capital Projects & Expenditure	32,912.53	5,937.24	80,916.00	80,916.00	119,042.00
55-84-35	Credit Card Processing Fees	9,607.98	10,315.46	8,800.00	8,800.00	8,800.00
55-84-38	Auditor & Accounting Support	5,287.00	4,760.00	6,000.00	6,000.00	6,000.00
55-84-40	Water Purchase - Weber Basin	156,757.00	167,922.00	187,410.00	187,410.00	205,865.00
55-84-44	Vehicle Replacement	.00	.00	4,512.00	4,512.00	11,000.00
55-84-82	Blue Stakes	826.60	1,272.58	1,500.00	1,500.00	1,500.00
55-84-83	IT	.00	.00	2,000.00	2,000.00	2,000.00

Account Number	Account Title	2018 Actual	2019 Actual	2020 Original Budget	2020 Amended Budget	2021 Tentative Budget
55-84-85	Engineering Studies & Planning	.00	520.00	20,000.00	20,000.00	20,000.00
55-84-90	Fleet	6,743.77	7,903.65	15,000.00	15,000.00	15,000.00
	Total WATER - OTHER EXPENSES:	334,497.10	305,676.28	1,216,568.00	1,216,568.00	1,279,637.00
TRANSFERS & CONTINGENCIES						
55-90-99	Pension	.00	.00	20,000.00	20,000.00	20,000.00
	Total TRANSFERS & CONTINGENCIES:	.00	.00	20,000.00	20,000.00	20,000.00
	WATER FUND Revenue Total:	1,886,680.62	1,971,128.39	2,508,617.00	2,508,617.00	2,650,642.00
	WATER FUND Expenditure Total:	1,555,418.16	1,510,802.77	2,508,617.00	2,508,617.00	2,650,642.00
	Net Total WATER FUND:	331,262.46	460,325.62	.00	.00	.00

Account Number	Account Title	2018 Actual	2019 Actual	2020 Original Budget	2020 Amended Budget	2021 Tentative Budget
STORM WATER UTILITY FUND						
OPERATING REVENUE						
58-37-11	Storm Sys. Maint. & Const. Fee	176,584.32	180,925.40	180,000.00	180,000.00	180,000.00
58-37-13	Miscellaneous Revenue	160.00	.00	.00	.00	.00
58-37-17	Penalties	2,152.50	2,453.25	2,000.00	2,000.00	2,000.00
58-37-90	Fund Balance	.00	.00	385,926.00	385,926.00	182,927.00
58-37-91	Storm Water Impact Fee Balance	.00	.00	173,490.00	173,490.00	37,500.00
	Total OPERATING REVENUE:	178,896.82	183,378.65	741,416.00	741,416.00	402,427.00
OTHER FINANCING SOURCES						
58-38-05	Storm Water Impact Fees	79,875.96	81,566.75	97,500.00	97,500.00	97,500.00
58-38-70	Interest Earnings	22,742.18	39,275.43	20,000.00	20,000.00	20,000.00
58-38-91	DEVELOPER CONTRIBUTIONS	373,263.00	669,378.93	.00	.00	.00
58-38-99	Pension	.00	.00	20,000.00	20,000.00	20,000.00
	Total OTHER FINANCING SOURCES:	475,881.14	790,221.11	137,500.00	137,500.00	137,500.00
PRIMARY OPERATING EXPENSES						
58-81-11	Salaries and Wages	55,230.31	63,564.73	67,757.00	67,757.00	74,791.00
58-81-13	Benefits	24,925.72	28,587.08	39,530.00	39,530.00	44,036.00
58-81-20	Overtime	.00	66.69	.00	.00	.00
58-81-27	Storm Sys. Maint. & Repair	3,419.43	11,005.57	11,000.00	11,000.00	11,000.00
58-81-28	Construction	.00	.00	10,000.00	10,000.00	10,000.00
58-81-34	Credit Card Fees	1,253.23	1,345.50	1,100.00	1,100.00	1,100.00
58-81-40	Sweeping & Preventative Care	6,400.51	13,033.20	12,000.00	12,000.00	12,000.00
58-81-42	Strm Sys Maint & Phs II Comp.	2,000.00	1,815.00	2,500.00	2,500.00	2,500.00
58-81-43	Secondary Water	941.13	.00	5,000.00	5,000.00	5,000.00
	Total PRIMARY OPERATING EXPENSES:	94,170.33	119,417.77	148,887.00	148,887.00	160,427.00
STORM WTR UTILITY - OTHER EXP.						
58-84-05	Storm System Impact Fee Proj.	.00	.00	270,990.00	270,990.00	135,000.00
58-84-20	Risk Management	2,713.76	2,206.00	3,500.00	3,500.00	3,500.00
58-84-30	Depreciation	83,612.95	93,960.61	64,000.00	64,000.00	64,000.00
58-84-38	Auditor & Accounting Support	1,321.75	1,190.00	1,500.00	1,500.00	1,500.00
58-84-44	Vehicle Replacement	.00	.00	7,149.00	7,149.00	11,000.00
58-84-83	Capital Projects	.00	.00	360,390.00	360,390.00	142,000.00
58-84-90	Fleet Expense	963.37	1,129.09	2,500.00	2,500.00	2,500.00
	Total STORM WTR UTILITY - OTHER EXP.:	88,611.83	98,485.70	710,029.00	710,029.00	359,500.00
Department: 90						
58-90-99	Pension	.00	.00	20,000.00	20,000.00	20,000.00
	Total Department: 90:	.00	.00	20,000.00	20,000.00	20,000.00
	STORM WATER UTILITY FUND Revenue Total:	654,777.96	973,599.76	878,916.00	878,916.00	539,927.00
	STORM WATER UTILITY FUND Expenditure Total:	182,782.16	217,903.47	878,916.00	878,916.00	539,927.00
	Net Total STORM WATER UTILITY FUND:	471,995.80	755,696.29	.00	.00	.00

Account Number	Account Title	2018 Actual	2019 Actual	2020 Original Budget	2020 Amended Budget	2021 Tentative Budget
DEBT SERVICE						
MISCELLANEOUS REVENUE						
70-36-10	Interest Earnings	930.48	250.89	.00	.00	.00
	Total MISCELLANEOUS REVENUE:	930.48	250.89	.00	.00	.00
TRANSFERS AND CONTRIBUTIONS						
70-39-20	General Fund Transfer	107,153.37	107,000.00	107,000.00	107,000.00	107,000.00
	Total TRANSFERS AND CONTRIBUTIONS:	107,153.37	107,000.00	107,000.00	107,000.00	107,000.00
FUNDING USES						
70-84-10	Debt Service - City Hall	97,000.00	99,000.00	101,000.00	101,000.00	103,000.00
70-84-15	Interest on Bonds	9,093.52	7,137.63	6,000.00	6,000.00	4,000.00
	Total FUNDING USES:	106,093.52	106,137.63	107,000.00	107,000.00	107,000.00
	DEBT SERVICE Revenue Total:	108,083.85	107,250.89	107,000.00	107,000.00	107,000.00
	DEBT SERVICE Expenditure Total:	106,093.52	106,137.63	107,000.00	107,000.00	107,000.00
	Net Total DEBT SERVICE:	1,990.33	1,113.26	.00	.00	.00

Account Number	Account Title	2018 Actual	2019 Actual	2020 Original Budget	2020 Amended Budget	2021 Tentative Budget
CDRA FUND						
REVENUE						
85-31-10	Property Tax Increment	.00	149,462.00	140,000.00	140,000.00	140,000.00
	Total REVENUE:	.00	149,462.00	140,000.00	140,000.00	140,000.00
Source: 37						
85-37-95	Transfers In	140,000.00	.00	.00	.00	.00
	Total Source: 37:	140,000.00	.00	.00	.00	.00
Source: 38						
85-38-80	Interest Earnings	1,168.99	135.93	.00	.00	.00
	Total Source: 38:	1,168.99	135.93	.00	.00	.00
EXPENDITURES						
85-44-62	Project Expenses	.00	1,402.00	.00	.00	.00
85-44-63	Administration	.00	50.00	.00	.00	.00
85-44-65	Long-term Debt Expense	100,000.00	103,000.00	107,000.00	107,000.00	111,000.00
	Total EXPENDITURES:	100,000.00	104,452.00	107,000.00	107,000.00	111,000.00
Department: 84						
85-84-15	Interest Expense	37,264.20	33,674.20	33,000.00	33,000.00	29,000.00
	Total Department: 84:	37,264.20	33,674.20	33,000.00	33,000.00	29,000.00
	CDRA FUND Revenue Total:	141,168.99	149,597.93	140,000.00	140,000.00	140,000.00
	CDRA FUND Expenditure Total:	137,264.20	138,126.20	140,000.00	140,000.00	140,000.00
	Net Total CDRA FUND:	3,904.79	11,471.73	.00	.00	.00
	Net Grand Totals:	1,205,666.00	2,476,539.18	.00	.00	.00

City Council Staff Report

Subject: Discussion of Econo Waste's Request to Amend Contract
Author: Kyle Laws
Department: Executive
Date: May 19, 2020

Background

On April 23 & 24, 2020, we received letters from Econo Waste, Inc. requesting an increase per month, per resident for the first trash container. Econo Waste has been our contracted garbage hauler for many years with the current contract beginning February 2017 and lasting for a period of 5 years. The request is a $0.30 increase per month per residence for the first can beginning July 1, 2020. This would change the price from $3.20 to $3.50.

Analysis

UPDATED TO THIS REPORT

During the discussion at the last City Council Meeting, the Council asked staff to verify the pricing of 1st cans in other cities. Below is the data that was found:

City	1st Can 2017	1st Can Current	1st Can 7/1/2020
Clearfield	$4.38	$4.97	$4.97
Clinton	$3.95	$4.13	$4.34
Fruit Heights	$5.20		
Kaysville	$4.05	$4.25	
Layton	$4.83	$5.69	
Sunset		$3.70	
Syracuse	$3.73	$3.96	$4.07
West Point	***$3.20***	***$3.20***	***$3.50****
*Assuming a $0.30 increase as requested			

After the last meeting, Staff has communicated with Val Sanders at Econo Waste and this is the new proposal that we would put before the City Council:

Extending the contract for three additional years, five years from now. Beginning July 1, 2020 and ending June 30, 2025. This year the rate of the 1st can would increase by $0.30. There would be no increase in year 2 and the final three years there would be a 2% increase each year on July 1st. The table below summarizes this request

Proposed 1st Can Rate Structure - West Point City					
Date	July 1, 2020	July 1, 2021	July 1, 2022	July 1, 2023	July 1, 2024
Rate	$3.50	$3.50	$3.57	$3.64	$3.71
% Increase		0%	2%	2%	2%

After gathering the data and knowing where are rate stands compared to other neighboring cities, Staff supports this proposal. This gives us a great rate for an additional 3 years beyond our current contract.

If the City Council is in favor of this proposal, we will create a formal amendment to the contract and bring this back to the Council for approval in June.

INFORMATION FROM PREVIOUS STAFF REPORT

The current contract with Econo Waste began on February 21, 2017 and lasts for 5 years. The agreement states that the "City agrees to pay the Collector the sum of $3.20 per month per residence for the first trash can and $1.50 per month per residence for any additional trash can. Collector further guarantees these fees for the period covering the duration of the agreement as stipulated in Section 6 below." (Section 5(A))

Staff has discussed with Econo Waste this "guarantee" in the contract, however Econo Waste is still requesting an increase. The agreement does allow for changes to the agreement and states in Section 6(B) that "this agreement may be modified via the mutual cooperation of both the City and the Collector."

Econo Waste states, in their letter dated April 24, 2020, the following as reasons for their request:

- The Consumer Price Index has risen 4.2% from 2017 to the end of 2019
- The average wage for a qualified driver has risen from approximately $18.00/hr to $25.00/hr. Drivers are one of our most valuable assets, and as such, we pay these higher wages to ensure we are providing the best quality service to your City.
- We have been using Poulton Insurance for our insurance needs for the last 8 years, and in that time we have never had to file a claim. However, our insurance premiums have increase by $22,000 per year.
- We wish to continue providing West Point with the best service possible and believe that this small increase will allow us to do so.

We recognize the great price we received in 2017 upon renewal of our contract, this was a main factor in renewing with Econo Waste. We also recognize that changes in the economy make an impact on the cost of doing business. While this isn't a large request, we struggle with the fact that the contract "guarantees" a price for 5 years, but three years in we are being asked to increase that price. Perhaps, rather than increasing $0.30 this year we can suggest a lower amount this year with the remainder next year.

Another option to consider would be to renegotiate a new 5-year agreement, allowing us to lock in an agreeable price for an additional 3 years. We, of course, want to support our garbage collector as they have provided a great service to the City over the years with few issues. However, we also want to protect our residents and be sensitive to their costs, particularly during this difficult time dealing with the COVID-19 pandemic.

Recommendation

No action is required at this time. This is for discussion purposes only. However, Staff would like feedback and direction from the Council on how to move forward. We have offered a couple of solutions in this report, but are open to other considerations of the Council

Significant Impacts

None

Attachments

None

City Council Staff Report

Subject: Sunview Estates Subdivision
Author: Boyd Davis
Department: Community Development
Date: May 19, 2020

WEST POINT
U T A H

Background

The proposed Sunview Estates Subdivision is located at 1100 N 5000 W. The property was recently rezoned to the R-1PRUD zone and is owned by Mark Thayne. The final plans for phase 1 have been prepared and were recently approved by the Planning Commission subject to a drainage issue being resolved. That issue is addressed below.

Analysis

The first phase of the subdivision contains 1.6 acres and 6 lots ranging in size from 10,140 sqft to 12,749 sqft. This first phase includes those lots along 5000 W that can connect directly to the gravity sewer line and will not require a lift station. There is an existing home on lot 105 that they plan to remodel or rebuild, which required the lots to face 5000 W. Four of the six lots will face 5000 W, while lots 102 and 103 will face the interior street.

Staff has reviewed the plans and all items have been addressed. They have also received approval from the following agencies:

- Hooper Water Improvement District
- Davis & Weber Counties Canal Co.
- North Davis Fire District.

The final outstanding issue was the storm drain plan. The plan calls for the storm water to drain to the west across Lynn Kirkman's property. He says that they do not have the right to do that, but the developer says that is where the water has always drained and that they have a historic right. Kirkman is concerned that the water quality will be changed and could harm his cattle. We asked the developer to work it out with Kirkman and he assured us that he had a good relationship with the Kirkman's and that he would make an agreement with them. If that did not work out we would seek a legal opinion.

Unfortunately, they have not been able to come to an agreement, so we reached out to the City Attorney for an opinion. Felshaw King's letter of opinion is attached to this report. The gist of it, as we understand, is that if the developer can maintain the quantity and quality of the water to the pre-development levels then the developer has satisfied the requirement and should be approved. He further states that it is the City Engineer's duty to review and approve the storm drain plan, including the water quality component.

I have reviewed the plan and find that they have addressed both the water quantity and quality components. They intend to have a detention pond to control the quantity of water flow and to aid in controlling the water quality. In addition, the plan calls to install two “snouts”, which is a brand name of an oil water separator. Generally, only one snout is installed on the storm drain system. Their plan calls for one upstream of the pond to prevent oils from reaching the pond and a second one on the outlet of the pond to further prevent any oils from reaching Kirkman’s property.

The design is very typical and has been widely accepted on other developments. However, if Kirkman’s claim is that the quality of the water will harm his cattle, I have no standard to base that upon. Will the quality of the water from the development be good enough for cattle? I don’t know. There is also the chance that someone could illegally dump something in the storm drain that could be harmful. The only thing I can state is that this is a very typical design and is a “reasonable” method to control water quantity and quality from a residential subdivision. With this in mind, it would still be best if the two property owners could come to an agreement themselves. Without an agreement, it is my opinion that appropriate and reasonable controls have been put in place based on how these situations have been handled in the past.

Update: Since the last meeting there has been no agreement made that we are aware of. Also, staff received a phone call from the Utah Division of Water Quality citing a complaint received from Lynn Kirkman. They stated that the design seems fine for the water quality but they were concerned about the easement across Kirkman’s property. However, they did say that easements are not their expertise.

Recommendation
Based upon the City Attorney’s opinion, it is staff’s recommendation that this subdivision should be approved.

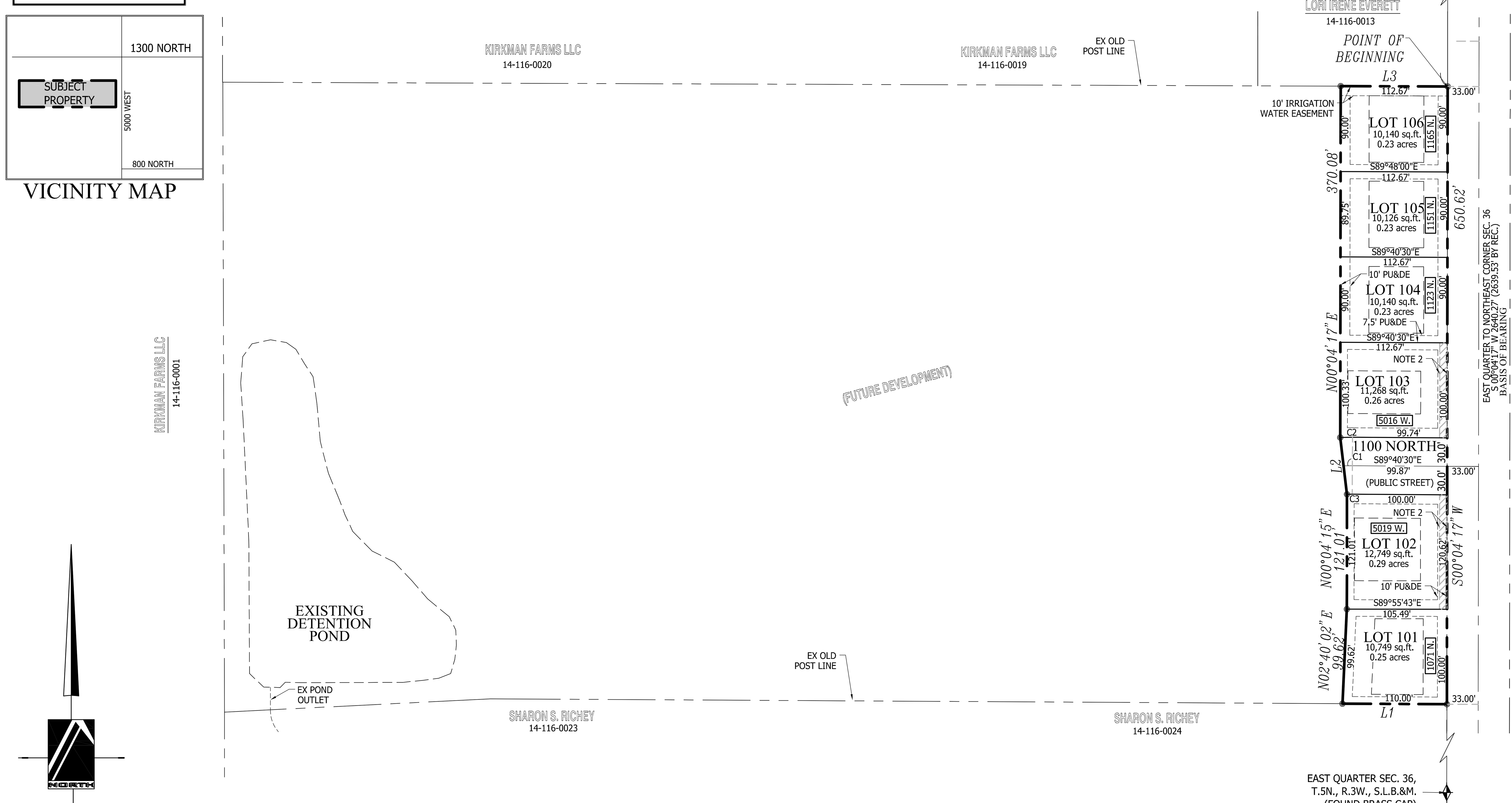
Significant Impacts
None

Attachments
Plat
Storm Drain Plan
Attorney Opinion

SUNVIEW ESTATES PRUD PHASE 1

LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP
5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN
WEST POINT CITY, DAVIS COUNTY, UTAH

DEVELOPER
Mark Thayne
704 North 3500 West
West Point, Utah
801-726-6141



NOTES

1. THE PROPERTY LIES WITHIN LAND DRAINAGE AREA C. FOUNDATION DRAIN AND SUMP PUMP REQUIRED FOR ALL BASEMENTS.
2. 8' WEST POINT CITY LANDSCAPE BUFFER EASEMENT

0 80 160 320

SCALE: 1"=80'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 89°40'30" W	110.00
L2	N 06°46'39" W	60.21
L3	S 89°48'00" E	112.67

BUILDING SETBACKS:
- 25 FOOT FRONT YARD SETBACK
- 8 & 10 FOOT INTERIOR SIDE YARD SETBACK
- 20 FOOT STREET SIDE YARD SETBACK
- 30 FOOT REAR YARD SETBACK

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH. BEARING
C1	9.22	227.53	2°19'14"	9.22	S 89°09'53" W
C2	12.94	257.53	2°52'44"	12.94	S 88°53'08" W
C3	5.49	197.53	1°35'33"	5.49	S 89°31'44" W

LEGEND

- PROPERTY LINE
- LOT LINE
- CENTER / SECTION LINE
- STREET RIGHT-OF-WAY LINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- NEW CENTERLINE MONUMENT
- SECTION CORNER
- PU&DE PUBLIC UTILITY & DRAINAGE EASEMENT
- SET 5/8" REBAR WITH A ORANGE PLASTIC CAP, OR NAIL & WASHER STAMPED PINNACLE 191517

SURVEYOR'S CERTIFICATE

I, STEPHEN J. FACKRELL DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 191517 AS PRESCRIBED UNDER LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS: SUNVIEW ESTATES PRUD PHASE 1 AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

DATE

STEPHEN J. FACKRELL
LICENSE NO. 191517

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EXTENSION OF AN EXISTING FENCE LINE, SAID POINT BEING LOCATED SOUTH 00°04'17" WEST ALONG SECTION LINE 757.88 FEET FROM THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, SAID POINT BEING ON A BOUNDARY LINE AGREEMENT DESCRIBED IN ENTRY 638849, BOOK 940, PAGE 312, OF DAVS COUNTY RECORDS, AND RUNNING THENCE SOUTH 00°04'17" WEST ALONG SECTION LINE 650.62 FEET TO A SECOND BOUNDARY LINE AGREEMENT ALSO DESCRIBED IN SAID DOCUMENT; THENCE NORTH 89°40'30" WEST 110.00 FEET ALONG AN EXISTING FENCE LINE AND SAID SECOND BOUNDARY LINE AGREEMENT; THENCE NORTH 02°40'02" EAST 99.62 FEET; THENCE NORTH 00°04'15" EAST 121.01 FEET TO THE SOUTH LINE OF A STREET; THENCE NORTH 06°46'39" WEST 61.21 FEET TO THE NORTH LINE OF SAID STREET; THENCE NORTH 00°04'17" EAST 370.08 FEET TO INITIAL FENCE LINE AND BOUNDARY LINE AGREEMENT; AND THENCE SOUTH 89°48'00" EAST ALONG SAID LINE 112.67 FEET TO THE POINT OF BEGINNING.

CONTAINING: 71,718 SQ.FT. (1.65 ACRES) (6 LOTS)

OWNER'S DEDICATION

WE, THE ________________UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT, HEREAFTER KNOWN AS SUNVIEW ESTATES PRUD PHASE 1, AND DO HEREBY GRANT, DEDICATE, AND CONVEY TO THE PUBLIC ALL THOSE PUBLIC STREETS AS SHOWN HEREON FOR USE AS RIGHTS-OF-WAY AND UTILITY CORRIDORS, AND DO HEREBY GRANT AND DEDICATE PERPETUAL RIGHTS AND EASEMENTS OVER, UPON, AND UNDER THOSE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND STORM DRAINAGE CHANNELS, AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO UNAUTHORIZED BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS, AND FURTHER DO HEREBY RESERVE UNTO THE OWNERS AND IRRIGATION WATER EASEMENT IN FAVOR OF THE REMAINDER PARCEL ON, OVER, OR UNDER THAT 10 FOOT WIDE STRIP OF LAND AS DEPICTED HEREON.

IN WITNESS WHEREOF _______ HAVE HEREUNTO SET ______________ THIS _______ DAY OF ____________ A.D. 20______.

MARK S. THAYNE

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF DAVIS)

ON THE____DAY OF _____A.D., 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF DAVIS IN SAID STATE OF UTAH, THE SIGNER ( ) OF THE ABOVE OWNER'S DEDICATION, ____IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT HE, SHE, OR THEY SIGNED IT FREELY , VOLUNTARILY, AND HAVING AUTHORITY FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: ______________________

NOTARY PUBLIC
RESIDING IN DAVIS COUNTY

SUNVIEW ESTATES PRUD PHASE 1

LOCATED IN THE NORTHEAST QUARTER OF SECTION 36,
TOWNSHIP 5 NORTH, RANGE 3 WEST, S.L.B.&M.,
WEST POINT CITY, DAVIS COUNTY, UTAH

PINNACLE
Engineering & Land Surveying, Inc.
2720 North 350 West, Suite #108
LAYTON, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

DAVIS COUNTY RECORDER

ENTRY NO.________________FEE PAID______FILED FOR RECORD AND RECORDED THIS ______ DAY OF ________, 20___AT ______ IN BOOK ________ OF OFFICIAL RECORDS PAGE ________

DAVIS COUNTY RECORDER

BY DEPUTY RECORDER

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____________, 20___, BY THE WEST POINT CITY ATTORNEY.

WEST POINT CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____________, 20___, BY THE WEST POINT CITY PLANNING COMMISSION.

WEST POINT CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____________, 20___, BY THE WEST POINT CITY ENGINEER.

WEST POINT CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____________, 20___, BY THE WEST POINT CITY COUNCIL.

ATTEST:

WEST POINT CITY RECORDER

WEST POINT CITY MAYOR

13-076

CIVIL ENGINEERING — LAND PLANNING — LAND SURVEYING — STRUCTURAL ENGINEERING — CIVIL ENGINEERING — LAND PLANNING — LAND SURVEYING — STRUCTURAL ENGINEERING — CIVIL ENGINEERING — LAND PLANNING — LAND SURVEYING

Runoff Coefficient

Surface	Area	Coefficient
House	1000	0.90
Driveway	750	0.90
Road	2700	0.90
open	8780	0.15
Total	13230	0.40
*Typical Lot		

Rainfall Data

Storm Duration (min.)	10 Year Intensity (in/hr)	100 Year Intensity (in/hr)
10	2.53	5.02
15	2.08	4.15
30	1.40	2.79
60	0.87	1.73
360	0.23	0.36
720	0.14	0.22
1440	0.08	0.12

Detention Calculation

Area	20.00	Acres	
C	0.35		
Discharge	0.05	cfs/Acre	1.00

Time (min)	Intensity (in/hr)	Runoff (cf)	Discharge	Required Storage	
10	5.02	21,084	600	20,484	
15	4.15	26,145	900	25,245	
30	2.79	35,154	1,800	33,354	
60	1.73	43,596	3,600	39,996	<<
360	0.36	54,432	21,600	32,832	
720	0.22	66,528	43,200	23,328	
1440	0.12	72,576	86,400	0	

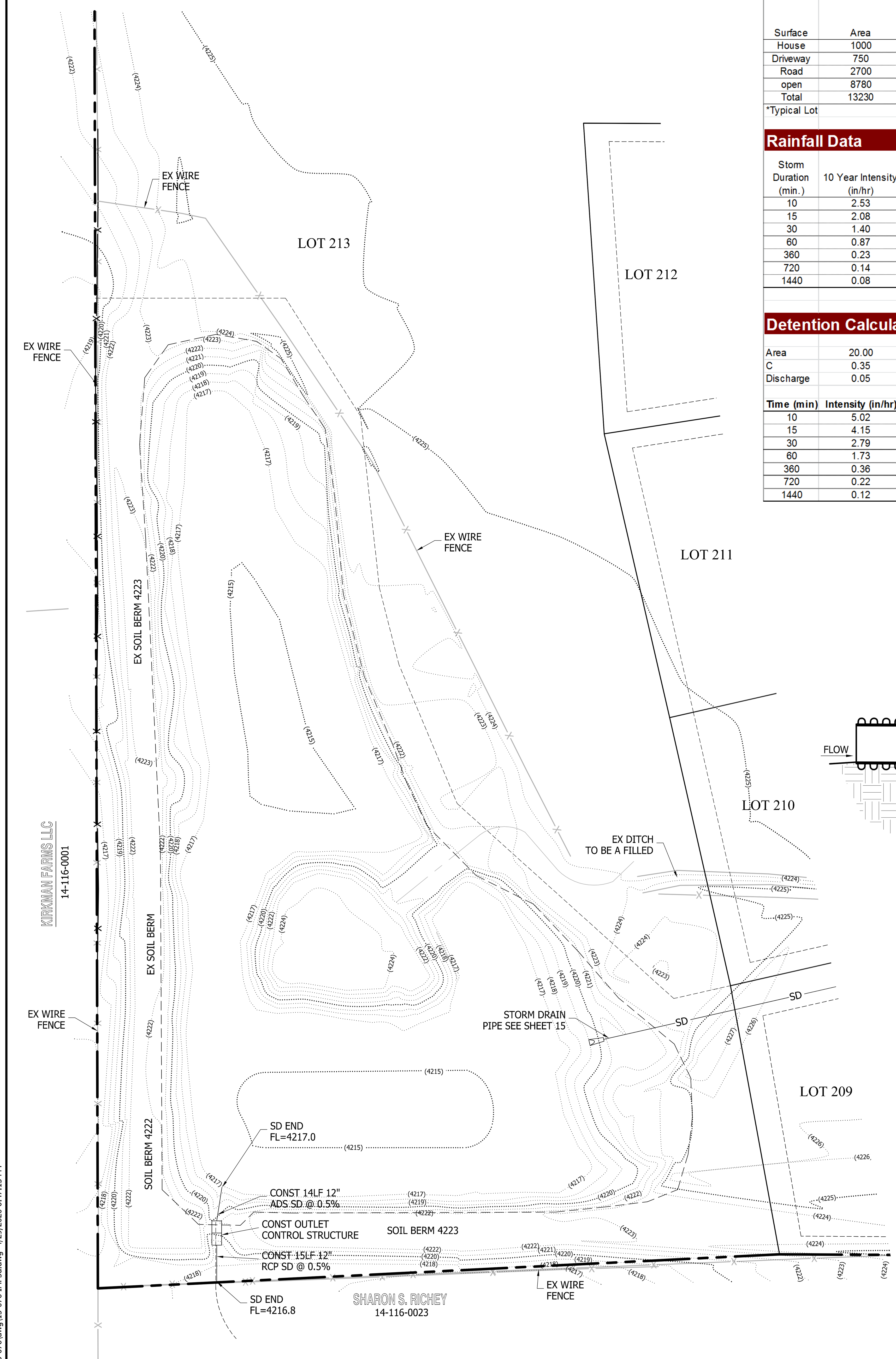
Orifice Calculations

Orifice Equation $Q = C_dA(2gh)^{.5}$

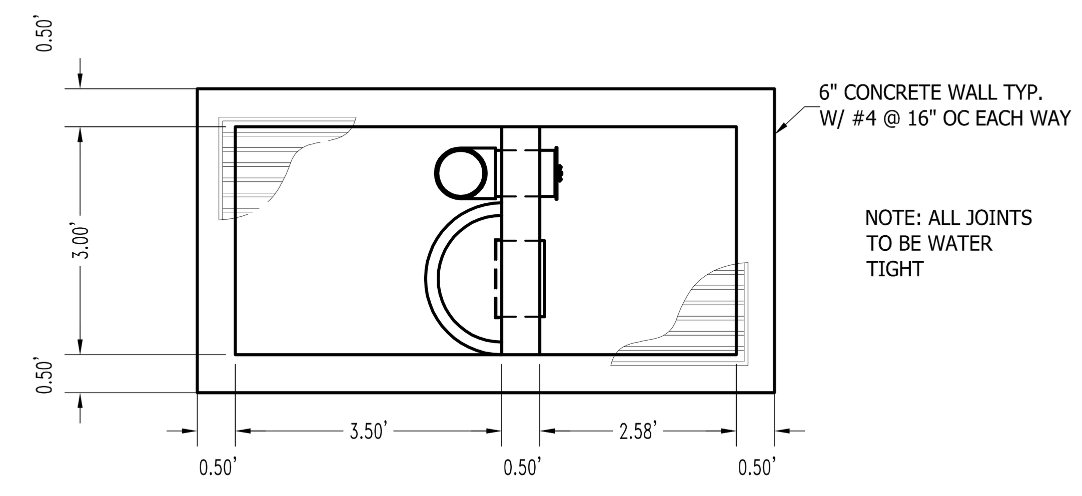
	20.00	acres
Desired Outflow	1.00	cfs
Detention Overflow Elevation	1	ft
Orifice Elevation	0	ft
h	1.00	ft
C_d	0.62	square shoulder orifice required
Calculated Orifice Area	28.94	in^2
Calculated Orifice Diameter	6.07	in

Existing Pond Volume 4221.5 to 4222.5
(Avg. Area Method)

Elev	Area +	Island Area -	Area	Inc. Depth	Inc Vol	Vol (cf)
4222.5	45763.0	2530.3	43232.7	0.1	4301.7	41410.4
4222.4	45367.0	2566.0	42801.0	0.1	4260.0	37108.7
4222.3	45000.0	2601.3	42398.7	0.1	4221.0	32848.7
4222.2	44658.9	2637.2	42021.7	0.1	4184.6	28627.7
4222.1	44343.9	2673.3	41670.6	0.1	4150.7	24443.1
4222	44053.9	2709.6	41344.3	0.1	4119.0	20292.4
4221.9	43782.7	2746.2	41036.5	0.1	4088.6	16173.3
4221.8	43518.8	2783.0	40735.8	0.1	4058.5	12084.7
4221.7	43254.0	2820.0	40434.0	0.1	4028.3	8026.2
4221.6	42989.0	2857.4	40131.6	0.1	3997.9	3997.9
4221.5	42722.1	2894.9	39827.2	0.0	0.0	0.0

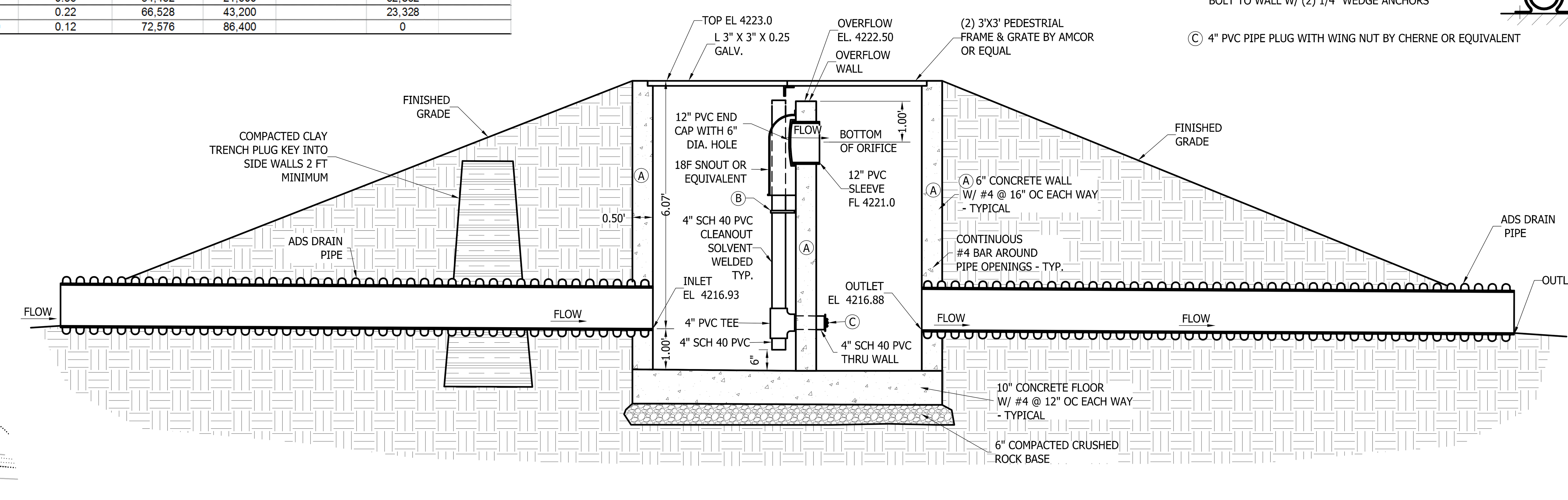


(A) ENLARED DETENTION POND PLAN VIEW
NOT TO SCALE

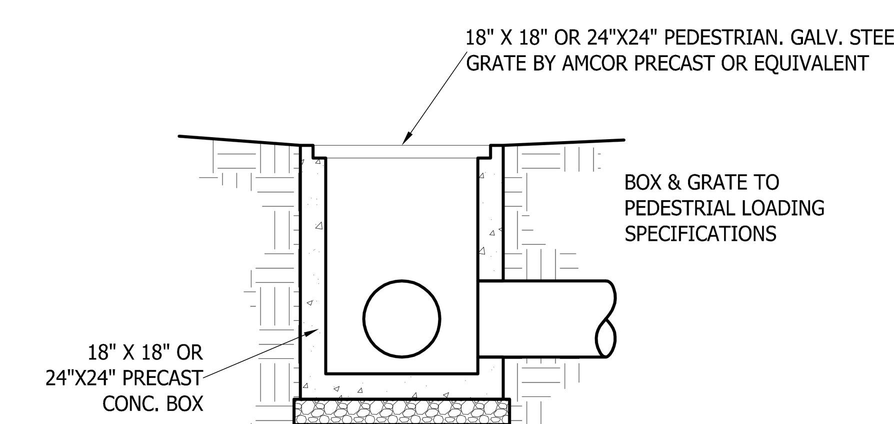


CONTROL STRUCTURE PLAN VIEW

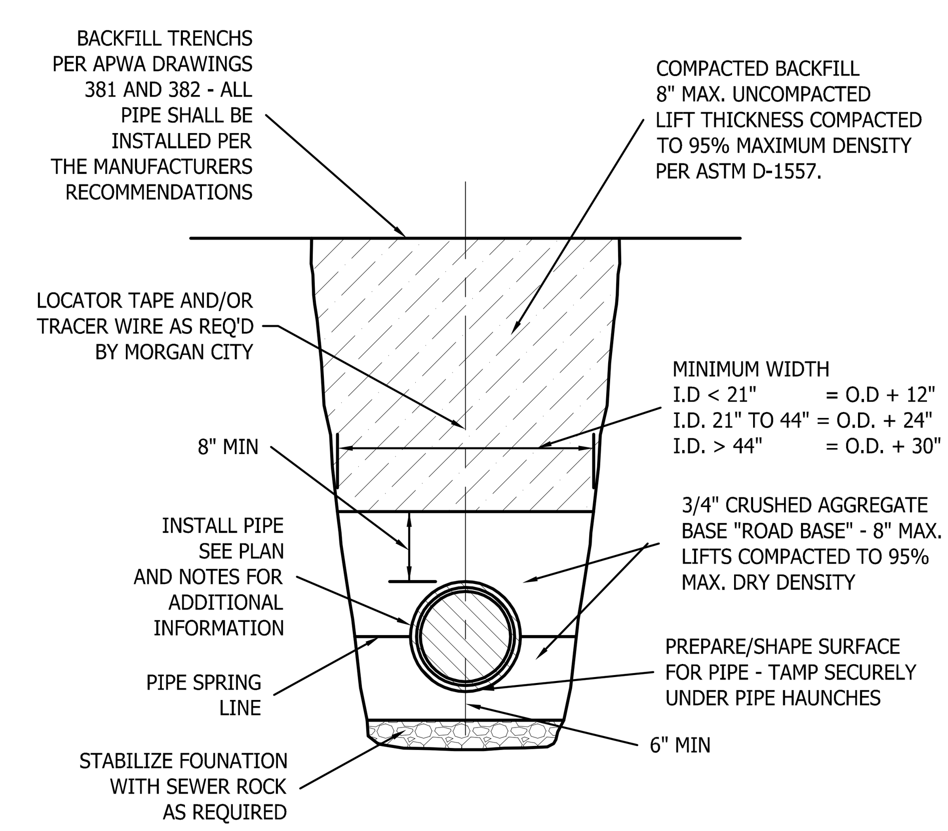
(A) 6" CONCRETE WALL W/ #4 @ 16" OC EACH WAY- TYPICAL
(B) GALV. METAL STRAP NEAR MID-HEIGHT OF CLEANOUT PIPE BOLT TO WALL W/ (2) 1/4" WEDGE ANCHORS
(C) 4" PVC PIPE PLUG WITH WING NUT BY CHERNE OR EQUIVALENT



(B) STORM CONTROL STRUCTURE & OUTLET PIPE CROSS-SECTION
NOT TO SCALE



(C) YARDBOX SECTION
PRIVATE IMPROVMENTS ONLY
N.T.S.



(D) TYPICAL TRENCH DETAIL
PRIVATE IMPROVMENTS ONLY
N.T.S.

PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant • St. George
2720 North 350 West, Suite #108
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

SUNVIEW ESTATES PRUD
DETAIL SHEET A
FOR: MARK THAYNE
1000 NORT 5000 WEST
WEST POINT, UT
13-076

LICENSED PROFESSIONAL ENGINEER 343593 STEPHEN P. BOTT 4-29-20 UTAH

REVISION	BY	DATE
SH. 6: SWITCHED IRR. SERVICES	SPB	04/24/20
SH. 7: CURB ELEV., SDCB, & IRR	SPB	04/24/20
SH. 16: OUTLET STUC. REV.	SPB	04/29/20

SURVEYED BY SPB 08/2017
DESIGNED BY SPB
DRAWN BY SPB 04/16/20
APPROVED BY SJF

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET
16

P:\2013 Projects\13-076\dwg\13-076 IMP3d.dwg 4/29/2020 6:47:15 PM

KING&KING
Attorneys at Law
330 North Main Street
Kaysville, Utah 84037
(801) 543 · 2288
Fax (801) 543 · 2272

April 24, 2020

VIA E-MAIL AND U.S. MAIL

Boyd Davis, P.E.
3200 West 300 North
West Point, Utah 84015

Re: Subdivision Approval for Sunview Estates

Dear Mr. Davis:

You have asked that we provide you with our opinion with respect to the following facts:

FACTS

A developer ("Developer") has applied for approval of a subdivision ("Subdivision"). The Developer proposes that run-off water from the Subdivision be diverted to a detention pond at the West of the Subdivision and that overflow from the detention pond flow onto the property of the neighbor ("Neighbor") immediately West of the Subdivision. The Neighbor objects to this proposal claiming that the storm water from the Subdivision constitutes a change in the quantity and quality of the water which would flow onto his property from the Subdivision. We understand that the Developer is seeking an opinion from the Utah Property Rights Ombudsman.

The Planning Commission has given a preliminary approval to the Subdivision subject to satisfactory resolution of the storm drain issues between the Developer and the Neighbor or a legal opinion from the City Attorney approving the storm drain issues.

You have asked that we provide you with our analysis and opinion regarding the storm drain issues.

OPINION

Section 16.05.050 of the West Point City Code[1] entitled "Preliminary plat requirements" states in subparagraph Q that the plat and attached documentation shall show:

"Q. A preliminary storm drainage study, with schematic solutions and the associated calculations, as required per the city engineer."

[1] All references are to the West Point City Code.

William H. King (1906 - 1983) • Felshaw King • Scott B. Dopp • Joshua F. King

Section 16.05.080 entitled "Final plan and profile requirements" provides in subparagraph E as follows:

"E. Storm Water. Show location and size of storm water drains, together with any manholes or drop boxes within the subdivision. Show slope and grade of all storm drain lines. Show location and size of all storm water detention basins. Storm water calculations need to accompany drawings for engineer review."

Section 16.05.100 entitled "Subdivision improvements required" provides in subparagraph D as follows:

"D. Storm Water. The city shall require the subdivider to dispose of storm water and surface drainage. If easements are required across abutting property to permit drainage of the subdivision, it shall be the responsibility of the subdivider to acquire such easements."

Preliminary research indicates that Utah has adopted the rule of "reasonable use." Each possessor of land in legally privileged to make a reasonable use of his land, even though the flow of surface waters is altered thereby and causes some harm to others, but incurs liability when his harmful interference with the flow of surface waters is unreasonable. [Citations omitted].

In the present case it is assumed, but not verified, that the amount of surface flow from the proposed subdivision will be increased and that there may be some degradation of the quality of the water which may flow to the Neighbor's property. The Developer has proposed certain measures to control the amount of water released to the Neighbor's property and to mitigate or prevent pollutants from flowing onto the Neighbor's property. Before giving approval as City Engineer you should be satisfied with reasonable certainty that the amount and quality of the water flowing onto the Neighbor's property is reasonable. In view of the fact that the Developer has sought an opinion from the Ombudsman it may be prudent to await a decision from Ombudsman.

If you do not receive these assurances, we suggest that you point out to the Developer that it is his responsibility to satisfy the requirements of the City rather than the City becoming an advocate for approval of the Subdivision or to take the side of the Neighbor.

We view this as a controversy between the Developer and the Neighbor to be resolved by them. The City does not need to assume the risk of time and expense of a lawsuit in order to resolve the matter.

Please let me know if you have any questions or would like to discuss this matter further.

KING&KING

Very truly yours,

KING & KING

Felshaw King

Felshaw King

FK:ky

cc: Kyle Laws (via e-mail)

City Council Staff Report

Subject: Wade Farms Subdivision Phasing Request
Author: Boyd Davis
Department: Community Development
Date: May 19, 2020

WEST POINT
UTAH

Background

Staff received a request from the developer of the Wade Farms Subdivision to allow 4 phases to be developed simultaneously. They provided a letter stating their reasons for the request. The Code does allow multiple phases if approved by the City Council.

Analysis

The code states that no more than two phases shall be developed at one time unless approved by the City Council.

> *16.05.090(D)*
>
> *10. Developments over 30 lots shall be done in phases. A phase shall consist of no more than 30 lots unless specifically approved by the city. Each phase must be completed with both on- and off-site improvements within two years. The city shall not approve more than 30 lots in a development or single phase without requiring the construction of a second access road that connects to an existing public street.*
>
> *When the off-site improvements have been 100 percent completed within the boundaries of the recorded plat of any phase and approved by the city, and on-site improvements have been 70 percent completed, and building permits have been issued on at least 50 percent of the lots, then the developer may record the plat for the next phase of the development.*
>
> ***In no case shall more than two phases be developed consecutively. The city council may grant exceptions to these rules if deemed appropriate.***

Staff is unsure of the reasons for this code, but it has been on the books for many years. We believe it was to prevent a developer from overextending themselves and then being unable to complete a project. There are examples of a projects that were started but not competed such as the Cold Springs Subdivision and the Fairways Beyond the Bluff Phase 2. However, there are examples of other projects that were allowed to do well over 30 lots such as Paice Farms.

Recommendation
Staff does not have a specific recommendation. We are seeking direction from the City Council.

Significant Impacts
None

Attachments
Letter
Phasing Plan

CRM
CAPITAL REEF
MANAGEMENT LLC

May 14, 2020

Mayor and City Council
West Point City

RE: Wade Farms Preliminary Plat – Phasing Plan

Mayor and Council members,

We have been working with city staff and Mayor Craythorne to bring before you a proposal to obtain approval and begin construction on the first four phases of the Wade Farms PRUD. The Planning Commission recently approved the preliminary plat, which consists of eight phases and 188 lots. City ordinance presently allows for final approval of one phase of no more than 30 lots at a time. City ordinance also allows the City Council to consider exceptions to this requirement on a case-by-case basis. We respectfully request Council approval allowing us to submit for final plat approval the first four phases of the subdivision.

Phases 1 – 4 are outlined in blue on the attached phasing plan. The first four phases include a total of 101 lots. Our reasoning for this request includes the following:

- The existing ordinance limiting phases and approval thereof to 30 lots seems a bit out of date and perhaps originated at a time when homes were not being constructed at the pace they are today.
- Final plat approval and construction of the first four phases allows for the extension of infrastructure throughout the project and to the park area at the center of the subdivision.
- Additional homes up front will allow the HOA to become established in a timely manner for the overall sustainability of the PRUD and associated amenities.
- With approval to move forward with the first four phases at the same time, we are able to construct three different housing types -
  - Phases 1 and 2 – larger homes with basements on larger lots,
  - Phase 3 – Aspire Homes catering to younger buyers who may be purchasing their first home, and
  - Phase 4 – Ovation Homes - single family homes for active-adult residents.

We very much appreciate working with your staff and the Council in a manner that will allow this project to move forward more efficiently.

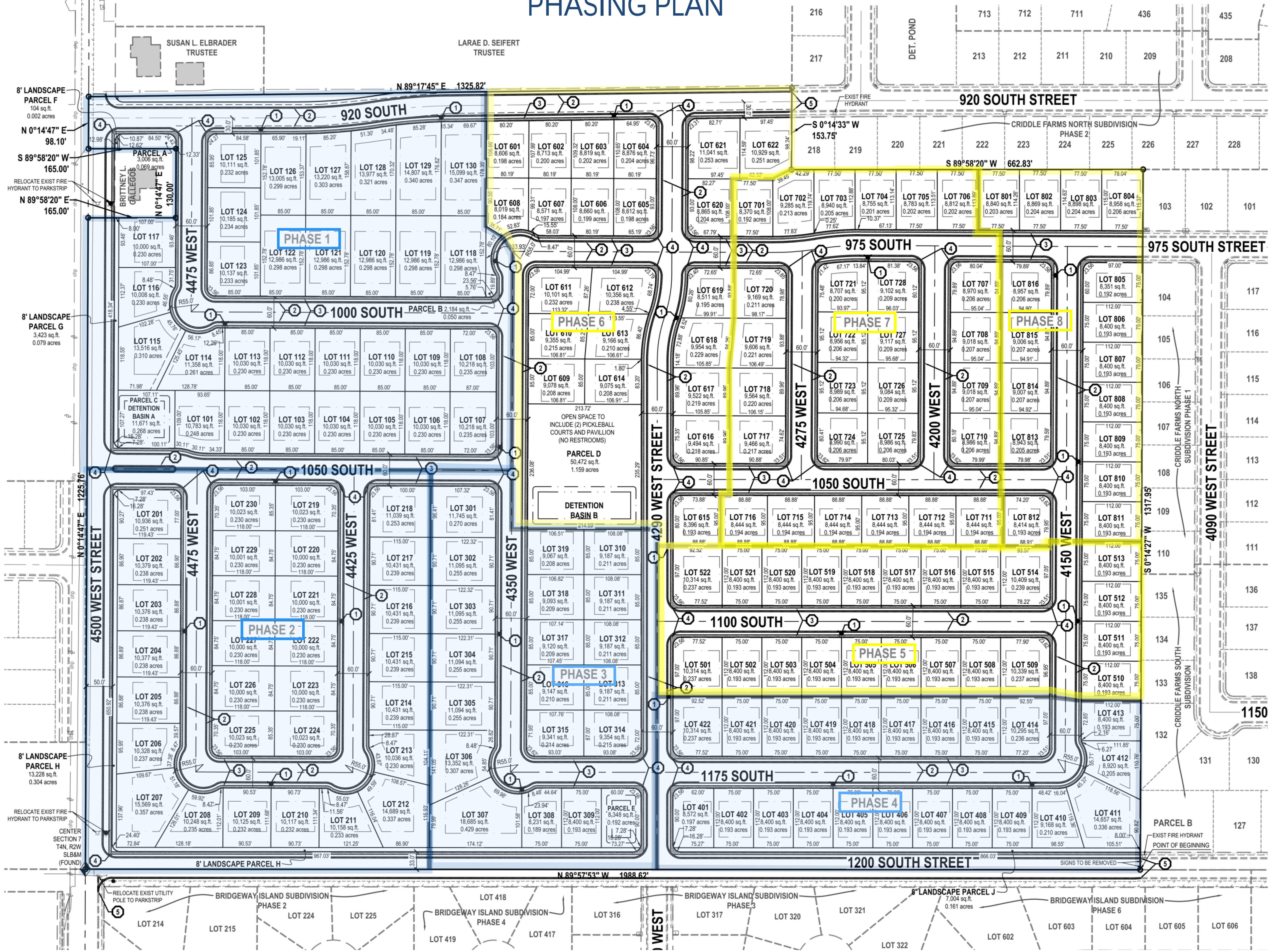
Thank you for your consideration.

Craig Jacobsen

Craig Jacobsen, Authorized Agent
Capital Reef Management, LLC

498 N. KAYS DRIVE, SUITE 210, KAYSVILLE, UTAH 84037 801-444-3639

WADE FARMS PRELIMINARY PLAT
PHASING PLAN



City Council Staff Report

Subject: Front Yard Setbacks R-4 Zone
Author: Boyd Davis
Department: Community Development
Date: May 19, 2020

WEST POINT
UTAH

Background

The Planning Commission received a request from Jake Shepherd to consider changing the front yard setback in the R-4 zone from 25' to 20'. Mr. Shepherd is planning a development that will include townhouses and feels that 20' is appropriate. The Planning Commission held a public hearing on May14th and received one comment from Nilson homes in favor of the 20' setback. After a lengthy discussion, the Planning Commission chose to table the item for further review.

Analysis

There are three existing townhouse projects in the City that can be used as comparisons. The Yalecrest Towns project has a variety of setbacks ranging from 9' to 29'. The Sandy Point Townhouse project setbacks range from 20' to 25'. The Lakepoint Village project includes some townhouses with setbacks ranging from 19' to 23'.

The Council asked what the history was on those projects and why they were allowed to have smaller setbacks. The Lakepoint Village project was granted a PUD overlay zone that allowed a 20' setback:

Old PUD Code:

1. *Garages with entrances facing directly on the street, whether in a front or side yard, shall be set back at least 20 feet from the property line.*

In searching for the history on the other two projects, it was discovered that section 15.20.165(5) does state that 20' driveways are allowed.

5. All townhouse and condominium projects shall be at least 1,200 square feet per unit and shall have a minimum of two and one-half parking stalls per unit. At least one single-car garage shall be provided for each unit. Where units are attached with common wall construction, at least 50 percent of the units per building shall contain a side by side two-car garage. Driveways can be used to meet the parking requirement provided there is ***at least 20 feet from the garage to the sidewalk or street****. Private driveways can only be used to meet the parking requirement for that particular unit. All apartment style dwellings must be at least 1,000 square feet and shall provide one covered parking space per unit. Only areas of the dwelling that have been completely finished shall be counted in the minimum square footage.*

This conflicts with section 17.25.080 that shows a 25' setback is required. It should also be noted that section 17.35.080 allows a 20' setback in the new PRUD code.

The attached ordinance has been written to change section 17.25.080 to a 20' setback because that is was has been requested. However, a second version of the ordinance has been written to change section 15.20.165 to a 25' setback if that is the desire of the Council. Either way, the two sections should be the same.

Staff has had conversations with some council members that have expressed concerns with the proposed 20' setback. The concern is for safety because the sidewalk may be blocked and a desire to have larger front yards than backyards.

Recommendation

Staff recommends that this item be tabled until the Planning Commission makes a recommendation.

Significant Impacts

None

Attachments

Ordinance 05-19-2020A version 1
Ordinance 05-19-2020A version 2

ORDINANCE NO. 05-19-2020A

AN ORDINANCE AMENDING WEST POINT CITY CODE SECTION 17.25.080 MODIFYING THE FRONT YARD SETBACK IN THE R-4 ZONE

WHEREAS, the West Point City Council for and on behalf of West Point City, State of Utah (hereinafter referred to as the "City") has determined to amend Section 17.25.080, and

WHEREAS, a public hearing was duly held and the interested parties were given an opportunity to be heard; and,

WHEREAS, the City Council has duly considered said amendments; and,

WHEREAS, the City Council, after due consideration of said amendments, has concluded that it is in the best interest of the City and the inhabitants thereof that said amendments be adopted;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF WEST POINT CITY, UTAH as follows:

Section One: **Adoption of New Provisions in section 17.25.080**

The category named "PRINCIPAL STRUCTURES SETBACKS" of section17.25.080 "Zone regulations chart" shall be changed to read as follows. The remainder of the table shall remain unchanged. (Strike through text indicates text being removed from the code, and red text indicates new additions).

ZONING CLASSIFICATION	A-5	A-40	R-1	R-2	R-3	R-4	R-5	N-C	C-C	R-C	P-O	R/I-P
PRINCIPAL STRUCTURES SETBACKS												
Min. Front Yard Setback Residential/Nonresidential	30'	30'	30'	25'/30'[4]	25'/30'[4]	~~25'~~ 20'	20'	20'	20'	20'	20'	20'
Min. Front Yard Setback Arterial Street	40'	40'	40'	40'	40'	40'	20'	20'	20'	20'	20'	20'
Min. Side Yard Setback (interior) One Side Total	10' 20'	10' 20'	10' 20'	10' 20'	8' 16'	8' 16'	8' 16'	0' 0'	0' 0'	0' 0'	10' 20'	10' 20'
Min. Side Yard (Corner Lot) Street Side	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'
Arterial Road (Corner Lot)	30'	30'	30'	30'	30'	30'	30'	20'				
Min. Side Yard between R-5 and A-5, A-40, R-1s, and R-2	-	-	-	-	-	25'	25'	-	-	-	-	-
Min. Rear Yard Setback	30'	30'	30'	25'/30'[4]	25'/30'[4]	20'	20'	10'	10'	10'	10'	10'
Distance between Structures on Same Lot (Nonresidential)	-	-	-	-	-	-	10'	10'	10'	10'	10'	10'
Distance between Structures on Adjacent Lot (Nonresidential)	-	-	-	-	-	-	10'	10'	10'	10'	10'	10'

Section Two: **Ordinances to conform with amendments**

The West Point City Director of Community Development is hereby authorized and directed to make all necessary changes to the West Point City Code to bring the text into conformity with the changes adopted by this Ordinance.

Section Three: **Severability**

In the event that any provision of this Ordinance is declared invalid for any reason, the remaining provisions shall remain in effect.

Section Four: **Effective Date**

This Ordinance shall take effect immediately upon passage and adoption and publication of a summary as required by law.

DATED this ___ day of ____________, 20__.

WEST POINT CITY, a Municipal Corporation

By: ____________________
Erik Craythorne
Mayor

ATTEST:

____
Casey Arnold
City Recorder

ORDINANCE NO. 05-19-2020A

AN ORDINANCE AMENDING WEST POINT CITY CODE SECTION 15.20.165(5) MODIFYING THE DRIVEWAY LENGTH

WHEREAS, the West Point City Council for and on behalf of West Point City, State of Utah (hereinafter referred to as the "City") has determined to amend Section 15.20.165(5), and

WHEREAS, a public hearing was duly held and the interested parties were given an opportunity to be heard; and,

WHEREAS, the City Council has duly considered said amendments; and,

WHEREAS, the City Council, after due consideration of said amendments, has concluded that it is in the best interest of the City and the inhabitants thereof that said amendments be adopted;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF WEST POINT CITY, UTAH as follows:

Section One: Adoption of New Provisions in section 17.25.080

Section 15.20.165(5) shall be changed to read as follows. (Strike through text indicates text being removed from the code, and red text indicates new additions).

> 5. All townhouse and condominium projects shall be at least 1,200 square feet per unit and shall have a minimum of two and one-half parking stalls per unit. At least one single-car garage shall be provided for each unit. Where units are attached with common wall construction, at least 50 percent of the units per building shall contain a side by side two-car garage. Driveways can be used to meet the parking requirement provided there is at least ~~20~~ 25' feet from the garage to the sidewalk or street. Private driveways can only be used to meet the parking requirement for that particular unit. All apartment style dwellings must be at least 1,000 square feet and shall provide one covered parking space per unit. Only areas of the dwelling that have been completely finished shall be counted in the minimum square footage.

Section Two: Ordinances to conform with amendments

The West Point City Director of Community Development is hereby authorized and directed to make all necessary changes to the West Point City Code to bring the text into conformity with the changes adopted by this Ordinance.

Section Three: Severability

In the event that any provision of this Ordinance is declared invalid for any reason, the remaining provisions shall remain in effect.

Section Four: **Effective Date**

This Ordinance shall take effect immediately upon passage and adoption and publication of a summary as required by law.

DATED this ___ day of ____________, 20__.

WEST POINT CITY, a Municipal Corporation

By: ______________________
Erik Craythorne
Mayor

ATTEST:

____
Casey Arnold
City Recorder