



3200 W 300 N, West Point, UT 84015
801.776.0970

WEST POINT CITY COUNCIL MEETING NOTICE & AGENDA *ELECTRONIC MEETING* July 7, 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 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/84695567828> or
- **Connect via Telephone:** Dial 1(669) 900-6833 and enter **Meeting ID:** 846 9556 7828

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:** carold@westpointcity.org
- **Subject Line:** Must be designated as "Citizen Comment – July 7, 2020 City Council Meeting"
- **Email Body:** Must include First & Last Name and Address and a succinct statement of your comment.

ADMINISTRATIVE SESSION

5:30 PM – OPEN TO THE PUBLIC

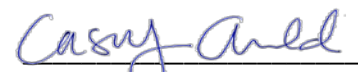
1. Discussion Regarding the West Lake Estates Subdivision Phase I – Mr. Boyd Davis pg. 5
2. Discussion Regarding Lift Station Standards – Mr. Boyd Davis pg. 12
3. Discussion Regarding Front Yard Setbacks in the R-4 Zone – Mr. Boyd Davis pg. 14
4. Discussion Regarding the Dahlia Estates Subdivision – Mr. Boyd Davis pg. 17
5. Discussion Regarding the Womsquom Subdivision – Mr. Boyd Davis pg. 22
6. Discussion Regarding the Brett Kenley Subdivision – Mr. Boyd Davis pg. 24
7. Other Items

GENERAL SESSION

7:00 PM – OPEN TO THE PUBLIC

1. Call to Order
2. 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, you are encouraged to email your comments prior to the meeting using the instructions above. 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. If attending the meeting in-person, please approach the podium and 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. Consideration of Approval of the Minutes from the June 2, 2020 West Point City Council Meeting pg. 26
7. Consideration of Approval of the Minutes from the June 16, 2020 West Point City Council Meeting pg. 34
8. Consideration of Approval of Resolution No. 07-07-2020A, Approving and Adopting Amendment No. 1 to Law Enforcement Services Agreement and Providing for an Effective Date – Mr. Kyle Laws pg. 43
9. Consideration of a Request to Concurrently Develop Multiple Phases of Dahlia Estates Subdivision – Mr. Boyd Davis pg. 17
10. Motion to Adjourn the General Session

Posted this 2nd day of July, 2020



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: **07/21/2020**

Administrative Session – 6:00 pm

1. Discussion Regarding the Bennett Farms Subdivision Phase II – Mr. Boyd Davis

General Session – 7:00 pm

1. Consideration of Final Approval of the West Lake Estates Subdivision Phase I – Mr. Boyd Davis
2. Consideration of Approval of the Womsquom Subdivision – Mr. Boyd Davis
3. Consideration of Final Approval of the Brett Kenley Subdivision – Mr. Boyd Davis
4. Consideration of Approval of Ordinance No. 07-21-2020A, Amending Chapter 17-25-080 of the West Point City Code Regarding Minimum Front Yard Setbacks in the R-4 Zone – Mr. Boyd Davis

Date: **08/04/2020**

Administrative Session – 6:00 pm

1. Discussion Regarding the Property Tax Rate for the 2020 Taxable Year for West Point City and the FY2021 Final Budget for West Point City and All Related Agencies – Mr. Ryan Harvey

**Special Budget Meeting of the West Point City Council –
7:00 pm**

1. Call to Order
2. Pledge
3. Prayer
4. Communications/Disclosures Council
5. Communications Staff
6. Consideration of Approval of Resolution No. 08-04-2020A, Adopting the Property Tax Rate for the 2020 Taxable Year for West Point City – Mr. Ryan Harvey
 - a. Public Hearing
 - b. Adoption
7. Consideration of Approval of Ordinance No. 08-04-2020A, Adoption of the FY2021 Final Budget for West Point City and All Related Agencies
8. Motion to Adjourn Special Meeting

General Session

1. Call to Order
2. Citizen Comment
3. Consideration of Final Approval of the Bennett Farms Subdivision Phase II – Mr. Boyd Davis

Date: **08/18/2020**

Administrative Session – 6:00 pm

1. Quarterly Financial Report – Mr. Ryan Harvey

General Session – 7:00 pm

1. Swearing-In Ceremony of the 2020-2021 West Point City Youth Council Members – Mayor Erik Craythorne

Date: **09/01/2020**

Administrative Session – 6:00 pm

General Session – 7:00 pm

1. Davis County Sheriff's Office Quarterly Update
2. Youth Council Update

Date: **09/15/2020**

Administrative Session – 6:00 pm

General Session – 7:00 pm

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



WEST POINT CITY 2020 CALENDAR

2020

IMPORTANT DATES

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

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FEBRUARY

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AUGUST

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MARCH

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SEPTEMBER

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APRIL

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OCTOBER

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MAY

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31						

NOVEMBER

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JUNE

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DECEMBER

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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
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

*UPDATED AS OF May 19, 2020

City Council Staff Report

Subject: Westlake Estates Subdivision
Author: Boyd Davis
Department: Community Development
Date: June 30, 2020



Background

The proposed Westlake Estates Subdivision is located at 1000 N 5000 W. The property was recently rezoned to the R-1 zone and is owned by Psion Homes. The final plans for phase 1 have been prepared and were recently approved by the Planning Commission. This subdivision is adjacent to the Sunview Estates Subdivision where there was a complaint from the Kirkmans about the drainage. This subdivision will also drain onto the Kirkmans.

Analysis

The first phase of the subdivision contains 6.5 acres and 16 lots ranging in size from 13,102 sqft to 17,354 sqft. All lots in this first phase will connect directly to the gravity sewer line on 5000 W and will not require a lift station. There are no lots facing 5000 W so there will be a landscape strip along the street. However, there will not be an HOA to maintain the landscaping because it will be maintained by the individual lot owners as allowed by the code on corner lots.

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, but unfortunately, they have not been able to come to an agreement. We addressed this same issue on the adjacent development where we sought a legal opinion from the City Attorney. 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 for a “snout”, which is a brand name of an oil water separator.

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.

Recommendation

No action required. This is for discussion only.

Significant Impacts

None

Attachments

Plat

Storm Drain Plan

Attorney Opinion

WESTLAKE ESTATES - PHASE 1

LOCATED IN THE NORTHEAST QUARTER
OF SECTION 36

TOWNSHIP 5 NORTH RANGE 3 WEST
SALT LAKE BASE & MERIDIAN

WEST POINT CITY, DAVIS COUNTY, UTAH
MAY 2020

GENERAL NOTES:

- PROPERTY IS ZONED R-1 PRUD.
A. FRONT YARD SETBACK IS 30'
B. REAR YARD SETBACK IS 30'
C. SIDE YARD SETBACK IS 10'
D. CORNER LOT SIDE YARD SETBACK IS 20'
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 10' FRONT, 7.5' SIDE EVERY OTHER LOT LINE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
- PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.
- 5/8" X 24" REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS AND FRONT LOT CORNERS WILL BE MARKED WITH A NAIL OR RIVET AT THE EXTENSION IN THE CURB.
- THIS SUBDIVISION IS IN LAND DRAIN ZONE C. FOUNDATION DRAINS AND SUMP PUMPS WILL BE REQUIRED FOR BASEMENTS.
- 8' LANDSCAPE STRIP ALONG LOTS 101, 105, 109, AND 113 TO BE MAINTAINED BY INDIVIDUAL LOT OWNERS.
- LOTS 101-105, 109 SUBJECT TO 12" WATERLINE EASEMENT FOR EXISTING WELL ON LOT 105.
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PU&DE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PU&DE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PU&DE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PU&DE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PU&DE.

LEGEND

- SECTION CORNER
EXISTING STREET MONUMENT
PROPOSED STREET MONUMENT
SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
PU&DE
PU&DE= PUBLIC UTILITY & DRAINAGE EASEMENT
EASEMENTS

ENSGN
LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315
WWW.ENSGNENG.COM

SALT LAKE CITY
Phone: 801.253.9529
TOOELE
Phone: 435.943.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983

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 CITY PLANNING COMMISSION APPROVAL

CHAIRMAN, 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

CITY RECORDER CITY MAYOR

SHEET 1 OF 1

PROJECT NUMBER : 9564
MANAGER : C.PRESTON
DRAWN BY : J.MOSS
CHECKED BY : T.WILLIAMS
DATE : 6/3/20

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

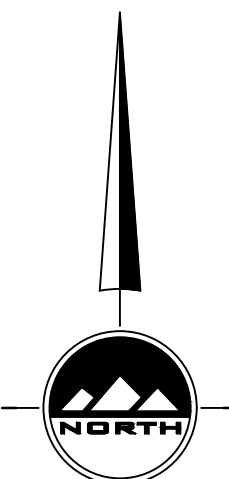
BRYCE AND SALLY
GARNER, TRUSTEES

BINGHAM, BLANCHE OR
PORTER, JUDY B - TRUSTEES

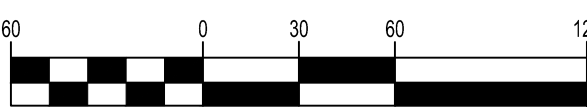
RICK AND HOLLY
PORTER

BLANCHE BINGHAM
JUDY PORTER

JUDY AND
RANDY PORTER



HORIZONTAL GRAPHIC SCALE



DEVELOPER
PSION CONSTRUCTION OF UTAH
579 HERITAGE PARK BLVD, SUITE 226
CLEARFIELD, UTAH 84016
801-923-2055
JOHN NELSON

SURVEY RECORDING DATA

DATE: _____
DRAWING NO. _____

SURVEYOR'S CERTIFICATE

I, **TRENT R. WILLIAMS**, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. **8034679** 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 and streets, hereafter to be known as **WESTLAKE ESTATES - 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 re-requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

West Lake Phase 1
A parcel of land, situate in the Northeast Quarter of Section 36, Township 5 North, Range 3 West, Salt Lake Base and Meridian, said parcel also located in West Point City, Utah. Being more particularly described as follows:
Beginning at a point on the West right-of-way line of 5000 West Street, said point being South 0°04'17" West 1408.50 feet along the East section line from the Northeast Corner of said Section 36 and running thence:
thence South 00°04'17" West 629.50 feet along said East line of said Section 36 to the beginning of a boundary line agreement (Line 4) as described in Entry No. 638649 in Book 940 Page 312 of Davis County Records;
thence North 89°36'00" West 483.77 feet along Line 4 of the boundary line agreement;
thence North 00°19'30" East 193.86 feet;
thence South 89°40'30" East 73.30 feet;
thence North 00°19'30" East 135.00 feet;
thence North 89°40'30" West 34.03 feet;
thence North 00°19'42" East 120.00 feet;
thence North 89°40'30" West 12.72 feet;
thence North 00°19'31" East 180.00 feet to line 3 of the aforementioned boundary line agreement;
thence South 89°40'30" East 454.42 feet to the Point of Beginning.

Contains: 284,106 square feet or 6.522 acres.

Trent R. Williams, PLS
License No. 8034679

Date _____

OWNER'S DEDICATION

We(I) the undersigned owners of the above described tract of land, do hereby set apart and subdivide the same into lots and streets (private streets/private right-of-way(s) as shown hereon and name said tract:

WESTLAKE ESTATES - PHASE 1

Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares.

Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility and drainage easements and storm water detention ponds with no buildings or structures being erected within such easements.

Grant and dedicate unto all owners of lots upon which private storm drains are constructed or which are otherwise dependent upon such storm drains, an easement over such land drains for the purpose of perpetual maintenance and operation.

In witness whereof I we have hereunto set our hand (s) this _____ day of _____, A.D., 20____.

By: JOHN NELSON

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
County of Davis

J.S.S.

On the _____ day of _____, A.D., 20____,
personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____, and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation by authority of a resolution of its Board of Directors for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

RESIDING IN _____ COUNTY.

WESTLAKE ESTATES - PHASE 1

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

811

Know what's below.
Call before you dig.

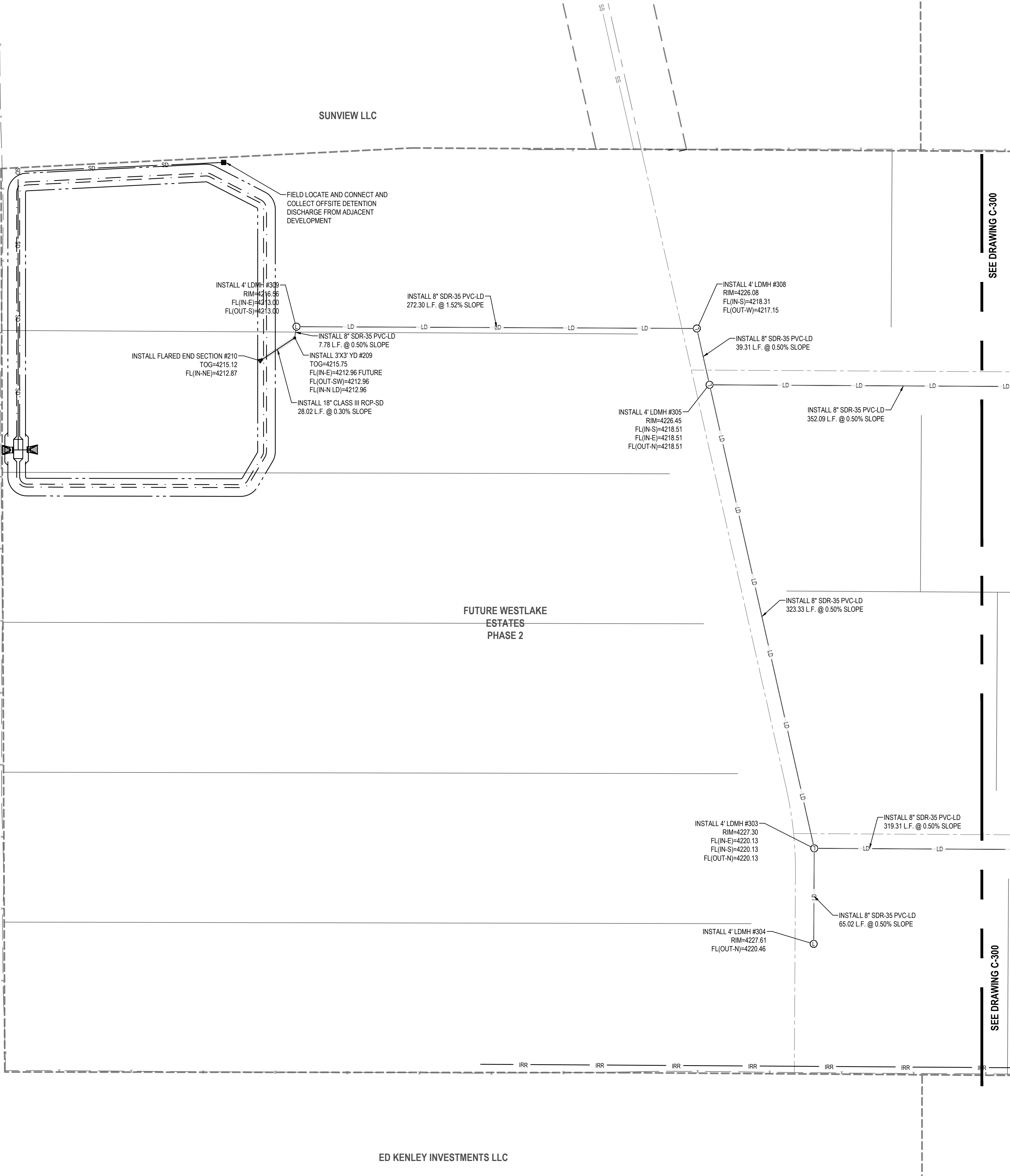
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

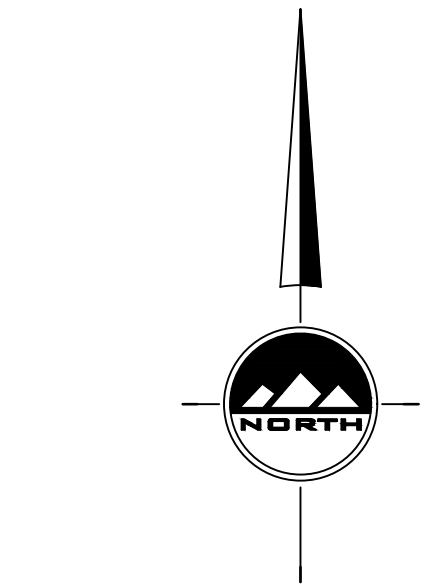
NORTH EAST CORNER OF SECTION 36
TOWNSHIP 5 NORTH, RANGE 3 WEST
SALT LAKE BASE AND MERIDIAN

ELEV. = 4229.80'

KIRKMAN FARMS
LLC



- GENERAL NOTES**
1. ALL WORK TO COMPLY WITH WEST POINT CITY'S STANDARDS AND SPECIFICATIONS.
 2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
 3. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 4. ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
 5. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
 6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
 7. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 8. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
 9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
 10. FIRE HYDRANTS AND ACCESS ROADS SHALL BE INSTALLED PRIOR TO THE CONSTRUCTION OF ANY BUILDINGS.
 11. ALL HYDRANTS SHALL BE PLACED WITH THE 4-1/2" CONNECTION FACING THE POINT OF ACCESS FOR FIRE DEPARTMENT APPARATUS.
 12. PRIOR TO BEGINNING CONSTRUCTION OF ANY BUILDINGS, A FIRE FLOW TEST OF THE NEW HYDRANTS SHALL BE CONDUCTED TO VERIFY THE ACTUAL FIRE FLOW FOR THIS PROJECT. THE FIRE PREVENTION DIVISION OF NORTH DAVIS FIRE DISTRICT SHALL WITNESS THIS TEST AND SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO THE TEST.
 13. ALL SECONDARY WATER IMPROVEMENTS TO BE INSTALLED PER DAVIS AND WEBER COUNTIES CANAL COMPANY STANDARDS AND SPECIFICATIONS.



EN SIGN

THE STANDARD IN ENGINEERING

LAYTON

919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.866.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
PSION HOMES

CONTACT:
PHONE:
[Redacted]

WESTLAKE ESTATES
PHASE 1
APPROX. 1000 NORTH 5000 WEST
WEST POINT, UTAH 84015

PROFESSIONAL ENGINEER

Garon Hess Preston

NO.	DATE	REVISION	BY
1			
2			
3			
4			
5			
6			
7			
8			

OFFSITE
UTILITY PLAN

PROJECT NUMBER
9564

PRINT DATE
6/10/20

DRAWN BY
J.MOSS

CHECKED BY
C.PRESTON

PROJECT MANAGER
C. PRESTON

C-301

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 Code¹ 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.



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 is 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.



Very truly yours,

KING & KING

Felshaw King
Felshaw King

FK:ky

cc: Kyle Laws (via e-mail)



City Council Staff Report

Subject: Sewer Lift Station Standards
Author: Boyd Davis
Department: Community Development
Date: July 7, 2020



Background

The City Council recently approved a request to build a temporary lift station on the Sun View Estates Subdivision. As part of the agreement, the City agreed to maintain the lift station if it was built to standards that would be provided by the City. After reviewing other lift station standards and discussing this with our Public Works Department, staff has prepared the following standards that we recommend for the proposed lift station.

Analysis

1. Wet Well & Site

- a. The site shall be adjacent to a public road or have a paved access from the public road to the site.
- b. The site shall be owned by the City or an easement provided to the City.
- c. The site shall be sized to allow a minimum of a 10' clear zone around the wet well and shall contain all of the components listed below within the site.
- d. A black vinyl coated chain link fence with privacy slats shall be installed around the perimeter of the site.
- e. A 14' wide opening with a lockable gate shall be provided.
- f. The site shall be finished with a hard surface of asphalt or concrete.
- g. There shall be no overhead obstructions over the site or the entrance to the enclosure.
- h. The access and gate shall provide a straight path for a boom truck to access the wet well without turning.
- i. An extendable ladder shall be provided and stored at the site.
- j. Conduits for power cables shall be provided from the wet well to the control panel.
- k. Separate conduits shall be provided for each motor.
- l. Extra conduits shall be provided for future upgrades.
- m. The wet well shall be sized to provide 2 hours of emergency storage during peak hour flows.
- n. The wet well shall be sized for the expected peak hour flows based upon data from the City's existing lift station or the standards of the Division of Water Quality, whichever is greater.
- o. A hose bib connection shall be provided on the site that is connected to the culinary water system for year-round water supply.
- p. Flood lights shall be provided on site for nighttime emergency operations that are tied into the onsite power and generator. The switch shall be in the enclosed electrical panel.

2. Power & Pumps

- a. 3 phase power shall be provided to the site.
- b. Pump motors shall be a minimum of 5 hp or based upon engineering calculations and shall be approved by the City.

- c. Dual pumps shall be installed for redundancy and alternating of pumps.
 - d. Grinder pumps shall be used in all lift stations.
 - e. An additional spare pump shall be provided to the city.
 - f. A backup power generator shall be provided that is capable of running both pumps simultaneously.
 - g. The generator shall operate on propane fuel.
 - h. A propane tank shall be provided on site.
 - i. The propane tank shall be sized to allow 72 hours of continuous operation of the generator.
 - j. The pumps shall be installed on solid pump guides. No cable or chain guides will be allowed.
 - k. The pumps shall be automated and level controlled using pressure sensors. Floats shall be installed as a backup system
3. Electrical Controls & SCADA
- a. The electrical panel shall be designed by the city's electrical contractor (currently Scott Weir with Johnson Electric)
 - b. The panel shall have a hand/auto/off switch for each pump.
 - c. The electrical panel shall be a waterproof enclosure.
 - d. The panel shall be located away from the access gate on the opposite side of the enclosure so as not to impede access for a boom truck.
 - e. A radio or internet connection shall be provided for the SCADA system.
 - f. The site shall be equipped with a visual and audio alarm.
 - g. The SCADA system shall be designed by the city's contractor (currently SKM)
 - h. The panel shall have readout for the current level in the wet well.
 - i. The panel shall have hour meters for each pump.
 - j. The panel shall have a pump running indicator.
 - k. The panel shall be equipped with a 120V outlet.
 - l. The panel shall be heated.
 - m. The electrical panel shall have an awning or roof covering to allow access during wet weather.
4. Others
- a. All homes that are served by the lift station shall have backflow preventers on the sewer lateral to the home.
 - b. The developer shall have the lift station designed by a licensed professional engineer.
 - c. The city shall review and approve the design.

Recommendation

No action required. This is for discussion only and Staff would like feedback from the Council on these proposed standards.

Significant Impacts

None

Attachments

None

City Council Staff Report

Subject: Front Yard Setbacks R-4 Zone
Author: Boyd Davis
Department: Community Development
Date: July 7, 2020



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 May 14th and received one comment from Nilson Homes (a partner in the development) in favor of the 20' setback. The Planning Commission continued their discussion over the next two meetings and finally approved a recommendation on June 11th. Their recommendation is summarized below.

Analysis

The Planning Commission's only issue with the smaller setbacks is the safety issues that it could create. Some have serious concerns about the increased likelihood that the sidewalk would get blocked by cars parked on the shorter driveways. The idea was proposed that the building itself could be closer to the road as long as the driveway was at least 25'. This would apply when the garage is setback farther than the house, which does happen. The Planning Commission also felt that the length of the driveway should not be regulated on private driveways or alleys where it is unlikely to have pedestrians. In the end they approved the following recommendation:

15.20.165 Multifamily development

(A) 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. **Setbacks shall be measured from the building to the edge of the adjacent roadway or sidewalk, whichever is nearer. The front yard setbacks are listed in the table found in WPCC 17.25.080. Setbacks shall only apply to private and public streets and shall not apply to private driveway and alleys.**

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.

17.25.080 Zone regulations chart.

ZONING CLASSIFICATION	R-3	R-4	R-5	N-C
PRINCIPAL STRUCTURES SETBACK				
Min. Front Yard Setback Residential/Nonresidential	25'/30'	25'	20'	20'
Min. Distance to Garage		25'		
Min. Distance to Front Plane of Building		15'		
Min. Front Yard Setback Arterial Street	40'	40'	20'	20'

17.35 Planned Residential Unit Development (PRUD)

17.35.080(A)

6. Minimum Building Setbacks. The following minimum standards shall apply:

	R-1	R-2	R-3
Building Setbacks			
Front (from back of sidewalk)	N/A	20'	20'
Min. Distance to Garage		25'	25'
Min, Distance to Front Plane of Building		15'	15'
Side (from building to building)	N/A	10'	10'
Rear (from building to building)	N/A	30'	30'

17.35.080(A)

2. Minimum Lot Standards. The following minimum standards shall apply:

	R-1	R-2	R-3
Minimum Lot Size (sq. ft.)	10,000	8,000	7,000
Minimum Lot Widths	85'	75'	70'
<i>Building Setbacks</i>			
Front**	25'	20'	20'
Min. Distance to Garage		25'	25'
Min, Distance to Front Plane of Building		15'	15'
Side*	10/8'	10/5'	10/5'
Rear**	30'	25'	25'

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. If approved, this recommendation will make all sections of the code consistent.

Recommendation

No action required. This is for discussion only.

Significant Impacts

None

Attachments

None

City Council Staff Report

Subject: Dahlia Estates Subdivision
Author: Boyd Davis
Department: Community Development
Date: July 7, 2020



Background

The proposed Dahlia Estates Subdivision is located at approximately 300 N 4300 W (Cold Springs Road). The property was rezoned a few years ago to the R-1 zone and is owned by Capital Reef Management (Ovation Homes). The final plans for phases 1 & 2 have been prepared and phase 1 was recently approved by the Planning Commission. The developer would like to request approval from the City Council to develop both phases concurrently. Phase 1 contains 24 lot and phase 2 contains 23 lots.

Analysis

The first phase of the subdivision contains 12.7 acres and 24 lots ranging in size from 12,023 sqft to 19,336 sqft. All lots meet the minimum size for the R-1 zone and the density is within the limits of the code. This is being developed under the base R-1 zone and is not a PRUD.

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.
- North Davis Sewer
- UDOT

The subdivision will have two access points, one at 300 N and one at 4250 W. They will develop a small portion of the Cold Springs Road as part of the development. They plan to develop half of the road (26' of asphalt) on Cold Springs and the Planning Commission asked if we could require them to construct the full width of the road and if not could the City use impact fees to pay for the rest. We are looking into those questions and will report back as soon as possible.

The drainage will go to an existing storm drain pipe on 4500 West as will the sewer. Parcel A will be used as a detention pond and will be landscaped and maintained by the HOA. Parcel B will also be maintained by the HOA.

Other than the questions about the road, the subdivision is ready for approval.

Recommendation

No action required. This is for discussion only.

Significant Impacts

None

Attachments

Plat – Phase 1

Plat – Phase 2

LOCATED IN THE NORTHEAST QUARTER
OF SECTION 6
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
WEST POINT CITY, DAVIS COUNTY, UTAH

LOCATED IN THE NORTHEAST QUARTER
OF SECTION 6
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
WEST POINT CITY, DAVIS COUNTY, UTAH

I, TRENT R. WILLIAMS do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 8034679 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 and streets, hereafter to be known as DAHLIA ESTATES SUBDIVISION - 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 re-quirements of the applicable zoning ordinances.

beginning at a point on the easterly right-of-way of 4500 West Street said point being South 0°06'59" N107.64 feet and North 89°58'18" East 59.4 feet from the North Quarter Corner of said Section 6 and running thence:

North 89°58'18" East 134.00 feet;
thence North 0°1'909" East 300.98 feet;
thence North 89°58'56" East 138.35 feet;
thence northerly 22.78 feet along the arc of a 280-foot radius non-tangent curve to the right (center bears South 71°55'10" East and the long chord bears North 20°24'40" East 22.77 feet with a central angle of 4°39'40");
thence South 67°15'30" East 300.30 feet;
thence southerly 4.17 feet along the arc of a 250-foot non-tangent curve to the left (center bears South 67°15'30" East and the long chord bears South 22°15'45" East 4.17 feet with a central angle of 0°57'22");
thence South 66°18'09" East 29.93 feet;
thence southeasterly 30.67 feet along the arc of a 15.50-foot radius non-tangent curve to the left (South 66°18'09" East and the long chord bears South 32°59'30" East 25.91 feet with a central angle of 113°22'42");
thence South 89°40'51" East 131.27 feet;
thence North 0°1'909" East 393.71 feet;
thence North 89°43'00" East 289.70 feet;
thence North 0°1'700" East 350.75 feet to the South right-of-way line of 300 North Street;
thence North 89°43'00" East 255.18 feet along said South line;
thence South 14°50'46" East 570.81 feet;
thence South 65°42'19" West 175.42 feet;
thence South 82°57'35" West 123.33 feet;
thence North 89°40'51" West 115.00 feet;
thence South 0°1'909" West 105.00 feet;
thence North 89°40'51" West 24.05 feet;
thence South 0°1'909" West 193.48 feet;
thence North 89°40'51" West 328.45 feet;
thence South 0°1'909" West 134.18 feet;
thence North 89°58'56" East 32.94 feet;
thence South 0°1'909" West 185.00 feet;
thence North 89°58'56" West 322.94 feet;
thence North 0°1'909" East 180.03 feet;
thence South 89°58'18" West 134.00 feet to the East right-of-way line of 4500 West Street;
thence North 0°1'909" East 60.00 feet along said East line to the Point of Beginning.

contains: 555,675 square feet, 12.757 acres, 24 lots and 2 parcels.

Trent R. Williams
License No. 803467

known all men by these presents that I / we, the under- signed owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

DAHLIA ESTATES SUBDIVISION - PHASE 1

CAPITAL REEF MANAGEMENT L.L.C.
By: BRAD FROST
As: MANAGING MEMBER

STATE OF UTAH)
County of Davis) S.S.

On the _____ day of _____, A.D., 20____, BRAD FROST, personally appeared before me, the undersigned Notary Public, in and for said County of DAVIS, in the State of Utah, who after being duly sworn, acknowledged to me that He is the MANAGING MEMBER of CAPITAL REEF MANAGEMENT L.L.C., a Limited Liability Company and that He signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said corporation executed the same.

MY COMMISSION EXPIRES: _____,
 _____ RESIDING IN _____ COUNTY.
 NOTARY PUBLIC

LOCATED IN THE NORTHEAST QUARTER
OF SECTION 6
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
WEST POINT CITY, DAVIS COUNTY, UTAH

ENTRY NO. _____ FEE _____
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

DAVIS COUNTY RECORDER

DEPUTY RECORDER



SALT LAKE CITY
Phone: 801.255.0629

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

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

WEST POINT CITY ATTORNEY

APPROVED THIS _____ DAY OF _____, 20____
BY THE CITY PLANNING COMMISSION APPROVAL _____

CHAIRMAN, WEST POINT CITY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20____
BY THE WEST POINT CITY ENGINEER _____

WEST POINT CITY ENGINEER

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

CITY RECORDER CITY MAYOR

PROJECT NUMBER : L2264

MANAGER : C.PRESTON

DRAWN BY : J.MOSS

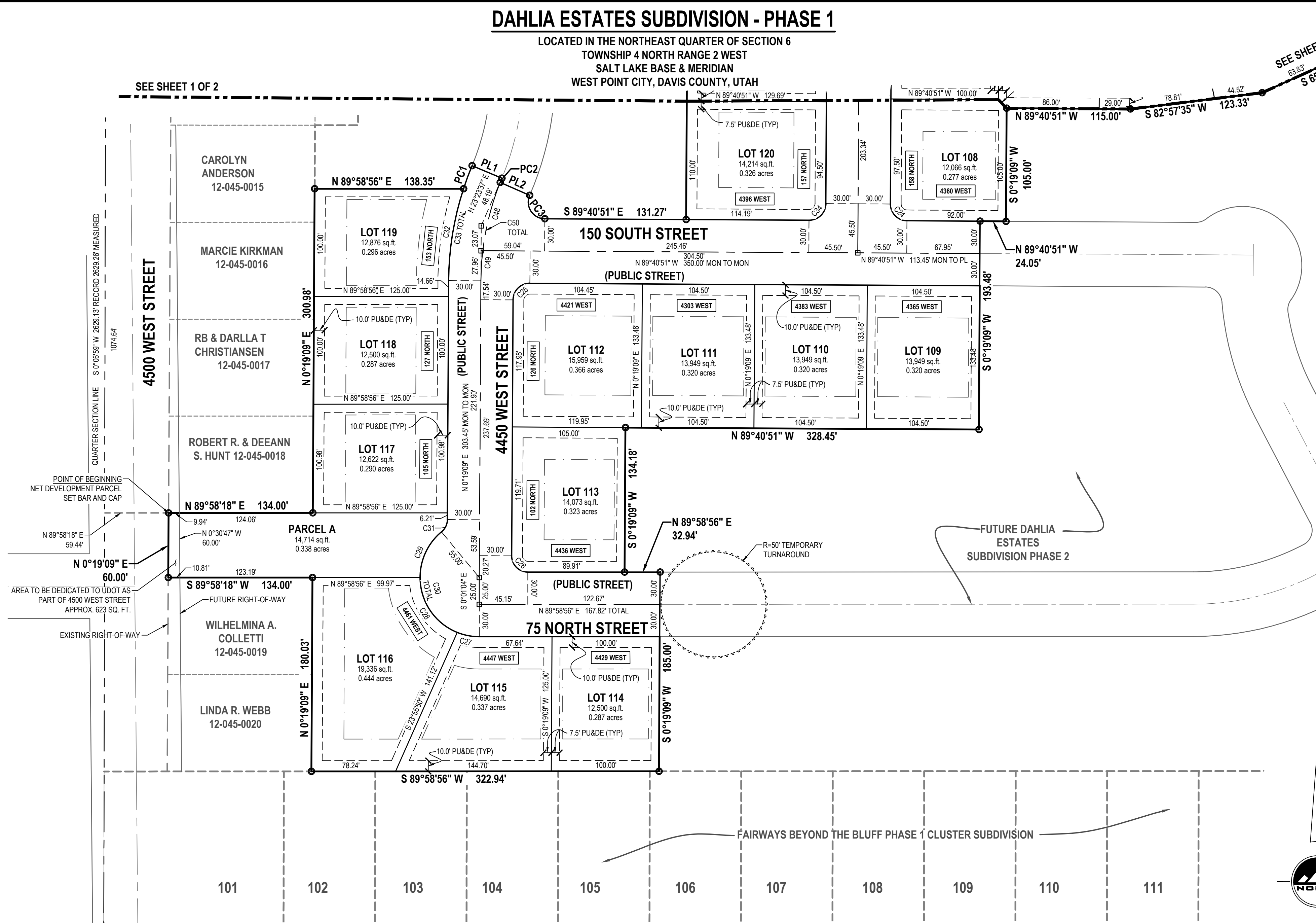
CHECKED BY: T.WILLIAMS

CHECKED BY: J. WILLIAMS

DATE : 4/9/2020

DAHLIA ESTATES SUBDIVISION - PHASE 1

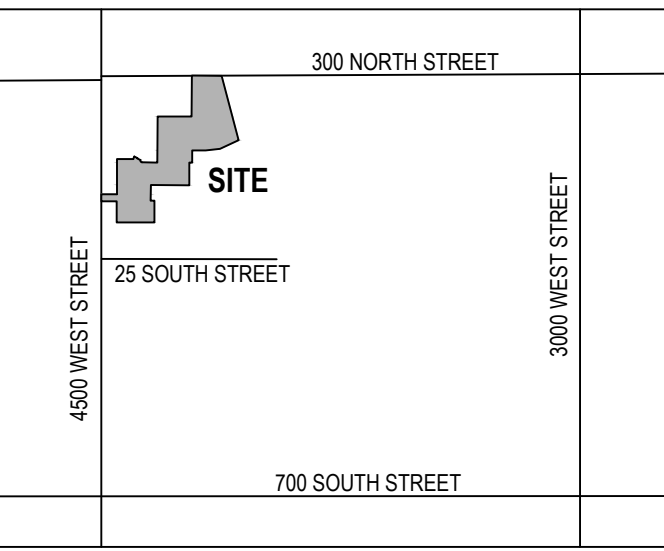
LOCATED IN THE NORTHEAST QUARTER OF SECTION 6
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
WEST POINT CITY, DAVIS COUNTY, UTAH



LINE TABLE		
LINE	BEARING	LENGTH
PL1	S67°15'30"E	30.00'
PL2	S66°18'09"E	29.93'
L3	S73°22'21"W	40.24'
L4	N67°43'34"E	62.81'
L5	N0°17'00"E	6.01'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD
PC1	280.00'	22.78'	4°39'40"	N20°24'40"E 22.77'
PC2	250.00'	4.17'	0°57'22"	S22°15'49"W 4.17'
PC3	15.50'	30.67'	113°22'42"	S32°59'30"E 25.91'
C4	15.00'	23.32'	89°03'53"	N45°11'04"W 21.04'
C5	15.00'	7.22'	27°34'31"	N75°56'44"W 7.15'
C6	15.00'	16.10'	61°29'21"	N31°23'48"W 15.34'
C7	535.50'	168.36'	18°00'51"	N9°39'33"W 167.67'
C8	55.00'	155.10'	161°34'26"	S81°04'13"W 108.58'
C9	55.00'	87.85'	91°31'17"	N27°37'05"E 78.81'
C10	55.00'	242.95'	253°05'43"	N53°10'08"W 88.37'
C11	15.50'	19.77'	73°05'43"	S36°49'52"W 18.46'
C12	4542.42'	240.67'	3°02'09"	N20°11'02"W 240.64'
C13	543.50'	164.72'	17°21'54"	N7°56'42"W 164.09'
C14	4550.42'	161.28'	2°01'51"	N19°40'53"W 161.27'
C15	15.50'	24.19'	89°25'41"	N23°00'44"E 21.81'
C16	270.00'	106.30'	22°33'26"	N79°00'17"E 105.61'
C17	15.50'	24.35'	90°00'00"	S44°43'00"E 21.92'
C18	4542.42'	114.81'	1°26'54"	N23°34'11"W 114.81'
C19	15.50'	24.19'	89°25'41"	N67°33'35"W 21.81'
C20	330.00'	61.20'	10°37'35"	N73°02'22"E 61.12'
C21	330.00'	68.72'	11°55'50"	N84°19'05"E 68.59'
C22	330.00'	129.92'	22°33'26"	N79°00'17"E 129.08'
C23	15.00'	23.55'	89°57'51"	S45°18'04"W 21.21'
C24	15.50'	24.35'	90°00'00"	S44°40'51"E 21.92'
C25	15.50'	24.35'	90°00'00"	S45°19'09"W 21.92'
C26	15.00'	23.65'	90°20'13"	S44°50'57"E 21.28'
C27	55.00'	20.97'	21°50'56"	S79°06'36"E 20.88'
C28	55.00'	65.45'	68°10'40"	S34°04'48"E 61.65'
C29	55.00'	48.32'	50°20'11"	S26°10'38"W 46.78'
C30	55.00'	134.74'	140°21'47"	S19°50'10"E 103.48'
C31	15.00'	13.10'	50°01'34"	N25°19'56"E 12.68'
C32	280.00'	86.80'	17°45'41"	S9°12'00"W 86.45'
C33	280.00'	109.58'	22°25'21"	N11°31'50"E 108.88'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD
C34	15.50'	24.35'	90°00'00"	N45°19'09"E 21.92'
C35	15.00'	13.09'	49°59'34"	N24°40'38"W 12.68'
C36	55.00'	14.96'	15°35'02"	S41°52'54"E 14.91'
C37	55.00'	71.62'	74°36'26"	S3°12'50"W 66.66'
C38	55.00'	47.80'	49°48'01"	S65°25'04"W 46.31'
C39	15.50'	24.35'	90°00'00"	N45°17'00"E 21.92'
C40	15.00'	23.86'	91°07'59"	S44°43'01"W 21.42'
C41	469.50'	145.99'	17°48'59"	N9°45'28"W 145.41'
C42	4476.42'	439.69'	5°37'40"	N21°28'48"W 439.52'
C43	502.50'	8.14'	0°56'39"	S0°10'50"E 8.14'
C44	502.50'	9.94'	1°08'00"	S0°17'00"E 9.94'
C45	502.50'	158.06'	18°01'19"	S9°39'19"E 157.41'
C46	502.50'	156.20'	17°48'37"	S9°45'40"E 155.57'
C47	300.00'	118.11'	22°33'26"	N79°00'17"E 117.35'
C48	250.00'	65.64'	15°02'40"	S14°15'48"W 65.46'
C49	250.00'	28.02'	6°25'19"	S3°31'49"W 28.01'
C50	250.00'	93.67'	21°27'59"	S11°03'09"W 93.12'
C51	4509.42'	238.95'	3°02'10"	S20°11'03"E 238.92'
C52	4509.42'	44.99'	0°34'18"	S21°59'17"E 44.99'
C53	4509.42'	44.99'	0°34'18"	S22°33'35"E 44.99'
C54	4509.42'	114.00'	1°26'55"	S23°34'11"E 114.00'
C55	4509.42'	283.94'	3°36'28"	S20°28'12"E 283.89'
C56	4509.42'	159.00'	2°01'13"	S23°17'02"E 158.99'
C57	55.00'	134.38'	139°59'28"	S20°19'20"W 103.36'
C58	4550.42'	93.37'	1°10'32"	N21°17'05"W 93.37'
C59	543.50'	184.06'	19°24'13"	N8°57'51"W 183.18'
C60	15.50'	16.50'	60°58'34"	N8°47'11"E 15.73'
C61	15.50'	7.70'	28°27'07"	N53°30'01"E 7.62'
C62	15.50'	7.70'	28°27'07"	S81°57'08"W 7.62'
C63	15.50'	16.50'	60°58'34"	N53°20'02"W 15.73'
C64	4550.42'	128.57'	1°37'08"	N23°29'04"W 128.56'



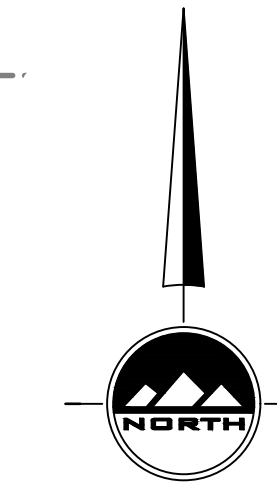
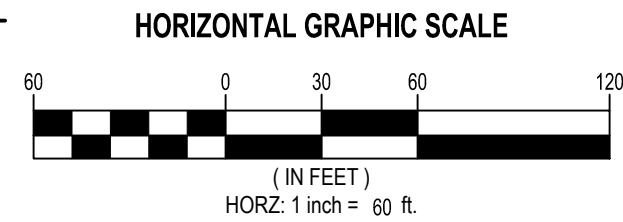
VICINITY MAP
NO SCALE
WEST POINT, DAVIS COUNTY, UTAH

NOTE:
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

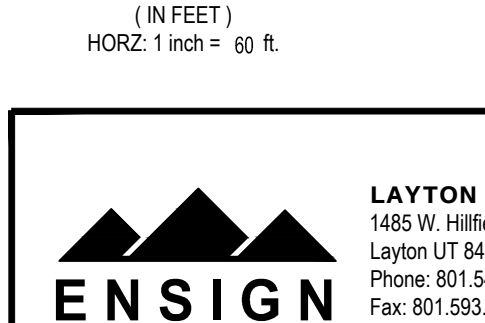
- GENERAL NOTES:
- PROPERTY IS ZONED R-1.
 - FRONT YARD SETBACK IS 30'
 - REAR YARD SETBACK IS 30'
 - SIDE YARD SETBACK IS 10'
 - CORNER LOT SIDE YARD SETBACK IS 20'
 - ARTERIAL STREET MINIMUM SIDE YARD IS 30'
 - ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT, 7.5' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
 - PARCEL A AND PARCEL B AND THE LANDSCAPE BUFFER PARCELS WILL BE OWNED AND OPERATED BY THE DAHLIA ESTATES HOME OWNERS ASSOCIATION.
 - THE PROPERTY IS IN THE LAND DRAIN ZONE "C". A LAND DRAIN SYSTEM IS NOT REQUIRED, BUT RECOMMENDED. FOUNDATION DRAINS AND SUMP PUMPS ARE REQUIRED.

5. THE OWNER DOES HEREBY GRANT, CONVEY AND SET OVER UNTO THE HOOPER WATER IMPROVEMENT DISTRICT, THE GRANTEE, A PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR THE PURPOSE OF, BUT NOT LIMITED TO, THE OPERATION, REPAIR, REMOVAL, REPLACEMENT, INSPECTION, PROTECTION AND MAINTENANCE OF CULINARY WATER PIPE LINES, VALVES, SERVICE LINES AND OTHER CULINARY WATER DISTRIBUTION AND TRANSMISSION FACILITIES UNDER AND THROUGH THE STRIP OF LAND IDENTIFIED AS 20.0' WATERLINE EASEMENT. NO PERMANENT STRUCTURE, SURFACE IMPROVEMENT, TREE SHALL BE CONSTRUCTED WITHIN THE EASEMENT WITHOUT THE WRITTEN CONSENT OF THE GRANTEE. IF SUCH IS CONSTRUCTED, NO COSTS RELATED TO EITHER REMOVAL OR RESTORATION SHALL BE BORNE BY THE GRANTEE AS A RESULT OF EXERCISING ITS RIGHTS HEREUNDER.

- LEGEND
- SECTION CORNER
 - EXISTING STREET MONUMENT
 - PROPOSED STREET MONUMENT
 - SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
 - PU&DE= PUBLIC UTILITY & DRAINAGE EASEMENT
 - EASEMENTS
 - BUILDABLE AREA (SEE GENERAL NOTE 1)



HORIZONTAL GRAPHIC SCALE



LAYTON
1485 W. Hillfield Rd. Ste 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315
WWW.ENSGNENG.COM

SALT LAKE CITY
Phone: 801.255.0525
TOOELE
Phone: 435.843.3690
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.095.2863

DAHLIA ESTATES SUBDIVISION - PHASE 1

LOCATED IN THE NORTHEAST QUARTER
OF SECTION 6
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
WEST POINT CITY, DAVIS COUNTY, UTAH

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

SHEET 2 OF 2

PROJECT NUMBER : L2884
MANAGER : C.PRESTON
DRAWN BY : J.MOSS
CHECKED BY : T.WILLIAMS
DATE : 4/9/2020

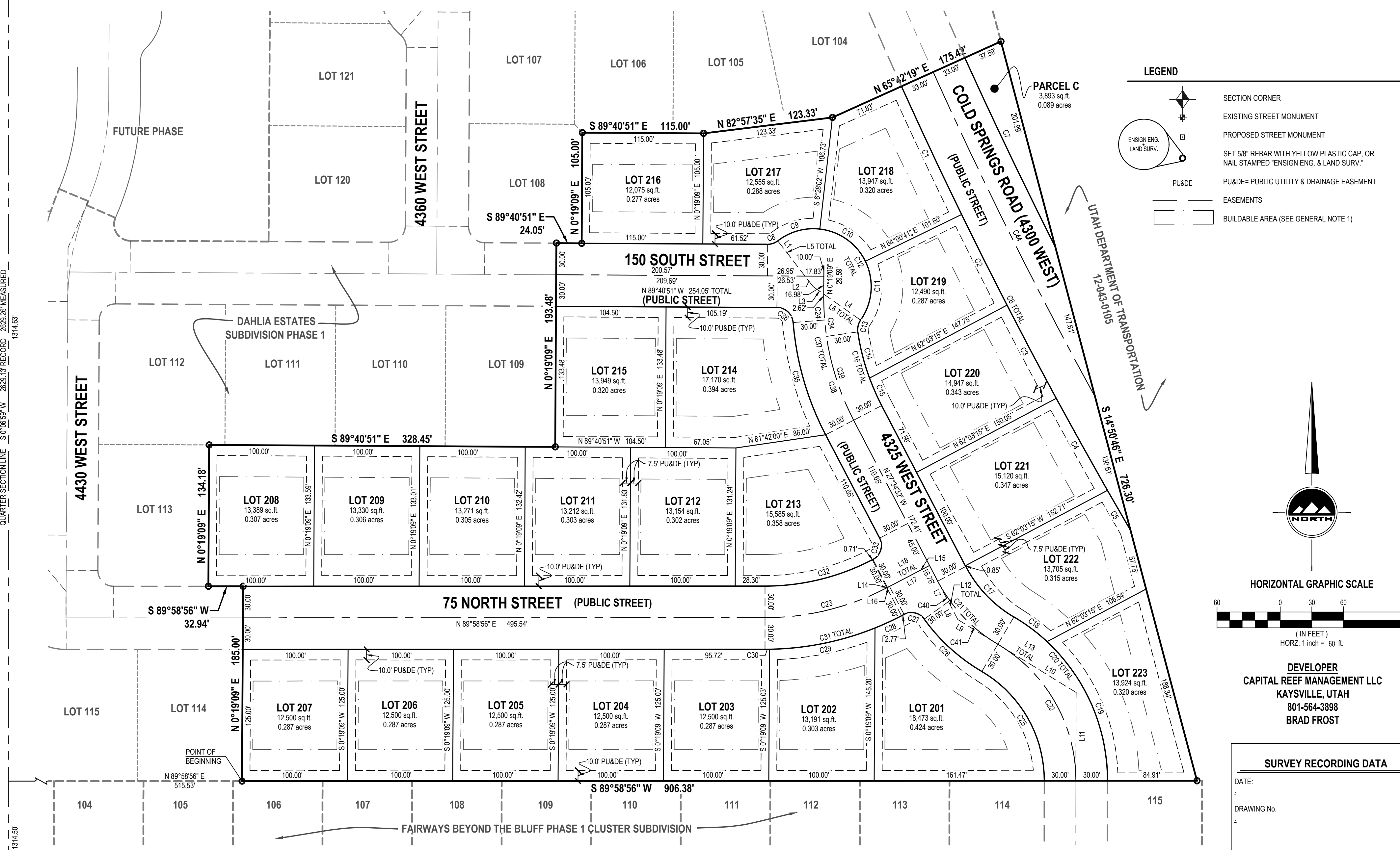
DAHIA ESTATES SUBDIVISION - PHASE 2

LOCATED IN THE NORTHEAST QUARTER
OF SECTION 6
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
DAVIS COUNTY, UTAH

NORTH QUARTER CORNER
SECTION 6
T4N, R2W
SLB&M
(FOUND)
BM ELEV.=4236.90

NORTH EAST
CORNER
SECTION 6
T4N, R2W
SLB&M
(FOUND)

BASIS OF BEARINGS S 89°43'00" E 2643.99' RECORD 2643.94' MEASURED



LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PU&DE
- PU&DE= PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENTS
- BUILDABLE AREA (SEE GENERAL NOTE 1)

North Arrow

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120
(IN FEET)
HORIZ: 1 inch = 60 ft.

DEVELOPER
CAPITAL REEF MANAGEMENT LLC
KAYSVILLE, UTAH
801-564-3898
BRAD FROST

SURVEY RECORDING DATA

DATE: _____
DRAWING No. _____

SURVEYOR'S CERTIFICATE

I, TRENT R. WILLIAMS do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 8034679 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 and streets, hereafter to be known as DAHIA ESTATES SUBDIVISION - PHASE 2, 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.

BOUNDARY DESCRIPTION

A parcel of land situate in the Northeast Quarter of Section 6, Township 4 North, Range 2 West, Salt Lake Base and Meridian also being in West Point City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point on the Fairways Beyond the Bluff Phase 1 Cluster Subdivision, point also being the Southeast corner of Lot 114 Dahlia Estates Phase 1 said point being South 0°08'59" West 1314.63 feet and North 89°58'56" East 515.53 feet from the North Quarter Corner of said Section 6 and running thence along the easterly and southerly lines Dahlia Estates Phase 1 the following 10 calls:

- 1) North 0°19'09" East 185.00 feet along North right-of-way of 75 North Street;
- 2) thence North 89°58'56" West 32.94 feet along said South right-of-way to the Southeast Corner of Lot 133;
- 3) thence North 0°19'09" East 134.18 feet;
- 4) thence South 89°40'51" East 328.45 feet to the Southeast corner of Lot 109;
- 5) thence North 0°19'09" East 153.48 feet to the North right-of-way of 150 South Street;
- 6) thence South 89°40'51" East 24.05 feet to the Southeast Corner of Lot 108;
- 7) thence North 0°19'09" East 105.00 feet to the northeasterly corner of Lot 108;
- 8) thence South 89°40'51" East 115.00 feet;
- 9) thence North 82°57'35" East 123.33 feet;
- 10) thence North 65°42'19" East 175.42 feet to the Southeast Corner of Parcel B;

thence South 14°50'46" East 726.30 feet;

thence South 89°58'56" West 906.38 feet to the Point of Beginning.

Contains: 430,527 square feet, 9.883 acres, 23 lots and 1 parcel.

OWNER'S DEDICATION

Known all men by these presents that I / we, the under-signed owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

DAHIA ESTATES SUBDIVISION - PHASE 2

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.
In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D., 20____

By: _____
By: _____
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH J.S.S.
County of Davis
On the _____ day of _____ A.D. 20____, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

DAHIA ESTATES SUBDIVISION - PHASE 2

LOCATED IN THE NORTHEAST QUARTER
OF SECTION 6
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
DAVIS COUNTY, UTAH

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

ENSIGN

LAYTON
1485 W. Hillfield Rd. Ste 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315
WWW.ENSIGNENG.COM

SALT LAKE CITY
Phone: 801.250.0293

TOOELE
Phone: 435.843.3590

CEAR CITY
Phone: 435.855.1453

RICHFIELD
Phone: 435.896.2983

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 CITY PLANNING COMMISSION APPROVAL

CHAIRMAN, 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

CITY RECORDER CITY MAYOR

City Council Staff Report



Subject: Womsquom Subdivision
Author: Boyd Davis
Department: Community Development
Date: July 7, 2020

Background

The applicant is requesting final approval for a single lot subdivision located at 1111 N 4000 W. The lot is 0.8 acres and is zoned R-2 and A-40. The lot meets all requirements for that zone. All utilities will be stubbed into the property from 4000 W.

Analysis

Staff has reviewed the plat and plans for the subject subdivision and has given the developer a list of some minor corrections to be made. All of the corrections are complete and the subdivision was approved by the Planning Commission on June 11th.

This subdivision will also require a postponement agreement on the curb, gutter, and sidewalk. There is no existing curb along this section of street.

Recommendation

No action required. This is for discussion only.

Significant Impacts

There are no significant impacts at this time.

Attachments

Plat

Womsquom Subdivision

A part of the Northeast Quarter of Section 31, T5N, R2W, SLB&M, U.S. Survey

West Point City, Davis County, Utah

June 2018

NARRATIVE:

This Subdivision Plat was requested by Mr. Erik Craythorne for the purpose of subdividing the hereon described parcel of ground into a single residential Lot.

A line between monuments found in the Northeast and East Quarter Corners of Section 32 with a bearing of South 0°04'29" West was used as the Basis of Bearings for this plat.

The North Line was established by honoring the Stoddard Subdivision on Record in Davis County as Entry No. 2211250.

The East Line was established by the Section Line and the Centerline along 4000 West Street.

The South Line was established by following the Deed on File for the James L. and Marilyn T. Toomer Property, Parcel No. 14-042-0019.

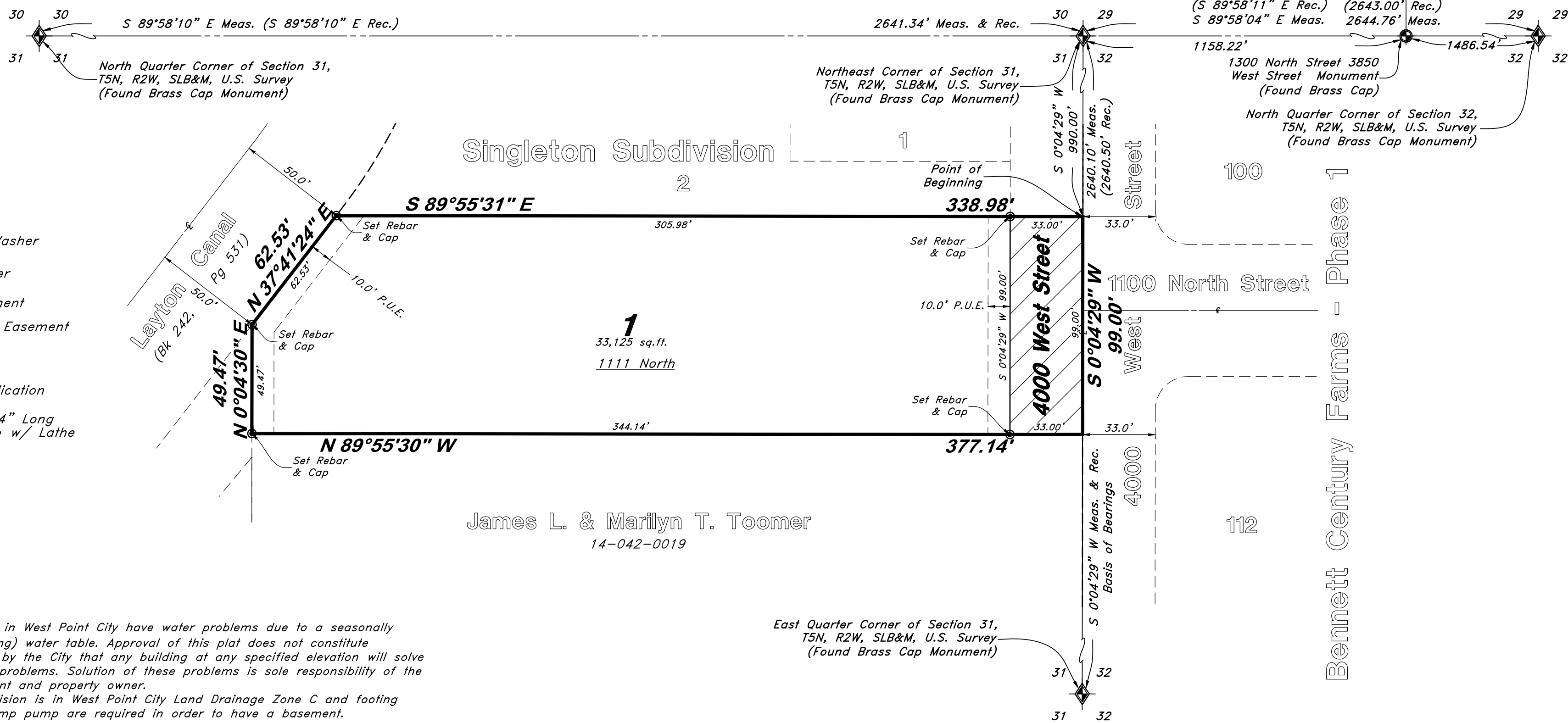
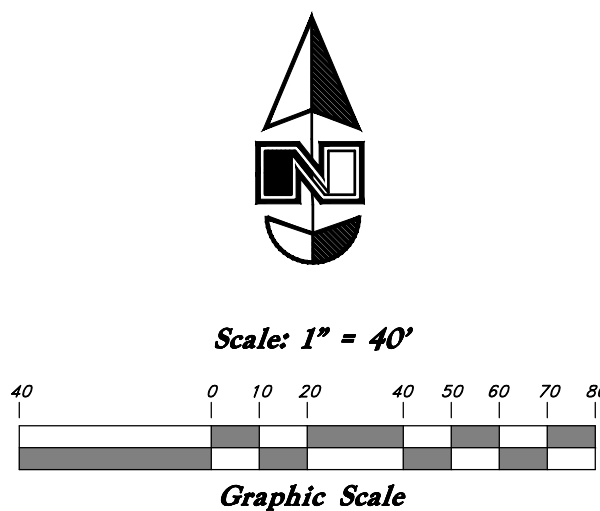
The West Line was established by following the Layton Canal.

Property corners were monumented as depicted on this Subdivision Plat.

If Curb and Gutter is deferred, the front Property Corners will be required to have Rebar and Cap set.



VICINITY MAP
Not to Scale



LEGEND

- ▲ Set Nail & Washer
- ◆ Section Corner
- ⊙ Street Monument
- P.U.E. Public Utility Easement
- (Rad) Radial
- (N/A) Not Radial
- ▨ Roadway Dedication
- ⦿ Set 5/8"x 24" Long Rebar & Cap w/ Lathe

NOTE:

- Many areas in West Point City have water problems due to a seasonally high (fluctuating) water table. Approval of this plat does not constitute representation by the City that any building at any specified elevation will solve ground water problems. Solution of these problems is sole responsibility of the permit applicant and property owner.
- This Subdivision is in West Point City Land Drainage Zone C and footing drains and sump pump are required in order to have a basement.
- 10' Wide Public Utility Easements along the front and rear of each lot as shown.
- The patches on 4000 West for the Sewer and Water Lines will need to be patched, milled and overlaid 5 feet on either side of the trench according to West Point City Code. The patch must extend to the full width of any travel lanes affected.

ENGINEER
Great Basin Engineering Inc.
5746 South 1475 East, Suite 200
Ogden, Utah 84403
(801) 394-4515

DEVELOPER
Craythorne Development Inc.
C/O Erik Craythorne
601 West 1700 South
Syracuse, Utah 84075
(801) 776-4962

WEST POINT CITY ATTORNEY

Approved by the Attorney of West Point City
on this _____ day of _____, 2017.

Signature

WEST POINT PLANNING COMMISSION

Approved by the Planning Commission of West Point City
on the _____ day of _____, 2017.

Chairperson

WEST POINT CITY ENGINEER

Approved by the City Engineer on this _____ day
of _____, 2017.

Signature

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, a Professional Land Surveyor in the State of Utah, do hereby certify that this plat of Womsquom Subdivision, in Davis County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Davis County Recorder's Office, and of a survey made on the ground.

Signed this _____ day of _____, 2017.

6242920
License No.

OWNER'S DEDICATION

We, the undersigned owner of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat, and name said tract Womsquom Subdivision and hereby dedicate, grant and convey to West Point City, Davis County, Utah, all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever; and also dedicate, to West Point City those certain strips as easements for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage, as may be authorized by West Point City.

Signed this _____ day of _____, 2017.

— Craythorne Development, Inc. —

Erik R. Craythorne —

ACKNOWLEDGMENT

State of Utah } ss
County of Davis }

On this _____ day of _____, 2017, personally appeared before me Erik R. Craythorne, who duly acknowledged that he is the of Craythorne Development, Inc. and that the foregoing instrument was signed on behalf of said corporation, and that said corporation executed the same.

Residing at: _____

Commission Number: _____

Commission Expires: _____

A Notary Public commissioned in Utah

Print Name

DESCRIPTION

A part of the Northeast Quarter of Section 31, Township 5 North, Range 2 West, Salt Lake Base and Meridian, West Point City, Davis County, Utah:

Beginning at a point on the Section Line, said point being 990.00 feet South 0°04'29" West from the Northeast Corner of said Section 31 along said Section Line; and running thence South 0°04'29" West 99.00 feet along said Section Line to the Northerly Line of the James L. and Marilyn T. Toomer Property; thence along said Northerly Line North 89°55'30" West 377.14 to the Easterly Line of the Layton Canal; thence along said Easterly Line the following two (2) courses: (1) North 0°04'30" East 49.47 feet and (2) North 37°41'24" East 62.53 feet to the Southerly Line of the Singleton Subdivision, West Point City, Davis County, Utah; thence along said Southerly Line South 89°55'31" East 338.98 feet to the Point of Beginning.

Contains 36,392 Sq. Ft. or 0.835 Acres

WEST POINT CITY APPROVAL

This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of West Point City, Utah this _____ day of _____, 2017.

Attest: _____

Title _____

Mayor

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND
RECORDED _____ AT _____
IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____ RECORDED
FOR _____

DAVIS COUNTY RECORDER

BY: _____
DEPUTY



City Council Staff Report



Subject: Brett Kenley Subdivision
Author: Boyd Davis
Department: Community Development
Date: July 7, 2020

Background

The applicant is requesting final approval for a single lot subdivision located at 868 N 5000 W. The lot is 1.0 acres and is zoned A-40. The lot meets all requirements for that zone. All utilities will be stubbed into the property from 4000 W.

Analysis

Staff has reviewed the plat and plans for the subject subdivision and has given the developer a list of some minor corrections to be made. All of the corrections are complete and the subdivision was approved by the Planning Commission on June 25th.

This subdivision will also require a postponement agreement on the curb, gutter, and sidewalk. There is no existing curb along this section of street.

Recommendation

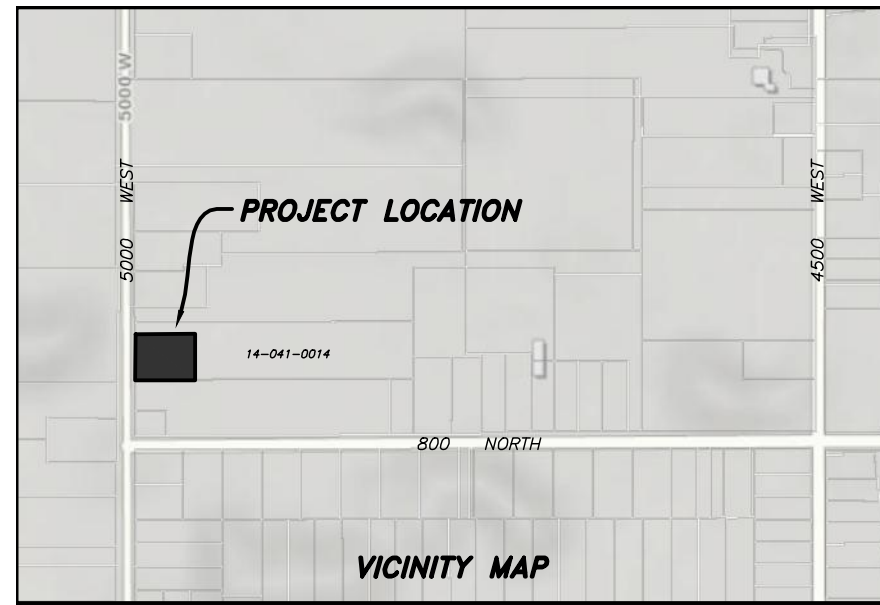
No action required. This is for discussion only.

Significant Impacts

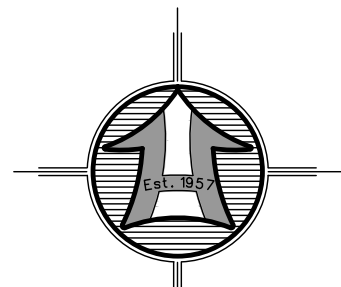
There are no significant impacts at this time.

Attachments

Plat



Northwest Corner of Sec. 31,
T. 5 N., R. 2 W., SL&M
Found Davis Co. Brass Cap Monument



Scale: 1" = 30'
0 30 60
Scale in Feet
(Data in Parentheses is Record)

LEGEND

- Subject Property Line
- Remainder Parcel
- Adjoining Property Line
- Centerline
- Easement
- Existing Flowline
- Existing Top Bank
- Proposed Storm Drain
- Existing Power
- Existing Sewer
- Existing Water
- Fence Line
- Existing 5' Contour
- Existing 1' Contour
- Witness Corner
- Found rebar set by others
- Set 5/8"x24" Rebar With Cap
- Section Corner
- Calculated Section Corner

PLAT NOTES:

- ALL PUBLIC UTILITY EASEMENTS (PUE) ARE 10' WIDE UNLESS OTHERWISE NOTED.
- SUBJECT PROPERTY IS LOCATED IN ZONE "C" OF THE WEST POINT CITY LAND DRAIN ZONES. A FOUNDATION DRAIN & SUMP IS REQUIRED.
- THE EXISTING DITCH ALONG THE FRONTAGE OF LOT 1 AND THE REMAINDER PARCEL IS TO BE PIPED.
- ALL ELEVATIONS SHOWN ARE REFERENCED TO NAVD88.

West Quarter Corner of Sec. 31,
T. 5 N., R. 2 W., SL&M
Calculated Position from Davis Co.
Township Reference Plat

Developer:
Brett Kenley
801-589-3311

Southwest Corner of Sec. 31,
T. 5 N., R. 2 W., SL&M
Calculated Position from Davis Co.
Township Reference Plat and found
Witness Corner



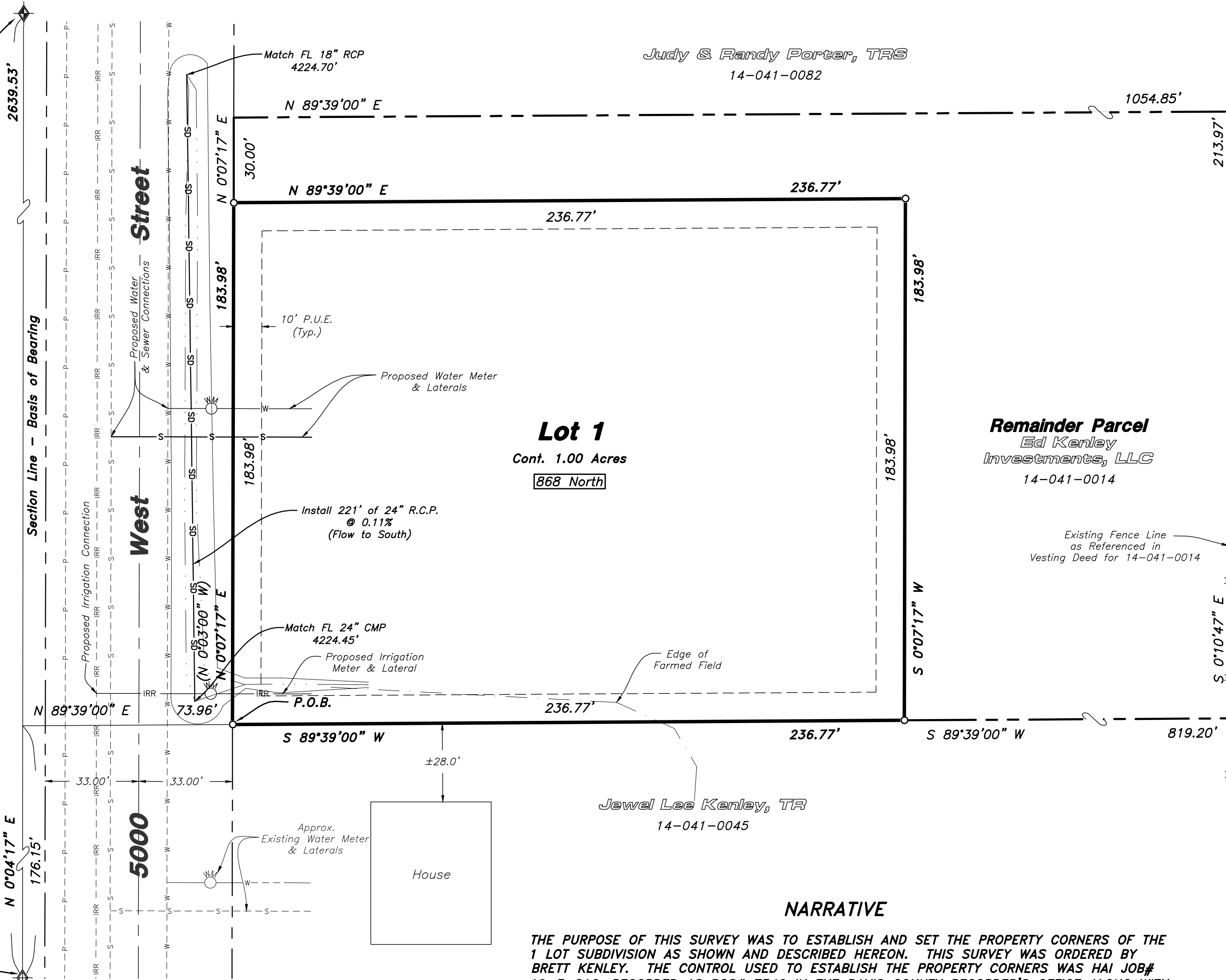
HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City Ogden Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272
Celebrating over 60 Years of Business

20-3-5 20-3-5v15.dwg 01/13/2020 RS

Brett Kenley Subdivision

West Point City, Davis County, Utah
A Part of the Northwest Quarter of Section 31,
Township 5 North, Range 2 West, Salt Lake Base & Meridian

Judy & Randy Porter, TRS
14-041-0082



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE 1 LOT SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY BRETT KENLEY. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS HAI JOB# 19-3-216, RECORDED AS ROS# 7546 IN THE DAVIS COUNTY RECORDER'S OFFICE ALONG WITH THE EXISTING DAVIS COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 31, T5N, R2W, SL&M. THE RIGHT-OF-WAY OF 5000 WEST STREET WAS ESTABLISHED FROM SAID ROS# 7546 WHICH FALLS IN HARMONY WITH THE EXISTING FENCE LINES ALONG 5000 WEST STREET. THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION WHICH BEARS NORTH 0°04'17" EAST, DAVIS COUNTY BEARING.

ENGINEER'S CERTIFICATE

APPROVED BY THE WEST POINT CITY ENGINEER ON
THIS _____ DAY OF _____, 2020.

By: _____
WEST POINT CITY ENGINEER

WEST POINT CITY PLANNING COMMISSION

APPROVED BY THE WEST POINT CITY PLANNING COMMISSION
THIS _____ DAY OF _____, 2020.

By: _____
WEST POINT CITY PLANNING COMMISSION CHAIRMAN

WEST POINT CITY COUNCIL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS
DULY APPROVED BY THE CITY COUNCIL OF WEST
POINT CITY THIS _____ DAY OF _____, 2020.

Attest: _____
RECORDER

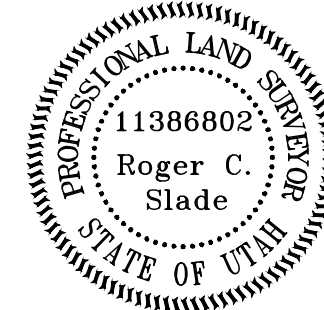
By: _____
Mayor

SURVEYOR'S CERTIFICATE

I, Roger C. Slade, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in Accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and I have Completed a Survey of the Property Described on this Plat in Accordance with Section 17-23-17 and have Verified all Measurements, and have Placed Monuments as Represented on this Plat, and have Hereby Subdivided said Tract into One (1) Lot known Hereafter as **BRETT KENLEY SUBDIVISION** in West Point City, Davis County, Utah, and has been Correctly Drawn to the Designated Scale and is True and Correct Representation of the Herein Described Lands Included in said Subdivision, Based Upon Data Compiled from Records in the Davis County Recorder's Office and from said Survey made by me on the Ground, I further Hereby Certify that the Requirements of all Applicable Statutes and Ordinances of Davis County Concerning Zoning Requirements Regarding Lot Measurements have been Complied With.

Signed this _____ day of _____, 2020.

Roger C. Slade, P.L.S.
Utah Land Surveyor Licence No. 11386802



SUBDIVISION BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 5000 WEST STREET LOCATED 176.15 FEET NORTH 00°04'17" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER AND 73.96 FEET NORTH 89°39'00" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 31 (POINT DESCRIBED OF RECORD AS 73.9 FEET SOUTH 89°57'29" EAST AND 176.17 FEET NORTH 00°03' WEST FROM THE WEST QUARTER CORNER OF SECTION 31);

RUNNING THENCE NORTH 00°07'17" EAST (NORTH 00°03'00" WEST BY RECORD) 183.98 ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 89°39'00" EAST 236.77 FEET; THENCE SOUTH 00°07'17" WEST 183.98 FEET; THENCE SOUTH 89°39'00" WEST 236.77 FEET TO THE POINT OF BEGINNING. CONTAINING 1.00 ACRES.

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO ONE (1) LOT AS SHOWN ON THIS PLAT, AND NAME SAID TRACT **BRETT KENLEY SUBDIVISION** AND HEREBY DEDICATE TO WEST POINT CITY, DAVIS COUNTY THOSE CERTAIN STRIPS AS PUBLIC UTILITY EASEMENTS AS SHOWN HEREON, FOR PUBLIC UTILITY AND DRAINAGE PURPOSES, THE SAME TO BE USED FOR THE ACCESS, INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC AND PRIVATE UTILITY SERVICE LINES, IRRIGATION AND DRAINAGE APPURTENANCES AS MAY BE AUTHORIZED BY WEST POINT CITY.

IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURE THIS _____ DAY OF _____, 2020.

Jewel Lee Kenley, "Registered Agent" of Ed Kenley Investments, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF DAVIS)

On this _____ day of _____, 2020, personally appeared before me, Jewel Lee Kenley, who being by me duly sworn did say and acknowledge that she is a Registered Agent of Ed Kenley Investments, LLC, a Utah Limited Liability Company ("LLC"), which LLC is the Owner of the real property listed herein, and executed the foregoing instrument as the authorized agent of the LLC, and that said authorization to sign on behalf of the LLC came pursuant to a Resolution of the Managers, the Certificate of Organization, and/or the Operating Agreement of the LLC.

Notary Public

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND
RECORDED _____, AT
_____ IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____
COUNTY RECORDER
By: _____
DEPUTY



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

**WEST POINT CITY COUNCIL
MEETING MINUTES
ELECTRONIC MEETING
NO PHYSICAL MEETING LOCATION
June 2, 2020**

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

Administrative Session
6:00 PM

Minutes for the West Point City Council Administrative Session held via electronic Zoom Meeting, accessible to attendees by entering Meeting ID #843 5276 8331 at <https://zoom.us/join> or by telephone at (669) 900-6833, on June 2, 2020 at 6:00 pm with Mayor Erik Craythorne presiding.

MAYOR AND COUNCIL MEMBERS PRESENT: Mayor Erik Craythorne, Council Member Gary Petersen, Council Member Annette Judd, Council Member Kent Henderson, Council Member Andy Dawson, and Council Member Jerry Chatterton

EXCUSED: None

CITY EMPLOYEES PRESENT: Kyle Laws, City Manager; Ryan Harvey, Administrative Services Director; Paul Rochell, Public Works Director; and Casey Arnold, City Recorder

EXCUSED: Boyd Davis, Assistant City Manager

VISITORS PRESENT: Visitors able to attend electronically, no sign-in required.

1. Quarterly Financial Report – Mr. Ryan Harvey

This quarterly financial report represents the data for the third quarter of FY2020, representing January 1 – March 31, and provides a snapshot of the City's financial state through the fiscal year. Mr. Harvey noted that the coronavirus pandemic really didn't start to surface here in Utah until late March, and so this data won't be indicative of how the City will be impacted financially.

Mr. Harvey stated that with 75% of the fiscal year completed, revenues also exceed 75% in every fund except of the Capital Projects Fund, where the majority of revenue is not recognized until the end of the fiscal year when the excess revenue is transferred into it from the General Fund. Expenditures are at or below 75% in each of the funds. Mr. Harvey also added that the revenues in the Special Revenue Fund are especially high for this point in the year, and that is due to revenue received from Impact Fees for development within the City.

The Council thanked Mr. Harvey and Staff for the work that they do keeping the City in good financial standing.

2. Discussion Regarding the FY2021 Tentative Budget for West Point City & All Related Agencies – Mr. Ryan Harvey

Mr. Harvey stated that in tonight's General Session, there will be a public hearing on the FY2021 Tentative Budget, after which the Council will consider approval. Prior to the General Session, the CDRA Board will also meet to adopt the FY2021 Tentative Budget for the CDRA. Mr. Harvey summarized for the Council the proposed FY2021 Tentative Budgets, which have been discussed with the Council in previous meetings:

CDRA

In regards to the CDRA Fund, this year the City received \$157,890 from tax increment revenues, which is \$8,000 more than last year's revenues. The CDRA continues to have a debt obligation of \$140,000 per year. For FY2021, the only difference in the CDRA budget is that the interest expense will be \$4,000 less, and the debt expense will be \$4,000 more. As long as property tax revenues continue to grow, or at least remain steady, and considering the additional revenue from the apartments that are currently under construction, the CDRA Fund should continue being able to meet its debt obligation of \$140,000 each year.

Compensation Schedule (\$22,539)

Every year the City offers a 2% merit increase to employees based on positive performance. In addition, every other year the City offers a Cost of Living Adjustment (COLA). This was not the year for the COLA, so a 2% increase was budgeted in salaries for a merit increase only, and is included in the proposed FY2021 Tentative Budget for the Council's consideration. The FY2021 Pay Scale, which includes ranges for each budgeted position, will remain the same as last year, except for the new positions as well as the increases to elected officials that was approved earlier this year.

Fee Schedule

The Council will be considering approval of the Fee Schedule at the meeting on June 16, 2020. The only change to the fee schedule from last year is the increase in the charge for the first black can fee from \$11.50 to \$11.80, pending the Council's approval of the updated contract with Econo Waste, Inc. (Note: The Amendment to the Econo Waste Garbage Collection Contract accounting for this increase was discussed in Item 3, which actually took place at the beginning of this meeting.)

Benefits Increase (\$13,047)

The City's health insurance plan renewed January 1, 2020, and the actual increase was less than 2%. The proposed budget includes a 12% increase to current health premiums, amounting to less than a 2% increase from last year's budget. Also, because of salaries increasing slightly, there were increases to benefits that correlate with salaries. This results in an increase of \$13,047 across all funds.

Public Works Inspector (\$91,164)

This position was discussed at the Council Visioning Session in January. The City is in need of a full-time inspector for the Public Works Department to inspect underground infrastructure as it is installed. The total cost of adding this position is \$91,164, which consists of \$55,162 in salary, and \$36,002 in benefits across all funds.

Public Works Position (\$71,813)

This position was also discussed at the Council Visioning Session in January. The City is in need of another full-time public works position. This position was going to be a full-time parks position. However, when Kenny England left we found an individual better suited for parks and backfilled the public works position with the parks position. This request is to bring back the public works position if the Council is in agreement. The total cost of adding this position is \$71,813, which consists of \$39,813 in salary, and \$32,000 in benefits across all funds.

City Planner Position (\$97,213)

This position was also discussed at the Council Visioning Session in January. With the continued growth of the City, we are finding that the Community Development Department is being stretched thinner and thinner. As a result, Staff would like to request a full-time planner position. The total cost of adding this position is \$97,213, which consists of \$58,510 in salary, and \$37,532 in benefits in the General Fund. The Council agreed that with the West Davis Corridor coming and the development and growth that it will bring, it will be beneficial for the City to already have a City Planner in place that is practiced in and understands the City's vision for West Point.

Youth Court (\$3,000)

The Syracuse Youth Court recently asked if West Point would like to join them, and the principal at West Point Jr. High expressed interest in participating. The Council discussed this in March, and were in favor of joining them. Staff is proposing to allocate \$3,000 for the Youth Court for FY2021.

Public Safety (\$25,000)

Staff proposes an increase of \$12,000 to the Animal Control Budget as a result of Davis County shifting more expenses to participating cities. Also, the City has not discussed a new agreement with Davis County regarding Law Enforcement Services, so as of now Staff proposes budgeting for a 5% increase, or \$13,000 in FY2021.

Recreation (\$2,000)

Currently the Recreation Department only has \$400 budgeted for Training and Education. It costs approximately \$1,000 to send a person to St. George for a training, so Staff is proposing increasing the budget by \$2,000 so each of the Recreation Employees can attend the Utah Recreation & Parks Association (URPA) conference in St. George. Recreation Staff attended this conference this year prior to the COVID-19 pandemic and found it to be very beneficial. In fact, they are using the downtime right now to draft policies and procedures they learned about that they feel will benefit the City and our programs.

Transfers (-\$594,879)

Staff proposes a budgeted decrease of \$419,879 from the transfer to the Capital Projects Fund as a result of the decreased budgeted revenue. Staff also proposes a decrease of \$175,000 from the transfer of Class C Revenue. Mr. Harvey clarified that the budgeted transfer to the Capital Projects Fund is \$588,000, which is \$594,879 less than the previous year.

Property Tax Rate

The County has not yet set a Certified Rate, but Mr. Harvey stated that he has been told they should receive that information by the middle of next week (June 10th). The Certified Tax Rate is the rate that guarantees the City will collect the same amount of revenue

as last year, not counting the additional revenue the City will receive from new growth. Mr. Harvey stated that for the past several years, the Council has followed its practice of going through the Truth in Taxation process each year. If the Council elects to go through that process again this year, the Council may choose to accept the Certified Rate or select a different rate. If the Council chooses not to go through the Truth-in-Taxation process, then the Certified Tax Rate will be adopted as part of the Final Budget at the June 16th Council Meeting. Due to the COVID-19 situation and its impact on City revenues, Staff suggests the Council consider TNT, if for no other reason than to allow us to have a better idea where the budget sits in August. The Council agreed that it would be a wise decision to go through the TNT process, even if not considering a rate increase, to have a few more months to evaluate the economic impact of COVID-19. Once the Certified Tax Rate is known, the Council will discuss the matter further.

As the Council is choosing to go through the TNT process, the City will operate under the Tentative Budget, once it is approved, until the Final Budget is adopted in August. However, Mr. Laws stated that although the proposed Tentative Budget includes a 2% merit increase for employees, no wage increases will actually be implemented until the Final Budget is approved, as budgetary needs may not actually allow for the increase.

The Council had no further discussion at this point and will consider adoption of the FY2021 Tentative Budgets after public hearings held in both tonight's General Session and CDRA Meeting.

3. Discussion Regarding a Requested Amendment to the Garbage Collection Contract with Econo Waste, Inc. – Mr. Kyle Laws

Note: This item was discussed before Item 1.

Mr. Laws stated that since the Council's last discussion on the price increase request, Econo Waste has further evaluated their financial situation and sent another letter to the City indicating that it is not feasible for them to extend the current contract for an additional three years like the Council had proposed at the May 19th meeting. That letter is included with the Staff Report and details the reasons behind why they are not able to agree to an extension of the current contract.

Mayor Craythorne stated that with the expiration of the current contract in 2 years, it is almost guaranteed that the City's cost will be increasing based upon the bids received. By agreeing to a \$.30 increase now, it would provide a sort of "buffer" for residents rather than one large increase in 2 years. In the Council's previous discussions, the Mayor stated it has been agreed that Econo Waste has been a good provider and done a great job for the City, and has cost well below what other cities are paying. He opened the item up for discussion with the Council.

Council Member Petersen stated that this situation is difficult because there is a contract already in place, and it isn't a one-time service that Econo Waste provides. However, he understands that costs are rising and agrees that Econo Waste has been good to the City. Therefore, he would be in favor of a \$.15 increase this year and another \$.15 increase next year, after which a new contract could be negotiated.

Council Member Henderson expressed his stance that if the requested increase split over two years is not feasible for Econo Waste, he does not have an issue with implementing the one-time \$.30 increase. The City has been with Econo Waste for many years now and Council Member Henderson feels that they have done an outstanding job. Further, he does not want the City to be responsible for Econo Waste not being able to cover their own costs. He also inquired as to whether a new five-year contract could be negotiated at this point rather than waiting until the current contract expires.

Council Members Dawson, Judd, and Chatterton agreed with a one-time \$.30 increase for the remainder of the contract. Val Sanders of Econo Waste was in attendance at the meeting and commented that the requested \$.30 increase will be sufficient in covering operating costs for the remaining two years. At that point, he would be happy to negotiate a new contract with the City. Mr. Sanders also noted that he has not requested a price increase in the past 17 years, but his costs have significantly increased.

The Council thanked Mr. Sanders for his comments and had no further discussion. Mayor Craythorne stated that it appears the Council is unopposed to a one-time \$.30 increase to the current contract and instructed Staff to put an amendment to the current contract on the agenda for approval at the next meeting and include the increase in the fee schedule for FY2021.

4. Discussion Regarding the Proposed West Point Arts Council – Mr. Kyle Laws

Mr. Laws stated that at the City Council Visioning Session in January, Council Member Chatterton shared with the Council the idea of a West Point Arts Council, which he had been approached about by resident Randee Bereece. At that meeting, Council directed Staff to contact Mrs. Bereece to gather more information on her vision and plans for what an arts council would look like. Mrs. Bereece, along with Brittany Szymanski, have provided a proposal, which Mr. Laws presented to the Council during this meeting:

Objective: Initiate an Arts Council in West Point City that will provide artistic outlets and opportunities that will help our residents and city thrive.

Need:

Opportunities Currently Available:

- Public Schools
 - Performing Arts:
 - o orchestra, band, musical theater, drama classes, choir, and general music classes
 - Visual Arts:
 - o painting, drawing, ceramics, art club, and art prep classes.
- Private Businesses
 - Performing Arts:
 - o Dance - (The Movement Dance Center and Julie T. Rabe School of Dance),
 - o Music - (Bereece Guitar & Piano Studio, Cox Violin Studio, Let's Play Music, Ticklin' the Ivories, Singers Company, and other private music lessons
 - o Band - Muskrat Marching Band

The available arts programs have been enriching the lives of our City's residents. However, West Point City does not provide many artistic outlets for its adult citizens.

Most of the programs available to our children and youth are provided by the School District, which has limited resources, age demographics, and scope.

Private lessons can also be costly, which prevents some citizens from participating.

Benefit:

Opportunities with an Arts Council:

- Visual Arts:
 - o Pumpkin Walk Festival, Sidewalk Chalk Festival, Bird House Competition, Art Classes, Art Gallery/Quilting/Sewing, Paint Parties, Parade Float Contest, and more
- Performing Arts:
 - o Musical Theater, Choirs, Symphony Orchestra, Performances at Party at the Point (West Point's Got Talent), Summer Camps (dance, theater, choir, band, etc.), Dance Classes (line dancing, folk, ballroom, etc.), Storytelling Festival, Film Festival, etc.

Logistics:

- Many of these activities can be done at little to no cost. Some activities would require community space where classes and groups could gather to learn, rehearse, and present their work to the public.
- The West Point Arts Council (WPAC) would work to raise funds through community sponsors, grants, and other donations in order to help fund this need.
- Upon receiving the Council's approval, we would like to reach out to members of the community through a survey to gauge public interest, research opportunities, and recruit volunteers who would want to join a WPAC and help move our ideas forward.
- We understand that we need to set up a 501(c)(3) non-profit corporation and establish a board of directors.

Conclusion:

- In conclusion, we are asking for your support and guidance as we pursue this exciting opportunity!
- The arts are essential to any community growth plan.
- We feel that increased participation in the arts will uplift, inspire, and unify the citizens of West Point.

After presenting this information, Mr. Laws asked the Council for their comments.

Council Member Petersen stated that he is in favor of pursuing this opportunity; a community is somewhat defined by its arts and its ability to grow the talents of its citizens. He inquired as to whether this would be a separate, non-profit organization from the City that would just partner or coordinate with the City for certain events and facilities, or an actual entity of the City. Mrs. Bereece responded that she is not sure how best to set an organization like this up, and is open to the Council's suggestion/direction. Her preference would be connected to the City similar to the way the West Point Youth Council operates. Council Member Petersen felt that we should look at other cities and similar organizations to see how they are structured.

Council Member Chatterton stated that he is excited for the opportunity to see what this can bring to the City; this could be a great "rallying point" to bring people together that may not have other outlets to connect with their community.

Council Member Dawson commented that some of his children have participated with some of the Syracuse Arts Council theater events and suggested that we look into the possibility of partnering with them at some point, especially because some West Point students attend Syracuse schools, and all of our schools feed into Syracuse High School. He feels that it is a well-run program and would be a good resource to use as we get our own West Point Arts Council started.

Council Member Judd stated that she is excited about the opportunities an Arts Council would bring to all age groups, and bringing them together with common interests. Learning the art of sewing or quilting, for example, is not an opportunity all residents have access to and an arts council would help to keep these types of skills thriving. Approached with the right thought and consideration, this could be a really exciting opportunity and enhance the close-community feel we want West Point to continue to be.

Council Member Henderson agreed with all the comments made; he feels that the arts are important and is excited about the opportunity to bring the residents in our City closer together.

The Mayor suggested that Staff reach out to some neighboring cities with similar organizations to get some examples on structure, funding, participation, etc., as well as feedback and advice on what they have experienced. Council Member Chatterton felt that Mrs. Bereece and Ms. Szymanski may have a better link to other Arts Councils and could bring this information back to Staff. Council Member Dawson stated that he would be willing to help gather that information as well. The Mayor suggested that a meeting be held to delegate these tasks; there is information that Staff needs to gather and analyze, and also information that Mrs. Bereece and Ms. Szymanski would be better at researching. The Council agreed with this suggestion.

Staff and Council thanked the women for putting together this proposal and the City looks forward to working with them.

5. Other Items

No other items were discussed.

The Administrative Session adjourned.



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

**WEST POINT CITY COUNCIL
MEETING MINUTES
ELECTRONIC MEETING
NO PHYSICAL MEETING LOCATION
June 2, 2020**

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

General Session
7:00 PM

Minutes for the General Session of the West Point City Council held via electronic Zoom Meeting, accessible to attendees by entering Meeting ID #87093242763 at <https://zoom.us/join> or by telephone at (669) 900-6833, on May 19, 2020 at 7:00 pm with Mayor Erik Craythorne presiding.

MAYOR AND COUNCIL MEMBERS PRESENT: Mayor Erik Craythorne, Council Member Gary Petersen, Council Member Annette Judd, Council Member Kent Henderson, Council Member Andy Dawson, and Council Member Jerry Chatterton

EXCUSED: None

CITY EMPLOYEES PRESENT: Kyle Laws, City Manager; Ryan Harvey, Administrative Services Director; Paul Rochell, Public Workers Director; and Casey Arnold, City Recorder

EXCUSED: Boyd Davis, Assistant City Manager

VISITORS PRESENT: Visitors able to attend electronically, no sign-in required.

1. **Call to Order** – Mayor Craythorne welcomed those attending the electronic meeting.
2. **Prayer** – Offered by Council Member Petersen
3. **Communications and Disclosures from City Council and Mayor**

Council Member Chatterton – None

Council Member Henderson – None

Council Member Judd – She is excited to say that UTOPIA fiber internet was installed at her residence earlier in the day and also wanted to share a different option for paying the monthly \$30 infrastructure fee charged by UTOPIA. Residents can pay a one-time ownership fee of \$2,750 to eliminate every having to pay the \$30 monthly fee (about 7.5 years of payments), and that ownership can be transferred to the new owner if the home is sold. By eliminating the portion paid to UTOPIA each month, she pays under \$40 per month for fiber internet.

Council Member Petersen – None

Council Member Dawson – Like Council Member Judd, fiber internet was also just installed at his residence and he is excited to begin using the service.

Mayor Craythorne – As surrounding cities and special service districts discuss their budgets for the new fiscal year, there are a lot of unknowns about how COVID-19 will impact revenues. It seems that all are being cautious and using conservative budgeting. He and Mr. Laws continue to attend weekly meetings with the Davis County Health Department, receiving updates and new information. In the last two weeks, there have been 44 new cases in Davis County, with 35 of those coming from Syracuse and Layton. West Point is now up to 5 cases, and he hopes that the City can continue to maintain low case numbers.

4. Communications from Staff

Mr. Laws shared a spreadsheet tracking the number of completed UTOPIA connections in the City from week to week. As of May 29th, the total connections were 271. He noted that the entire east side of the City (from about 3200 W), encompassing roughly 2,000 homes, was open the week of May 15th and there have been 144 new sign-ups (connections) since then. The UTOPIA Project Manager has said that they were planning on opening the entire west side of the City by August, but they are waiting on some Bureau of Reclamation permits to cross the canals at 800 N, 1300 N, and 1800 N, and so the homes in those areas have been delayed. However, a majority of homes in the west part of the City will be able to sign-up by the end of July. Considering that it has only been about 2 months since some areas in the City were ready for connections and almost 300 homes have signed-up, Mr. Laws stated that he is optimistic about the connection numbers reaching the 1,200 target.

Council Member Chatterton commented that after the main water line was hit by Landmark Construction (a contractor installing the fiber lines) and the break repaired, his daughter who lives in the area told him that her water is brown. He inquired as to whether there should be a boil order. Mr. Laws stated that with the pressure changes in the line because of the break, some minerals in the pipe have broken loose and cause the water to be discolored. The water is safe to drink, as these aren't new minerals that water didn't already pass through before, but residents may want to flush their systems by running the bath water, outside faucets, etc., The discoloration shouldn't take much more than 24 hours to disappear. This information has been put out on Facebook and relayed to those calling City Hall. Mr. Laws shared an aerial image of the hole; once it was dug out the hole was about 8 ft. deep. For some reason, the water line veers out into the street in this area, even though the valve boxes indicate it ran along the south side of the street, which wasn't known or discovered by Blue Stakes when they marked the street for Landmark to bore through. UDOT will require a full patch of the road.

Mr. Laws also shared the Davis County Health Department's COVID-19 Data Dashboard with the Council (which is available to the public online). The cases in the County have increased with the phasing from Red to Yellow, which the Health Director has stated he is concerned about. The Director expressed that he would prefer to stay in the Yellow Phase through the month of June, but the State is not likely to do that due to economic reasons. Mr. Laws noted that there may also be a new "cautious" Green Phase with new guidelines issued by the State. He will continue to keep the Council updated.

5. Citizen Comment

No comments received.

6. Consideration of Approval of the Minutes from the May 5, 2020 West Point City Council Meeting

Council Member Petersen motioned to approve
Council Member Dawson seconded the motion
The Council unanimously agreed

7. Consideration of Approval of Resolution No. 06-02-2020A, Adopting the Tentative Budget for West Point City and All Related Agencies – Mr. Ryan Harvey

Mr. Harvey stated that he had no information to add to what was discussed in the Administrative Session and in previous meetings, but would be happy to answer any questions the Council may have.

The Mayor stated that the Tentative Budget is available to the public online for inspection and also included with the agenda packet for this meeting; residents are welcome to raise any questions or concerns. He opened the item for public hearing.

a. Public Hearing

No Comments.

Council Member Dawson motioned to close the public hearing
Council Member Judd seconded the motion
The Council unanimously agreed

b. Action

Mayor Craythorne noted that the City will operate under the Tentative Budget until the Final Budget is approved, which will likely be approved in August after the City goes through the Truth in Taxation process. He asked the Council for any additional questions or comments.

The Council had no further discussion on the Tentative Budget

Council Member Chatterton motioned to approve Resolution No. 06-02-2020A
Council Member Henderson seconded the motion
The Council unanimously agreed

8. Motion to Adjourn the General Session

Council Member Petersen motioned to adjourn the General Session
Council Member Judd seconded the motion
The Council unanimously agreed

ERIK R. CRAYTHORNE, MAYOR

July 7th, 2020

CASEY ARNOLD, CITY RECORDER

July 7th, 2020



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

**WEST POINT CITY COUNCIL
MEETING MINUTES
WEST POINT CITY HALL
3200 W 300 N | WEST POINT, UT**

June 16, 2020

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

Administrative Session

6:00 PM

Minutes for the West Point City Council Administrative Session held at West Point City Hall, 3200 W 300 N, West Point, Utah on June 16, 2020 at 6:00 pm with Mayor Erik Craythorne presiding. Also available via electronic Zoom Meeting, accessible to attendees by entering Meeting ID #835 2427 3658 at <https://zoom.us/join> or by telephone at (669) 900-6833.

MAYOR AND COUNCIL MEMBERS PRESENT: Mayor Erik Craythorne, Council Member Gary Petersen, Council Member Annette Judd, Council Member Kent Henderson (attending electronically), Council Member Andy Dawson, and Council Member Jerry Chatterton

EXCUSED: None

CITY EMPLOYEES PRESENT: Kyle Laws, City Manager; Boyd Davis, Assistant City Manager; Ryan Harvey, Administrative Services Director; Paul Rochell, Public Works Director; and Casey Arnold, City Recorder

EXCUSED: None

VISITORS PRESENT: Visitors able to attend electronically, no sign-in required.

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

Mr. Harvey stated that included with his Staff Report is a summary of the FY2021 Budget, which has been discussed in the past several meetings, but he would like to focus this discussion on the CDRA Fund and the Fee Schedule for FY2021, as well as the Property Tax Rate for Calendar Year 2020. Prior to the General Session, the CDRA Board will meet to hold a public hearing and adopt the FY2021 Final Budget for the CDRA.

CDRA

In regards to the CDRA Fund, this year the City received \$157,890 from tax increment revenues, which is \$8,000 more than last year's revenues. The CDRA continues to have a debt obligation of \$140,000 per year. For FY2021, the only difference in the CDRA budget is that the interest expense will be \$4,000 less, and the debt expense will be \$4,000 more. As long as property tax revenues continue to grow, or at least remain steady, and considering the additional revenue from the apartments that are currently under construction, the CDRA Fund should continue being able to meet its debt obligation of \$140,000 each year.

Fee Schedule

Mr. Harvey stated that there are a few changes to the Fee Schedule from FY2020. The first is the increase in the charge for the first black can fee from \$11.50 to \$11.80, pending the Council's approval of the updated contract with Econo Waste, Inc. The second change is adding the charges to the field use at the City Parks. This is something that was previously approved by the Council, but not added to the fee schedule. They are as follows:

FIELD RENTALS	
Field Rental	\$20 per hour
Field Preparation	\$50 per day
Field Rental – Non-Profit	\$10 per hour
Field Prep – Non-Profit	\$25 per day
Deposit (League, Tournament, etc.)	\$50 per event

Property Tax Rate

Mr. Harvey stated that as discussed at the last meeting, due to the COVID-19 situation and its impact on City revenues, and in accordance with the revenue and taxation policy, Staff suggests the Council consider TNT, if for no other reason than to allow us to have a better idea where the budget sits in August. Staff needs direction from the Council and a motion is required if we are to pursue TNT this year. The certified tax rate for 2020 is .000877. That is down from the rate that the Council adopted last year of .000917. The Council needs to decide what rate to declare for the TNT, which is not the final property tax rate but the rate that will be noticed to residents as being considered. When it comes time to finally approve the Property Tax Rate, it cannot adopt anything above the rate that was noticed to residents.

Mr. Harvey presented a chart breaking down the projected revenues for rates in between the 2019 rate and the 2020 Certified Rate (based on the West Point average home value of \$250,000):

Proposed Rate	Projected Revenue	Amount over Certified Rate
0.000917 – 2019 Rate	\$548,672	\$23,934
0.000910	\$544,484	\$19,746
0.000900	\$538,500	\$13,762
0.000890	\$532,517	\$7,779
0.000880	\$526,533	\$1,795
0.000878	\$525,337	\$599
0.000877 – 2020 Certified Rate	\$524,738	\$0

Mr. Harvey also showed a chart detailing the Certified and Adopted Rates since 2006, which was the year that the North Davis Fire District was formed, with the highlighted years reflecting the years the Council adopted a rate above the Certified Rate:

Year	Certified Rate	Adopted Rate	Revenue
2020	0.000877	TBD	TBD
2019	0.000859	0.000917	509,283
2018	0.000881	0.000917	459,924
2017	0.000902	0.000945	434,260
2016	0.000984	0.000984	400,443
2015	0.001005	0.001036	376,649
2014	0.000996	0.001036	356,700
2013	0.001041	0.001111	337,970
2012	0.001111	0.001111	313,495
2011	0.001008	0.001008	308,326
2010	0.000910	0.000936	302,867
2009	0.000876	0.000876	281,926
2008	0.000773	0.000895	281,925
2007	0.000834	0.000834	228,710
2006	0.000909	0.000909	199,212

Council Member Dawson suggested that, because of the uncertainty of where revenue projections will be in August, the rate noticed to residents be the 2019 rate of .000917, so that when it comes to approve the final rate and the final budget, the Council isn't limited on what rate can be approved. The rest of the Council expressed their agreement that the proposed rate notice to residents be the 2019 rate of .000917. Staff will proceed with that direction.

2. Discussion Regarding the West Point City Fraud Risk Assessment – Mr. Ryan Harvey

Mr. Harvey stated that the Office of the State Auditor has created a new requirement that the cities in Utah present to their elected officials the results of the Fraud Risk Assessment at least once per year. The purpose of the Assessment is to help measure and reduce the risk of undetected fraud, abuse, and noncompliance. It is broken down into 9 different sections with varying points. Mr. Harvey reviewed the City's responses to each for the Council:

1. Separation of Duties (200)

More information about this can be found on page 12 of the Implementation Guide. The City was able to answer yes on questions 1, and 5-12. Because we are a small City with very few employees, we answered those 3 question as Mitigating Control (MC). We do allow Megan, the Treasurer to take credit card and check payments, but not cash payments.

2. Policies (45)

The City has written policies for all of the areas listed.

3. Licensed Expert (30)

Marcus Arbuckle, our hired accountant has a CPA, and a bachelor's degree in accounting.

4. Statement of Ethical Behavior (20)

We sent this out to all employees and Council Members and asked that they be returned before the end of the Fiscal Year.

5. State Auditor Training (20)

This training was sent out to Council Members to complete.

6. Yearly Training (20)

The Administrative Services Director meets this requirement through conferences and online training.

7. Fraud Hotline (20)

The City has set up an email address, fraud@westpointcity.org for employees to report any fraud that they see. That email goes to the City Manager and the Administrative Services Director.

8. Internal Audit Function (20)

In talking to our Accountant, he has informed us that he can perform this function for the City. The Audit Committee will provide direction on where to focus this on an annual basis.

9. Audit Committee (20)

The Audit Committee will consist of the City Manager, the Administrative Services Director, and the hired Accountant. We will meet on at least an annual basis.

The Council thanked Mr. Harvey for this information and all confirmed that they would complete the required State Auditor Training and submit their signed Statement of Ethical Behavior before June 30th.

3. Discussion Regarding Trailer Parking in Front Yards – Mr. Kyle Laws

Mr. Laws stated that the at Council Visioning Session in January there was a brief discussion about the City's Code regarding trailer parking in front yards of homes. The Council directed Staff to look into the Code and provide better clarity on what it requires and how it is to be enforced.

Staff has been reaching other cities' codes and has also developed a better understanding of the existing Code, which relevant sections state:

10.05.050 Unlawful parking.

L. Boats and Trailers. Boats, boat trailers, or travel trailers may not be placed, kept, or maintained within the *front yard areas* of any residential (R-) zones, except that such boats or trailers may be located anywhere on the lot except in a clear vision zone of a corner lot for a temporary period not to exceed 24 hours for loading and unloading purposes, or for temporary storage not to exceed seven days if such facility is owned by a bona fide guest of the occupants of the premises. [Code 2000 § 6-2-5]. (*italics added for emphasis*)

17.10.020 Definitions.

"Driveway" means a private road, the use of which is limited to persons residing, employed, or otherwise using or visiting the parcel on which it is located.

"Yard, front" means an open, unoccupied area *extending across the full width of the lot* and measured perpendicularly from the front lot line and having, at no point, a depth of less than the minimum required setback distance. (*italics added for emphasis*)

Mr. Laws explained that there is nothing in the Code that excludes "driveways" from front yards. As such, Staff's interpretation of the Code is that these types of vehicles must be parked behind the setback for the home on the property and that they cannot be

parked in the front yard area, including the driveway. However, during the discussion at the Visioning Session in January, there was a question about motor homes or other Recreational Vehicles and whether those should be listed with “boats, boat trailers, or travel trailers”. There is also the question of other trailers (i.e., toy haulers, flatbed, construction, dump-bed, cargo or enclosed trailer, livestock trailers, etc.). The Code states:

17.80.240 Recreational vehicles.

A. No recreational vehicle shall be located, placed, used, or occupied for residential purposes in West Point City except within approved and licensed recreational vehicle parks.

B. Recreational vehicles may be stored, but not used for living quarters, anywhere within the city in accordance with the following provisions:

1. Two recreational vehicles may be placed within a structure lawfully existing on the premises; or
2. *One recreational vehicle may be placed on a lot in an R district; provided, that on corner lots it shall not be located within 10 feet of the side property line adjacent to the street; and provided, that it shall not be used for residential purposes. (Italics added for emphasis)*

Considering this language, only one Recreation Vehicle can be placed on any lot (outside of a legal structure). Additionally, Mr. Laws stated that Section 8.15.030(B)(32) also prohibits parking of any vehicle in an area required to be landscaped by City Ordinance.

As Staff has explored the relevant codes of neighboring cities, it appears that West Point’s code is the most restrictive. A summary of the restrictions in other cities is as follows:

Clinton City:

There do not appear to be regulations on private property.

Layton City:

10.62.030 Parking Restrictions

In addition to other parking restrictions in this Code, it shall be unlawful:

1. To park any vehicle over, above, on, or across the public easement between the sidewalk and curbing abutting any public street;
2. To park any vehicle over, above, on, or across any sidewalk or portion thereof, or to otherwise park a vehicle in such a manner so as to obstruct access upon, or use of, the entire surface of any sidewalk;
3. To park a vehicle upon any street, or publicly owned or controlled property or right-of-way for the principal purpose of performing maintenance or repairing such vehicle except as is necessitated by an emergency;
4. To park upon any street, public right-of-way, or publicly owned or controlled property a vehicle that is mechanically inoperable or cannot be lawfully operated on public streets. For purposes of this Subsection, "mechanically inoperable" includes, but is not limited to, flat tire, dead battery, any mechanical problem that would prohibit the immediate starting of the engine and proceeding in a normal manner, or any physical condition, such as missing or inoperable lighting, prohibiting lawful operation. "Lawfully operated" includes, but is not limited to, having current registration, inspection, and required equipment;
5. *To park a recreation vehicle, trailer, boat, or similar apparatus, in a manner proscribed above, or to park such an item on any public street except for the immediate loading or unloading and never longer than twenty-four (24) consecutive hours;*
6. *To park any vehicle, trailer, etc. in any fire lane or to otherwise block or obstruct any fire lane established by the City;*
7. *To park any vehicle, trailer, etc. on any public property, other than in designated parking or obvious parking areas or as legally permissible on roadways; or*
8. *To park any vehicle in any location that interferes with the delivery and monitoring of essential services, such as utilities, postal services, and refuse collection.*
9. *To park any vehicle, trailer, boat, or similar apparatus upon any developed parcel at a location other than that designed for parking.*
 - a. *Areas designed for parking must be concrete, asphalt, or similar solid surface of sufficient size to house the entire vehicle.*
 - b. *Exception. This Subsection shall not apply to vehicles parked so as to facilitate the immediate loading or unloading thereof or service vehicles actively involved in the construction, repair, or servicing of the premises. (Italics added for emphasis)*
10. To park any commercial trailer or semi-trailer, without motive power that is free-standing or disconnected from a truck tractor, upon any public roadway or public property.

Syracuse City:

11.20.070 Parking of trailers, recreational vehicles.

(A) It shall be unlawful for any person or business to park, place, store, or otherwise leave standing on any public street, public roadway, public alley or City property any unattached trailer of any type, whether for the occupancy of people, storage of items or for towing purposes; any boat, whether the same is loaded or not on an unattached trailer or otherwise; any camper not mounted on a vehicle; any motor home or mini motor home of any length; and any combination of a pulling or towing vehicle with an attached trailer for a period longer than 24 hours.

(B) Such vehicle shall be considered to be in violation of this section if parked in any one location for longer than 24 hours, or if the vehicle has been parked in public right-of-way or streets in one or more locations within Syracuse City for longer than 24 hours, except that a permit may be obtained from the Police Department for a period not to exceed seven days for out-of-town visitors.

(C) Parking of any such trailer or recreational vehicle on private property must not impede visibility of sidewalks and streets from adjacent driveways, nor impede vision on a corner lot for a distance of 40 feet from each of the intersecting streets.

(D) No trailer or recreational vehicle may be used as a place of sleep or habitation while it is parked on a public right-of-way. Recreational vehicles or trailers with a "bump-out" feature, by which the sides of the trailer expand to the left or right in order to increase the space within the trailer, may not have that feature activated while parked on the public right-of-way.

(E) Trailers used in the course of business shall be stored off of the public right-of-way, and may not be parked overnight on any right-of-way in any residential zone. (Italics added for emphasis)

(F) This section does not prohibit the parking of construction trailers on public right-of-way, so long as those trailers are associated with an active building permit. [Ord. 17-19 (Exh. A); Ord. 16-22 § 1 (Exh. A); Ord. 06-08 § 1; Code 1971 § 11-4-3. Formerly 11.20.040.]

Mr. Laws explained that as the City's Code Enforcement Officer has traveled through the City, it is apparent that there is a city-wide problem with violations of this code. There is a parking problem of even just boats, boat trailers, and travel trailers, not to mention if the code is expanded to capture more trailer types or recreational vehicles. The code has not been enforced over the years, mostly due to a lack of knowledge that it existed. Before opening up a project to start enforcing the code, Staff would like to have a discussion with the Council to determine the best path forward, as it is likely to stir up a lot of controversy from residents.

Council Member Dawson expressed his opinion that he is ok with residents parking these types of vehicles anywhere on their properties, as long as they are not on the lawns, blocking the sidewalks, or on the streets. He understands that in some locations it can be difficult for a resident to see around a neighbor's large trailer when backing out of the driveway, but there are numerous violations throughout the City and just keeping trailers off of the road is difficult enough. He would be in favor of a restriction similar to the City's junk car ordinance (must be operable, licensed, etc.) for these types of vehicles.

Council Member Petersen stated that he does not feel "strongly for or against" this Code, and although he understands its purpose, because he does not have a strong feeling about the reasoning behind this code, recognizes that it might be too restrictive. However, he does want to make clear that he is behind a restriction that the vehicle must be behind the plane of the home to maintain a city with nice, clean homes and properties. He added that an exception to this be that they also be allowed to park these vehicles in the driveway, because he would assume it would be temporarily parked there as residents are likely to want have use of their full driveway. Mr. Laws inquired as to how he would feel about circular driveways that essentially are in the front yard of a home, or if a home had a gravel driveway. Council Member Petersen stated that there are some different situations that would need to be considered, but that might be a responsibility of Staff or the Planning Commission. In summary, Council Member Petersen stated that he likes the Code the way that it is, but understands that it may be restrictive for some residents.

Council Member Chatterton stated that he agrees with both Council Member Dawson and some of Council Member Petersen's points. As he considered the different codes, he liked Layton City's codes as it covers what he believes the City is trying to accomplish – restricting parking on the sidewalks, public easements, streets, fire lanes, etc.; that a parking space must be designed for parking, be sufficiently sized, and not interfere with delivery of services; and that they must be mechanically operable and registered. He feels that the City's current code needs to be eased as it is not the City's place to be overly restrictive on what residents can and cannot do with their own property.

Council Member Judd inquired as to whether Staff knows if most of the homes with circular driveways have garages or garage doors on the side of the home. Mr. Laws stated that most of the homes with circular driveways that are in violation of the Code do also have a driveway to the garage. Mr. Davis stated that some residents have put in a circular, gravel driveway just for the purpose of parking a trailer there. Council Member Judd stated that she agrees with what has been discussed, but would add that circular driveways would have to be in front of the garage and not in the front yard for a trailer to be parked there.

Council Member Henderson stated that his only concern is in regards to safety; he has seen trailers parked near the corners of properties that cause vehicles to have to pull out in front of it enough to see traffic coming, and others that are parked close enough to their neighbors that the line of sight is blocked for the neighboring resident when pulling out of their driveway. He would like to address those situations in the code. Council Member Dawson agreed and stated that both Layton's and Syracuse's codes have good language examples that could be incorporated.

Mr. Laws inquired as to whether the Council would like to expand the definition of this code to include any type of trailer or recreational vehicle. The Council was in agreeance that the definition should be expanded. In regards to the restriction of only one recreational vehicle being allowed on a lot, the Council agreed that the restriction should be expanded to say that additional recreational vehicles are allowed as long as they are behind the front plane of the home and on an acceptable parking surface. Council Member Dawson expressed his concern that if too many vehicles are allowed, it might entice residents to 'rent' their parking spaces out, which he has noticed is becoming a popular thing to do in some cities. Council Member Petersen stated that this practice would be regulated in other parts of the Code because it would be considered a business, but agreed with Mr. Davis'

statement that it would be hard to police. Mayor Craythorne stated that if there were multiple vehicles of the same type on a resident's property, it would likely catch the attention of the City's Code Enforcement Officer and be addressed.

Staff was directed to work with the Code Enforcement Officer to bring a proposed amendment to the Council for future discussion and consideration.

4. Discussion Regarding the Law Enforcement Contract with Davis County – Mr. Kyle Laws

Mr. Laws stated that he has been in contact with the Davis County Sheriff's Office to discuss the renewal or extension of the City's current contract with them for Law Enforcement Services. The DCSO acknowledges that the City's previous multi-year contract was terminated before its expiration and want to be sensitive to the fact that the new contract had a significant price increase that the City had to absorb in order to provide residents with law enforcement services. Because of this, the DCSO has proposed that the current contract be extended for one more year to June 30th, 2021, and remain at the same fee. At the County's request, we will re-evaluate the hours spent in the City and discuss the possibility of a multi-year contract to follow.

The Council felt that the extension of the contract for one year with the same fee is a good deal for the City. Mr. Laws stated that he will have the agreement for the Council to consider for approval at the next meeting.

5. Other Items

No other items were discussed.

The Administrative Session adjourned.

UNAPPR



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

**WEST POINT CITY COUNCIL
MEETING MINUTES
ELECTRONIC MEETING
NO PHYSICAL MEETING LOCATION
June 16, 2020**

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

General Session
7:00 PM

Minutes for the West Point City Council General Session held at West Point City Hall, 3200 W 300 N, West Point, Utah on June 16, 2020 at 6:00 pm with Mayor Erik Craythorne presiding. Also available via electronic Zoom Meeting, accessible to attendees by entering Meeting ID #835 2427 3658 at <https://zoom.us/join> or by telephone at (669) 900-6833

MAYOR AND COUNCIL MEMBERS PRESENT: Mayor Erik Craythorne, Council Member Gary Petersen, Council Member Annette Judd, Council Member Kent Henderson (attending electronically), Council Member Andy Dawson, and Council Member Jerry Chatterton

EXCUSED: None

CITY EMPLOYEES PRESENT: Kyle Laws, City Manager; Boyd Davis, Assistant City Manager Ryan Harvey, Administrative Services Director; Paul Rochell, Public Workers Director; and Casey Arnold, City Recorder

EXCUSED: None

VISITORS PRESENT: Visitors able to attend electronically, no sign-in required.

1. **Call to Order & Pledge of Allegiance** – Mayor Craythorne welcomed those attending the electronic meeting.
2. **Prayer** – Offered by Mayor Erik Craythorne
3. **Communications and Disclosures from City Council and Mayor**

Council Member Henderson – The Mosquito Abatement District Davis met the previous week and they are continuing with the different abatement tactics and field testing, and the season is going well. The District also discussed returning to in-person meetings, but voted to continue electronic meetings for at least the next month.

Council Member Chatterton – None

Council Member Judd – None

Council Member Petersen – None

Council Member Dawson – The North Davis Sewer District met the previous week and voted to adopt the Certified Tax Rate. The Board chose to do this as the District was able to pay off some of its bonds and so has less of a need for income at this time.

Mayor Craythorne – For the meeting record, he would like to note that social distancing is being followed by all those attending the meeting.

4. Communications from Staff

Mr. Laws stated that the Miss West Point Pageant was held virtually this year and wrapped up this last weekend. Yesterday, he and Mr. Harvey received the judges' scoring sheets to audit and finalize the results. The Pageant Committee is going around this evening to crown the winners and get pictures. They will announce the winners on their Facebook page, after which the City will

also share the post. Mr. Laws stated that the results were very close, and the event went smoothly, even though it had to be held virtually. Mayor Craythorne congratulated all of those that participated this year and thanked the Committee for its work.

5. Citizen Comment

No comments received.

6. Consideration of Approval of the Minutes from the May 19, 2020 West Point City Council Meeting

Council Member Chatterton motioned to approve
Council Member Judd seconded the motion
The Council unanimously agreed

7. 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

Mr. Harvey stated that as the Council has discussed in previous meetings, there are two changes to the Fee Schedule for FY2021. The first is the increase in the charge for the first black can fee from \$11.50 to \$11.80 (pending the Council's approval of the updated contract with Econo Waste, Inc). The second change is adding the charges to the field use at the City Parks. This is something that was previously approved by the Council, but had not been added to the fee schedule. They are as follows:

FIELD RENTALS

Field Rental	\$20 per hour
Field Preparation	\$50 per day
Field Rental – Non-Profit	\$10 per hour
Field Prep – Non-Profit	\$25 per day
Deposit (League, Tournament, etc.)	\$50 per event
Unauthorized Field Use Fine	\$100

The Council had no further discussion on the FY2021 Fee Schedule.

Council Member Dawson motioned to approve Resolution No. 06-16-2020A
Council Member Judd seconded the motion
The Council unanimously agreed

8. Consideration of Approval of Resolution NO. 06-16-2020B, Amending the Garbage Waste Collection Contract with Econo Waste, Inc. – Mr. Kyle Laws

Mr. Laws stated this amendment to the current contract with Econo Waste, Inc. is to authorize a fee increase of \$.30 for residents' first black garbage cans. Econo Waste, Inc. requested this price increase and the Council has discussed the request for the past several meetings. At the last meeting, the Council agreed to accept the fee increase through the termination of the contract in 2022. The \$.30 fee increase will become effective July 1st. The amended contract is included with the Staff Report for this item, which has already been approved and signed by Mr. Val Sanders (owner).

The Council had no further discussion on the amendment to the current contract.

Council Member Judd motioned to approve Resolution No. 06-16-2020B
Council Member Henderson seconded the motion
The Council unanimously agreed

9. Motion to Move into a Closed Session

Council Member Chatterton motioned to move into a closed session
Council Member Henderson seconded the motion
The Council unanimously agreed

Closed Session

1. Motion to Open Closed Session

Council Member Petersen motioned to open the Closed Session
Council Member Judd seconded the motion
The Council unanimously agreed

2. Call to Order and Roll Call

Mayor Erik Craythorne called the June 16, 2020 Closed Session to order

Roll Call -

Mayor Erik Craythorne

Council Member Gary Petersen

Council Member Kent Henderson*

Council Member Annette Judd

Council Member Andy Dawson

Council Member Jerry Chatterton

**attending virtually*

Kyle Laws, City Manager

Boyd Davis, Assistant City Manager

Paul Rochell, Public Works Director

Ryan Harvey, Administrative Services Director

Casey Arnold, City Recorder

The Council discussed items regarding the following issues:

3. Purchase of Real Property, Pursuant to UCA §52-4-205(1)(d)

4. Pending Litigation, Pursuant to UCA §52-4-205(1)(c)

5. Personnel, Pursuant to UCA §52-4-205(1)(a)

*Mr. Davis, Mr. Harvey, Mr. Rochell, and Ms. Arnold were excused from the meeting for this discussion.

6. Motion to Adjourn Closed Session and enter the General Session

Council Member Henderson motioned to close the Closed Session and enter the General Session
Council Member Petersen seconded the motion
The Council unanimously agreed

10. Motion to Adjourn the General Session

Council Member Henderson motioned to adjourn the General Session
Council Member Petersen seconded the motion
The Council unanimously agreed

ERIK R. CRAYTHORNE, MAYOR

July 7th, 2020

CASEY ARNOLD, CITY RECORDER

July 7th, 2020

City Council Staff Report

Subject: Law Enforcement Contract/Interlocal Agreement
Author: Kyle Laws
Department: Executive
Date: July 7, 2020



Background

Law enforcement services in West Point City are provided by the Davis County Sheriff's Office (DCSO). The scope of services the City receives and the City's obligations are determined through an Interlocal agreement. The current Interlocal Agreement with Davis County expires on June 30, 2020.

Staff has been in contact with the Davis County Sheriff's Office and have discussed the renewal of the existing contract.

Analysis

Based on discussion with the County, there is no increase proposed for this year and we have agreed to extend the existing contract with the current pricing for the next year. As a result, the only changes to the contract are the termination dates.

Staff has established a great relationship with DCSO and communication is strong. We appreciate the County's willingness to extend the current contract for the next year. At the County's request, we will re-evaluate the hours spent in the City and discuss the possibility of a multi-year contract next year.

Recommendation

- Staff Recommends that the City Council approve Resolution No. 07-07-2020A, Approving and Adopting Amendment No. 1 to Law Enforcement Services Agreement and Providing for and Effective Date.

Significant Impacts

No significant impacts at this time.

Attachments

- Resolution No. 07-07-2020A
- Amendment No.1 to Law Enforcement Services Agreement

RESOLUTION NO. 07-07-2020A

**A RESOLUTION APPROVING AND ADOPTING
AMENDMENT NO. 1 TO LAW ENFORCEMENT
SERVICES AGREEMENT AND PROVIDING FOR
AN EFFECTIVE DATE.**

WHEREAS, West Point City (“City”) and Davis County (“County”) entered into a Law Enforcement Services Agreement (“Agreement”) dated September 12, 2019 identified in the County Records on contract number 2019-488; and,

WHEREAS, the City and the County now desire to amend said Agreement,

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF WEST
POINTY CITY, UTAH, as follows:**

SECTION ONE: APPROVAL OF AMENDMENT NO. 1

Amendment No. 1 to Law Enforcement Services Agreement as attached hereto and made a part of this Resolution is hereby approved.

SECTION TWO: EXECUTION BY CITY

The Mayor and City Recorder are hereby authorized and directed to execute said Amendment No. 1 to Law Enforcement Services Agreement for and on behalf of West Point City.

SECTION THREE: EFFECTIVE DATE

This Resolution shall become effective immediately upon passage and adoption.

PASSED AND ADOPTED this 7th day of July, 2020.

ATTEST:

WEST POINT CITY,
Municipal Corporation

CASEY ARNOLD
City Recorder

ERIK CRAYTHORNE
Mayor

CERTIFICATE

STATE OF UTAH ()
) ss.
COUNTY OF DAVIS ()

I hereby certify that I am the City Recorder of West Point City, of the State of Utah; that the above and foregoing Resolution No. 07-07-2020A is a full and true and correct copy of the Resolution duly and regularly adopted by the vote of a majority or more of the members of the City Council of said West Point City at a meeting of the City Council of said City duly and regularly called, noticed and held at the City Offices on July 7, 2020, at which meeting a quorum was present and acting, and I was present and acted as City Recorder. That there are no provisions in the law applicable to the City conflicting with said Resolution, and that the said Resolution has not been modified or revoked and still remains in full force and effect.

IN WITNESS WHEREOF, I have hereto set my hand and seal as City Recorder
of the City this 7th day of July, 2020.

CASEY ARNOLD
City Recorder

AMENDMENT NO. 1 TO LAW ENFORCEMENT SERVICES AGREEMENT

This amendment is between Davis County, a political subdivision of the state of Utah (“County”), and West Point City, a municipal corporation of the state of Utah (“City”).

RECITALS

- A. The parties previously entered into a Law Enforcement Services Agreement, dated September 12, 2019 by the County, and identified in the County’s records as contract number 2019-488 (the “Agreement”); and
- B. The parties, through this amendment, desire to amend the Agreement as set forth below.

Now, based upon the foregoing, and in consideration of the terms set forth in this amendment, the parties hereby agree as follows:

- 1. Section 6 of the Agreement is amended as follows:

The term of the Agreement is extended through July 1, 2021 at 12:00 a.m.

- 2. The effective date of this amendment will be the date that this amendment is signed by both parties.
- 3. Except to the extent specifically modified by this amendment, the terms and conditions of the Agreement shall remain in full force and effect.
- 4. This amendment may be executed in counterparts, each of which shall be deemed an original, and all such counterparts shall constitute one and the same contract. Digital signatures and signatures transmitted by facsimile and/or e-mail shall have the same force and effect as original signatures.

[The Signature Page Is on the Next Page]

The parties hereto have caused this amendment to be signed by their duly authorized representatives on the dates indicated below.

DAVIS COUNTY	WEST POINT CITY
By: _____ Randy B. Elliott, Chair Board of Davis County Commissioners Date: _____	By: _____ Printed Name: _____ Title: _____ Date: _____
ATTEST:	ATTEST:
_____ Curtis Koch, Davis County Clerk/Auditor Date: _____	Printed Name: <u>FELSHAW KING</u> Title: <u>CITY ATTORNEY</u> Date: <u>June 29, 2020</u>
Reviewed and Approved as to Proper Form and Compliance with Applicable Law:	Reviewed and Approved as to Proper Form and Compliance with Applicable Law:
_____ Authorized Attorney for Davis County	 Authorized Attorney for West Point City