



3200 W 300 N, West Point, UT 84015
801.776.0970

WEST POINT CITY COUNCIL MEETING NOTICE & AGENDA *ELECTRONIC MEETING* September 1, 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 signed August 25, 2020 Written Determination:

PURSUANT TO UTAH CODE ANN. 52-4-207(4), We, the undersigned Mayor and Planning Commission Chair of West Point City, hereby determine that conducting City Council and Planning Commission meetings at any time during the next 30 days at an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location.

The World Health Organization, the President of the United States, the Governor of Utah, and the Davis County Health Department have all recognized that a global pandemic exists related to the new strain of the coronavirus, COVID-19. Further, according to information from state epidemiology experts, Utah is currently in an acceleration phase, which has the potential to overwhelm the state's healthcare system.

This written determination will expire thirty days from the date it is signed.

The original of this Written Determination is on file in the City Recorder's office. An electronic copy is also available on the City website at www.westpointcity.org.

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/88137342842> or
- **Connect via Telephone:** Dial 1(669) 900-6833 and enter **Meeting ID:** 881 3734 2842

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 – September 1, 2020 City Council Meeting"
- **Email Body:** Must include First & Last Name and Address and a succinct statement of your comment.

ADMINISTRATIVE SESSION

6:30 PM – OPEN TO THE PUBLIC

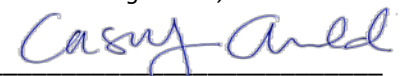
1. **Discussion Regarding the Sale of Property Located at Approximately 369 N 3000 W** – Mr. Kyle Law pg. 4
2. **Discussion Regarding Setback Requirements for Private Driveways and Alleys** – Mr. Boyd Davis pg. 13
3. **Discussion Regarding a Request to Combine Lots in the Bennett Century Farms Subdivision** – Mr. Boyd Davis pg. 15
4. **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. 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 August 4, 2020 West Point City Council Meeting** pg. 19
7. **Consideration of Final Approval of the Wildfire Estates Subdivision Phase 2** – Mr. Boyd Davis pg. 32
8. **Consideration of Approval to Accept a Proposal for the Sanitary Sewer Study** – Mr. Boyd Davis pg. 34
9. **Consideration of Approval to Place the Bennett Farms Subdivision Phase I on Warranty** – Mr. Boyd Davis pg. 36
10. **Consideration of Approval of Resolution No. 09-01-2020A, Approving a Motion to Sell Property Located at Approximately 369 N 3000 W** – Mr. Kyle Laws pg. 4
11. **Consideration of Approval of Resolution No. 09-01-2020B, Approving Standards for Sanitary Lift Stations** – Mr. Boyd Davis pg. 37
12. **Motion to Adjourn the General Session**

Posted this 28th day of August, 2020
Amended August 31st, 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: 09/15/2020

Administrative Session – 6:00 pm

1. Quarterly Financial Update – Mr. Ryan Harvey
-

General Session – 7:00 pm

1. Update from the Davis County Sheriff's Office
 2. Consideration of Approval of the August 18, 2020 West Point City Council Meeting
 3. Consideration of Acceptance of Annexation Petition for Further Consideration for Property Located at Approximately 2425 N 600 W - **
 4. Consideration of Approval of Ordinance No. 09-15-2020A, Regarding Amendments to WPCC 15.20.165 (Multifamily Developments) Regarding Setback Requirements for Private Driveways and Alleys – Mr. Boyd Davis
 - a. Public Hearing
 - b. Action
-

Date: TBD

JOINT MEETING w/ PLANNING COMMISSION – 5:00 PM

Date: 12/1/2020

Administrative Session – 6:00 pm

General Session – 7:00 pm

1. Youth Council Update
-

Date: 12/15/2020

Administrative Session – 6:00 pm

General Session – 7:00 pm

Date: 10/06/2020

Administrative Session – 6:00 pm

General Session – 7:00 pm

1. Youth Council Update
-

Date: 10/20/2020

Administrative Session – 6:00 pm

General Session – 7:00 pm

Date: 11/17/2020

Administrative Session – 6:00 pm

1. Quarterly Financial Report – Mr. Ryan Harvey
2. Code Enforcement Update – Mr. Bruce Dopp

General Session – 7:00 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
19	20	21	22	23	24	25
26	27	28	29	30	31	

JULY

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	19	20	21	22	23	24
25	26	27	28	29	30	31

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

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
21	City Council - 6 PM
23	Planning Commission - 6 PM
24	Pioneer Day - CLOSED

FEBRUARY

SUN	MON	TUE	WED	THU	FRI	SAT
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2	3	4	5	6	7	8
9	10	11	12	13	14	15
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AUGUST

SUN	MON	TUE	WED	THU	FRI	SAT
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30	31					

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

AUGUST

4	City Council - 6 PM
TBD	Summer Party - 6:30 PM
13	Planning Commission - 6 PM
N/A	Senior Dinner - CANCELED
N/A	MOVIE IN THE PARK - CANCELED
18	City Council - 6 PM
27	Planning Commission - 6 PM

MARCH

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
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22	23	24	25	26	27	28
29	30	31				

SEPTEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
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27	28	29	30			

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

SEPTEMBER

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

APRIL

SUN	MON	TUE	WED	THU	FRI	SAT
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5	6	7	8	9	10	11
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OCTOBER

SUN	MON	TUE	WED	THU	FRI	SAT
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25	26	27	28	29	30	31

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

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

MAY

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
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17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

NOVEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
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6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

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

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

JUNE

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	19	20
21	22	23	24	25	26	27
28	29	30				

DECEMBER

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	19
20	21	22	23	24	25	26
27	28	29	30	31		

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

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 August 31, 2020

City Council Staff Report

Subject: Sale of Property – 3000 W Lane
Author: Kyle Laws
Department: Executive
Date: September 1, 2020



Background

The City owns a small strip of land along the south boundary of Lot 1 of the Equestrian Ranchettes Subdivision. The address of Lot 1 is 379 N 3000 West and is owned by Nathan and Rebecca Scott. The Scotts have requested to purchase this property to incorporate into their lot and to control the weeds that have taken over this lane. The lane contains a water line and was once used as an access road by the City for public property that once existed there.

Analysis

The City has agreed to sell this property to the Scotts for \$1,500. Staff has contacted the property owner to the south and they have expressed they are not interested in the property. Staff has worked with the City attorney, who has prepared an Agreement and a Special Warranty Deed outlining this transaction. A Resolution has also been prepared authorizing the Mayor and City Recorder to sign and complete this sale of property.

There is an exist utility easement for the waterline and is recorded on the plat for this property, the easement will remain in place.

Recommendation

Staff recommend Council approve Resolution No. 09-01-2020A, approving and agreement for Sale of Surplus Real Property and Providing for an Effective Date.

Attachments

Resolution No. 09-01-2020A
Agreement
Special Warranty Deed

RESOLUTION NO. 09-01-2020A

**A RESOLUTION APPROVING AN
AGREEMENT FOR SALE OF SURPLUS
REAL PROPERTY AND PROVIDING FOR
AN EFFECTIVE DATE.**

WHEREAS, West Point City is the owner of real property located within West Point City (the “Property”); and,

WHEREAS, said Property is surplus and is no longer needed by the City; and,

WHEREAS, Nathan W. Scott and Rebecca P. Scott (“Buyer”) are the owners of real property adjacent to the Property and they are the only persons, firms or entities which can benefit from or are interested in buying the Property; and,

WHEREAS, West Point City is willing to sell the Property to the Buyer and the Buyer is willing to purchase the Property in accordance with the terms and provisions of the Agreement marked Exhibit “A,” attached hereto and made a part hereof.

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

SECTION ONE: APPROVAL OF AGREEMENT

That the Agreement described in Exhibit “A” providing for the sale of surplus property referred to therein is hereby approved.

SECTION TWO: SIGNING OF AGREEMENT

The Mayor and City Recorder are hereby authorized and directed to execute said Agreement forthwith for and on behalf of West Point City.

SECTION THREE: **SPECIAL WARRANTY DEED**

The Mayor is hereby and authorized and directed to sign the Special Warranty Deed referred to in the Agreement transferring and conveying the Property described in the Agreement to the Grantees.

SECTION FOUR: **EFFECTIVE DATE**

This Resolution shall become effective immediately upon passage and adoption.

PASSED AND ADOPTED this 1st day of September, 2020.

WEST POINT CITY,
A Municipal Corporation

ERIK CRAYTHORNE
Mayor

ATTEST:

CASEY ARNOLD
City Recorder

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. 09-01-2020A 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 September 1, 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 or the Bylaws of said 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 31st day of September, 2020.

CASEY ARNOLD
City Recorder

AGREEMENT

THIS AGREEMENT made and entered into this ____ day of August, 2020, by and between West Point City, a Municipal Corporation, hereinafter referred to as “Seller” and Nathan W. Scott and Rebecca P. Scott, hereinafter referred to as “Buyer” as follows:

RECITALS

1. Seller is the owner of real property hereinafter described (the “Property”).
2. The property is surplus and is no longer needed by Seller.
3. Buyer is owner of real estate adjacent to the Property and is the only person, firm or entity which can benefit from or is interested in buying the Property.
4. The Seller is willing to sell the Property and the Buyer is willing to purchase the Property.

NOW, THEREFORE, it is hereby agreed by and between the Seller and the Buyer, as follows:

AGREEMENT

SECTION ONE: INCORPORATION OF RECITALS

All of the above and foregoing Recitals are incorporated into and made a part of this Agreement.

SECTION TWO: DESCRIPTION OF PROPERTY

Seller is willing to sell and Buyer is willing to purchase the following described property which is located in West Point City, Davis County, State of Utah:

A part of the Southeast Quarter of Section 32, Township 5 North, Range 2 West, Salt Lake Base and Meridian.

Beginning at a point on the west line of 3000 West street being N 00°01'48" W 396.88' along the section line and S 89°58'12" W 33.00' from the Southeast corner of said section 32, said point also being the Southwest Corner of Lot 1 of the Equestrian Ranchettes Subdivision as recorded in the Recorder's office of Davis County, Utah; and running thence as follows:

N 89°55'52" W 152.625' along the south line of said lot 1; thence,

N 00°02'04" W 15.00'; thence,

S 89°55'52" E 152.625'; thence,

S 00°01'48" E 15.00' along the east line of said lot 1 to the Point of Beginning.

Contains 2289 sq. ft. or 0.053 acres.

SECTION THREE: PURCHASE PRICE

Upon execution of this Agreement, the Buyer shall pay to Seller the sum of \$1,500.00 in cash for and as full purchase price for the Property.

SECTION FOUR: TRANSFER OF TITLE

Upon receipt of payment of the purchase price the Seller shall transfer and convey to Buyer by Special Warranty Deed all of its rights, title and interest to Nathan Scott and Rebecca Scott as joint tenants with full rights of survivorship.

SECTION FIVE: NO TITLE INSURANCE

Buyer and Seller agree that there shall be no title insurance policy provided to the Buyer and that no warranties with respect to said Property are made by Seller other than warranties set forth by law in the Special Warranty Deed.

SECTION SIX: ENTIRE AGREEMENT

This Agreement and the Special Warranty Deed provided for herein constitute the entire Agreement by and between the parties and no prior oral representations or promises, if any, shall be binding upon the parties.

SECTION SEVEN: ATTORNEY'S FEES

In the event of any legal dispute or litigation arising out of or in any way connected with this Agreement or the sale of the said property, the prevailing party shall be entitled to recover attorney's fees and court costs.

IN WITNESS WHEREOF, the parties of executed this Agreement the day and year first above written.

WEST POINT CITY CORPORATION

By: _____
ERIC CRAYTHORNE, Mayor

ATTEST:

CASEY ARNOLD, City Recorder

Buyers:

NATHAN W. SCOTT

REBECCA P. SCOTT

[The remainder of this page intentionally left blank.]

This Document Prepared By:

FELSHAW KING
Attorney at Law
King & King
330 N. Main Street
Kaysville, Utah 84037
(801) 543-2288

Mail Tax Statements To:

Nathan W. Scott and Rebecca P. Scott
379 North 3000 West
West Point City, Utah 84015

APN:

SPECIAL WARRANTY DEED

WEST POINT CITY, GRANTOR,

Whose current mailing address is 3200 West 300 North, West Point, Utah 84015;

HEREBY conveys and warrants against all who claim by, through, or under the Grantor to
NATHAN SCOTT and REBECCA SCOTT, as joint tenants, GRANTEES,

Whose mailing address is 379 North 3000 West, West Point, Utah 84015;

FOR the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, all of the following described tract of land in the County of Davis, State of **Utah**:

A part of the Southeast Quarter of Section 32, Township 5 North, Range 2 West, Salt Lake Base and Meridian.

Beginning at a point on the west line of 3000 West street being N 00°01'48" W 396.88' along the section line and S 89°58'12" W 33.00' from the Southeast corner of said section 32, said point also being the Southwest Corner of Lot 1 of the Equestrian Ranchettes Subdivision as recorded in the Recorder's office of Davis County, Utah; and running thence as follows:

N 89°55'52" W 152.625' along the south line of said lot 1; thence,
N 00°02'04" W 15.00'; thence,
S 89°55'52" E 152.625'; thence,
S 00°01'48" E 15.00' along the east line of said lot 1 to the Point of Beginning.
Contains 2289 sq. ft. or 0.053 acres

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

WITNESS, the hand of said Grantor, this ____ day of August, 2020.

ERIK CRAYTHORNE,
Mayor, West Point City

STATE OF UTAH

)
) ss.
)

COUNTY OF DAVIS

On this ____ day of August, 2020, personally appeared before me ERIK CRAYTHORNE, West Point City Mayor, the signer of the foregoing instrument who duly acknowledged to me that he executed the same.

NOTARY PUBLIC

City Council Staff Report

Subject: Front Yard Setbacks R-4 Zone
Author: Boyd Davis
Department: Community Development
Date: September 1, 2020



Background

In July, the City Council approved new setback requirements for the R-4 zone, however there were some unanswered questions about the setback requirements along private lanes, alleys, or driveways. The Council approved the setbacks and decided that they would be applied the same to all street types but asked to discuss the private lanes again at a future meeting.

Analysis

The R-4 zone is most used for townhouse or patio home projects. These types of residential units typically have smaller setbacks than single family homes. The newly revised standards for West Point City allow a 20' setback to the front face of the building and a 25' setback to the garage. Other cities have varying requirements for setbacks for townhouses. Layton requires 12-18' front setback depending on the type of road. Syracuse requires a 20' setback and Clinton requires a 30' setback.

The new requirement in West Point City has a standard of 25' to the garage, which emphasizes the importance of the driveway length. However, there was a question as to whether that should be the same requirement on all roads, or if that could be varied by road type. Staff feels that it could vary by road type but the road types need to be better defined. The following are proposed definitions:

Alley: A private roadway that provides access to the rear of residential or commercial buildings with a minimum of 20' of asphalt with curb and gutter on each side. Alleys can be a through street or a dead end, but dead-end alleys shall not provide access to more than 15 lots or units. Units or lots that have rear access from an alley shall also have frontage on a public road or a private road.

Private Lane: A private roadway that provides access to the front of residential or commercial buildings with a minimum width of 20' of asphalt with curb and gutter on each side. Private lanes can be a through street or a dead end, but dead-end lanes shall not provide access to more than 15 units or lots.

Private Road: A private roadway with a minimum of 50' right-of-way that includes curb, gutter, and sidewalk on both sides and meets the requirements found in the public works standard drawings. Dead ends are allowed but must be provided with a dedicated turnaround at the end and shall be no longer than 600' in length.

Public Road: A public roadway with a minimum of 60' right-of-way that meets the requirements found in the public works standard drawings.

Based upon these definitions the following front setbacks are proposed in the R-4 zone:

Road Type	Setback to Building	Setback to Garage
Alley	10'	10'
Private Lane	20'	20'
Private Road	20'	25'
Public Road	20'	25'

Staff would like feedback from the Council on these proposed changes. We are not set on them but feel this is a good starting point for our discussion.

Recommendation

No action required. This is for discussion only.

Significant Impacts

None

Attachments

None

City Council Staff Report



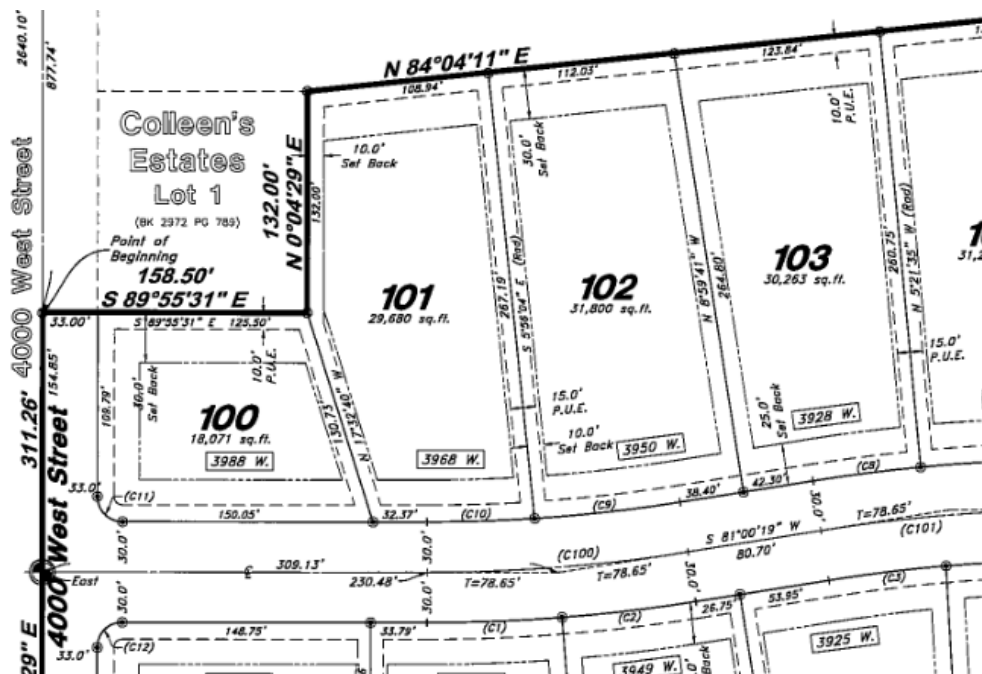
Subject: Amended Plat – Bennett Century Farms
Author: Boyd Davis
Department: Community Development
Date: September 1, 2020

Background

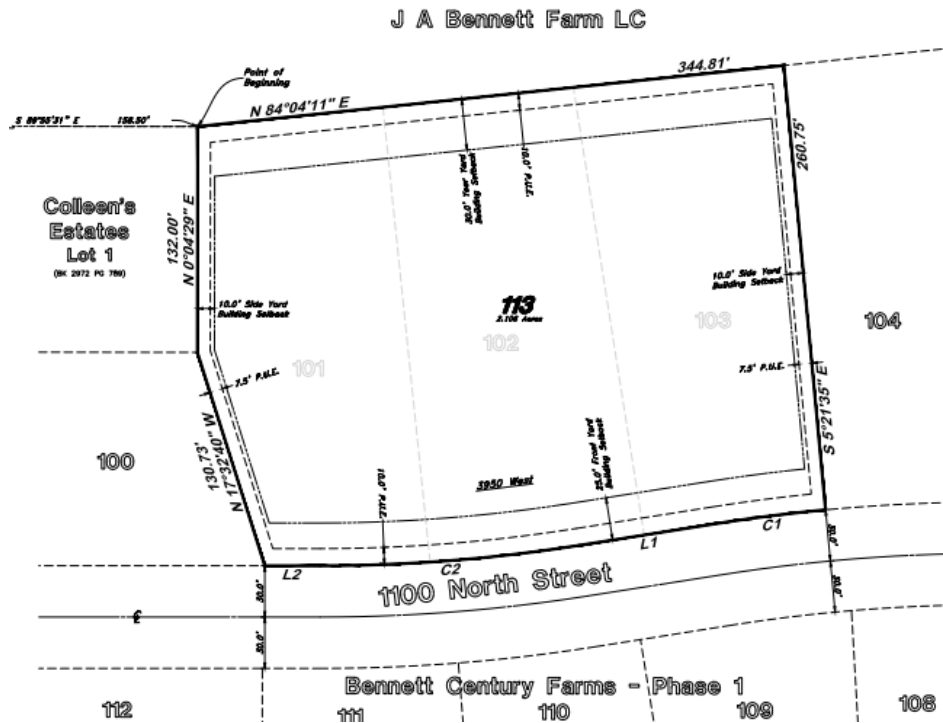
The Bennett Century Farms Subdivision is located at 1100 N 4500 West. Lots 101, 102, and 103 are owned by the same resident and they would like to combine the three lots into one in order to build an accessory building and have it on same parcel. They have submitted an application, a plat, and have paid the fees.

Analysis

The current subdivision plat is as follows:



The owners would like to combine the lots as shown on the plat below:



Because this is a simple combination of lots and it is under one owner there is no need for signatures from other lot owners nor will a public hearing be necessary. There is also no requirement for the plat to be reviewed by the Planning Commission.

One issued that must be resolved are the public utility easements between the lots. They must be vacated by ordinance of the City Council, which should not be an issue as the easements have not been used for any utilities.

Recommendation

No action required. This is for discussion only.

Significant Impacts

None

Attachments

Amended Plat

Bennett Century Farms - Phase 1 1st Amendment

Amending Lots 101, 102 and 103

A part of the Northwest Quarter of Section 32, T5N, R2W, SLB&M, U.S. Survey

West Point City, Davis County, Utah

August 2020

NARRATIVE:

This Subdivision Plat was requested by Mr. Stephen R. Yeager for the purpose of combining Lots 101, 102 and 103 into a single residential Lot.

The Original Plat for Bennett Century Farms Phase 1, was used to verify the findings on the ground and to establish the perimeter of this Parcel.

Davis County Brass Cap Monuments were found at the North Quarter Corner, Northwest corner and West Quarter Corner of Section 32, T5N, R2W, SLB&M, US Survey Center line Monuments were also found at the Intersection of 3850 West & 1300 North Streets, 3775 West & 1300 North Streets.

A line bearing South 0°04'29" West between the Northwest Corner and the West Quarter corner was used as the basis of bearing.

Property corners were found and or set as depicted on this plat.

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 and 7.5 feet along the side of the lot.



VICINITY MAP
Not to Scale

DESCRIPTION

A part of the Northwest Quarter of Section 32, Township 5 North, Range 2 West, Salt Lake Base and Meridian, West Point City, Davis County, Utah:

Beginning at the Northeast Corner of Lot 1 of Collen's Estates Subdivision in West Point City, Davis County, Utah, said point being 745.74 feet South 0°04'29" West along said Section Line and 158.50 feet South 89°55'31" East from the Northwest corner of said Section 32; and running thence North 84°04'11" East 344.81 feet to the Northwestern Corner of Lot 104 of Bennett Century Farms - Phase 1, West Point City, Davis County, Utah; thence South 5°21'35" East 260.75 feet to the Northerly Right-of-Way Line of 1100 North Street; thence along said Northerly Right-of-Way Line the following four (4) courses: (1) Southwesterly along the arc of a 1030.00 foot Radius curve to the left a distance of 64.88 feet (Central Angle equals 3°36'32" and Long Chord bears South 82°48'35" West 64.86 feet to a point of tangency; (2) South 81°00'19" West 80.70 feet to a point of curvature; (3) Southwesterly along the arc of a 970.00 foot Radius curve to the right a distance of 152.28 feet (Central Angle equals 8°59'41" and Long Chord bears South 85°30'10" West 152.12 feet) to a point of tangency; and (4) West 32.37 feet to the Southeasterly Corner of Lot 100 of said Bennett Century Farms - Phase 1; thence North 17°32'40" West 130.73 feet along said Easterly Line to the Southeasterly Corner of said Lot 1 of Colleen's Estates; thence North 0°04'29" East 132.00 feet along said Easterly Line to the Point of Beginning.

Contains 2.106 Acres, More or Less

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 _____, 2020.

Attest _____

Title _____

Mayor

ENGINEER

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

DEVELOPER

Yeager Living Trust
C/O Stephen R. Yeager
3950 West 1100 North
West Point, UT 84075

WEST POINT CITY ATTORNEY

Approved by the Attorney of West Point City
on this _____ day of _____, 2020.

Signature

WEST POINT PLANNING COMMISSION

Approved by the Planning Commission of West Point City on the _____ day of _____, 2020.

Chairperson

WEST POINT CITY ENGINEER

Approved by the City Engineer on this _____ day of _____, 2020.

Signature

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, a Professional Land Surveyor in the State of Utah, do hereby certify that this plat of Bennett Century Farms - Phase 1 1st Amendment, 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 _____, 2020.

6242920

License No.



OWNER'S DEDICATION

We, the undersigned owner(s) of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat, and name said tract Bennett Century Farms - Phase 1 1st Amendment 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 _____, 2020.

- Yeager Living Trust -
(Dated March 4, 2020)

Stephen R. Yeager - Trustee

Jamie L. Yeager - Trustee

ACKNOWLEDGMENT

State of Utah } ss
County of Davis }

On this _____ day of _____, 2020, personally appeared before me Stephen R. Yeager - Trustee and Jamie L. Yeager - Trustee, who duly acknowledged that they are the Trustees of the Yeager Living Trust (Dated March 4, 2020) and that the foregoing instrument was signed on behalf of said Trust, and that said Trust executed the same.

Residing at: _____

Commission Number: _____

Commission Expires: _____

A Notary Public commissioned in Utah

Print Name

Sheet 1 of 2

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

06N306-PH1



Bennett Century Farms - Phase 1 1st Amendment

Amending Lots 101, 102 and 103

A part of the Northwest Quarter of Section 32, T5N, R2W, SLB&M, U.S. Survey

West Point City, Davis County, Utah

August 2020



Scale: 1" = 40'



Graphic Scale

- LEGEND**
- ▲ Set Nail & Washer
 - Set 5" x 24" Rebar & GBE Cap
 - ◆ Section Corner
 - ⊙ Street Monument
 - ⊕ Existing Street Monument
 - P.U.E. Public Utility Easement
 - (Rad) Radial
 - (N/A) Not Radial

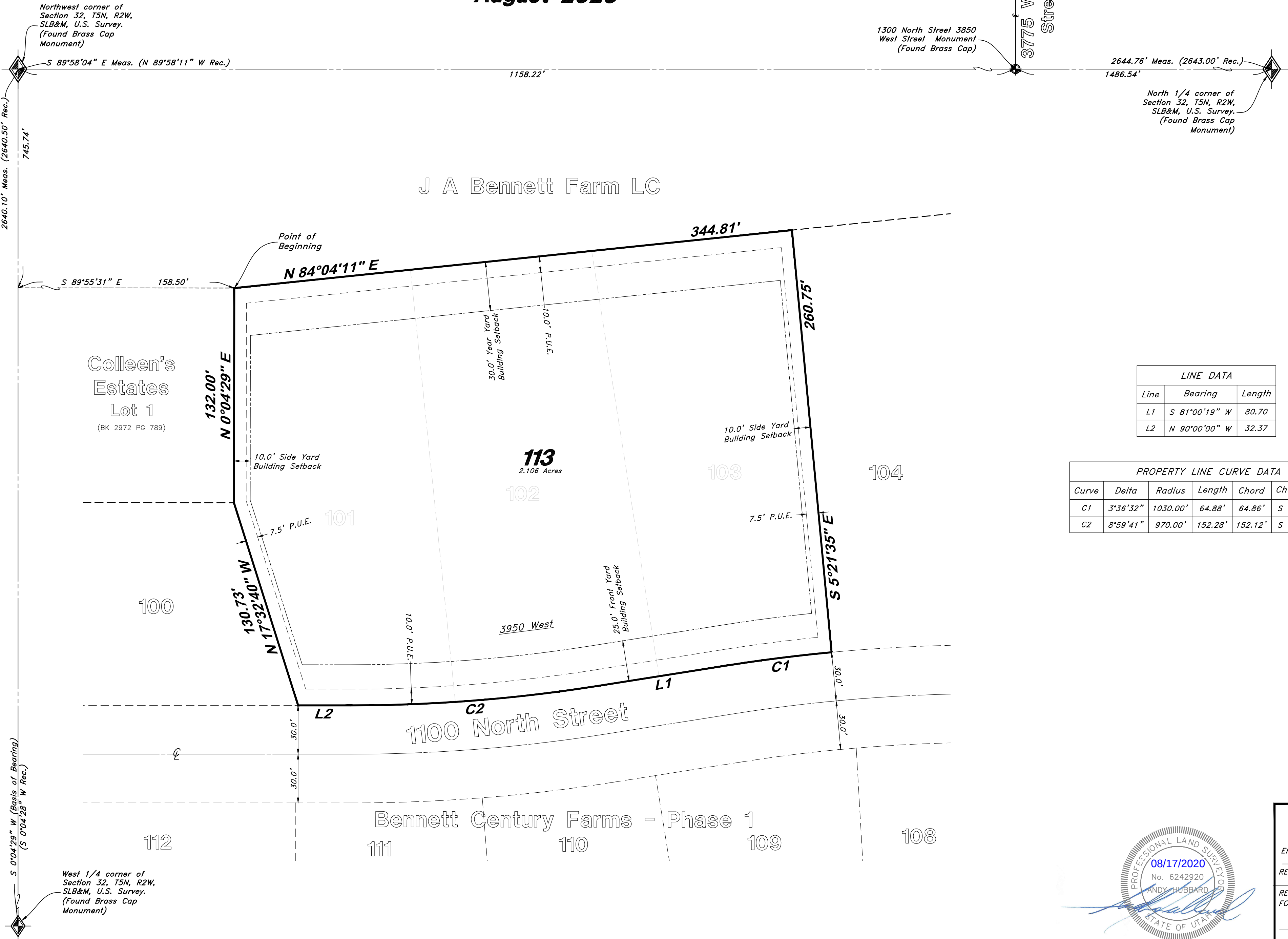
NOTE:

- 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 and 7.5 feet along the side of the lot.



GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM



LINE DATA		
Line	Bearing	Length
L1	S 81°00'19" W	80.70
L2	N 90°00'00" W	32.37

PROPERTY LINE CURVE DATA					
Curve	Delta	Radius	Length	Chord	Chord Bearing
C1	3°36'32"	1030.00'	64.88'	64.86'	S 82°48'35" W
C2	8°59'41"	970.00'	152.28'	152.12'	S 85°30'10" W

Sheet 2 of 2

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



06N306-PH1



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

WEST POINT CITY COUNCIL
MEETING MINUTES
ELECTRONIC MEETING
NO PHYSICAL MEETING LOCATION
August 4, 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 #82766341031 at <https://zoom.us/join> or by telephone at (669) 900-6833, on August 4, 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; 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 Property Tax Rate for the 2020 Taxable Year and the FY2021 Final Budget for West Point City and All Related Agencies – Mr. Ryan Harvey

Mr. Harvey stated that the purpose of this discussion today is to give the Council a chance to discuss the property tax rate, which will be approved by resolution at the August 18th Special Budget Meeting, followed by approval of the FY2021 Final Budget. The Council decided to again go through the Truth in taxation process this year, and chose to use the 2019 Property Tax Rate of .000917 in the notice published for residents. Mr. Harvey presented a table of potential property tax rates and their projected revenues:

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

As shown in the table, if the Council chooses to maintain the 2019 rate of .000917, the projected revenue is \$23,934 above what would be collected if the Council chooses to accept the Certified Tax Rate of .000877. Mr. Harvey also presented a chart detailing property tax rates since 2006, which is the year that the North Davis Fire District was created. The highlighted years are those that the Council adopted a rate above the certified tax rate for that year:

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

In regards to the budget, Mr. Harvey stated that there is one item that Staff is proposing to change from the Tentative Budget, which the Council may want to take into consideration when determining this year's property tax rate, and turned the discussion over to Mr. Laws to explain that change. Mr. Laws stated that in the Tentative Budget, City Council approved a new position for an additional full-time Planner. However, as Staff has been discussing this position and how it can help meet the needs of the City, they believe there is a greater need for a Community Development Director. Mr. Davis currently fills this position, in addition to his roles as the Assistant City Manager and City Engineer, and has a heavy and at times overwhelming workload with the current pace of development within the City. Staff believes that rather than adding another planner position, being able to take the role of Community Development Director off of Mr. Davis' responsibilities will be a much bigger benefit to the City. As Assistant City Manager and City Engineer, Mr. Davis would still complete engineering reviews of plans, be responsible for RFP's, master plans and impact fee studies, project management, etc. The new Community Development Director would have some authority in decision-making and relieve some of the duties of development planning, attending Planning Commission meetings and preparing those staff reports, meeting with developers and working with them on their projects, and similar other duties. The position would report directly to the Assistant City Manager. Staff has discussed for some time that the Director and City Engineer position should eventually be separated, and Mr. Laws believes that now is the right time; the development we are experiencing will only continue, especially as West Davis Highway is built. This proposed position would require an additional \$35,000 in salary (and a small amount towards benefits) to the budget to support the higher-level position and to attract the talent and knowledge desired.

Mayor Craythorne commented that the Community Development Director should be, first and foremost, a planner, but would also be able to relieve some of the workload of overseeing the Community Development Department and also be able to focus on the City's land use code and processes. Mr. Laws added that, while the details haven't been entirely worked out, the City Planner position would likely report to the Community Development Director, while Code Enforcement would still fall under the Assistant City Manager.

Mr. Harvey stated that as mentioned, the Council would make final budget decisions at the August 18th meeting, but Staff would like some direction from the Council on the Property Tax Rate and the Community Development Director position so that the Final Budget can be prepared and presented at that meeting for consideration. Mr. Laws added that the Community Development Director position could be supported in the budget, independent of whatever property tax rate is approved. The Council agreed with the additional of this position rather than an additional City Planner as originally approved in the Tentative Budget, feeling that it would be a greater benefit to the City both now and in the future.

Mayor Craythorne stated that there will be a public hearing on both the Property Tax Rate and FY2021 Final Budget during the Special Budget Meeting on August 18th. The Council would continue the discussion at that time before final approval of both.

2. Discussion Regarding the Dahlia Estates Subdivision Phase II and Donation Agreement – Mr. Boyd Davis

Mr. Davis gave a brief review of the project, explaining that the subdivision is located at about 4300 W 300 N and is being developed by Ovation Homes. The Council approved the developer's request to simultaneously develop multiple phases of the project, and the final plans for Phases I and II have been submitted. 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, and UDOT. The Planning Commission recently approved both phases as well.

However, there is one issue remaining that Staff has been working with the developer to resolve. The subdivision will have two access points, one at 300 N and one at 4250 W, and they plan to develop a small portion of the Cold Springs Road as part of the development. The Developer has proposed that they only develop half of the road (26' of asphalt) on Cold Springs Road, and through a donation agreement, donate to the City the property needed for the other half of the road and right-of-way. Staff has informed the developer that they prefer and recommend that it be developed as a full-width road, at least to 200 N. It is a main access to the subdivision, which would normally require a 60 ft. road, but as Cold Springs Road is considered a collector road, it needs to be 66 ft. Mr. Davis explained that it would be logical for the City to pay for the additional 6 ft., but feels that the developers are responsible to meet the 60 ft. subdivision access road standard. The issue remains of whether or not the City can require the developer to build the full width of the road, or if the City needs to contribute, and if so, how much. Additionally, a new issue has come up recently that Staff was not previously aware of. Parcels B&C are considered 'remnant parcels' and the developer intends to

donate those as part of the donation agreement as well. The City's Land Use Attorney has counseled that if the City requires the road to be built in this location, it forces the creation of these remnant parcels and would consequently have to also accept those parcels. Mr. Davis stated that Staff does recommend approval of Phase II, but asked the Council for their direction on this road issue.

Council Member Dawson stated that it is his understating, as he also stated in the last meeting, Cold Springs Road was always intended to be a full-width road and when the previous owners of the property received development approval, it was expected that any property that developed along the road route would develop that portion of the road. He believes that the developers should be required to develop the full 66 ft. road, feeling that they knew of this responsibility when they purchased the property. Council Member Petersen agreed, stating that if a full-width road is not constructed, he is unwilling to approve this phase. He also inquired as to whether the road route could be redesigned in order to better utilize the remnant parcels. Mr. Davis stated that this has been discussed, but the developer would have some input on whether that was feasible.

Council Member Chatterton also agreed with Council Members Dawson and Petersen, feeling that the road could be redesigned to curve to the east and intersect 300 N at a 90-degree angle. This would create more square footage for the lots along this section of the road, making them more valuable for the developer. Mr. Laws stated that before the current developers purchased the property, a previous developer had submitted a plan for townhomes along Parcel B. When that was not approved, Staff believes that the developer may have chosen to construct a normal development without any extra density, but did not relocate the road and this is where the current road design originated from. Council Member Chatterton later stated that when the Bluff Road went away several years ago, the route of the future Cold Springs Road was placed on the General Plan with the intent of replacing that collector road; with the West Davis Highway coming soon, the road becomes even more important as it connects 300 N to 700 S.

Mayor Craythorne invited those representing Ovation Homes that were attending the meeting to participate in the discussion. Brad Frost stated that he first wanted the Council to know that they "are not trying to be difficult" but do have a different opinion on how the road was laid out and placed; he feels that Staff gave them the impression that the road had to be located as originally designed. He stated that they would much rather prefer that the route of the road be altered and allow lots on both sides. If the Council agreed that the road could be curved and changed, "it would make all the difference in the world" and with lots on both sides, they would agree that they would be expected to complete the full-width of the road. He feels that the City needs to decide whether Cold Springs Road is desired to be a collector or local road. As a collector road, there would be some coordination and approvals needed from UDOT which can take quite some time to receive. Mayor Craythorne inquired as to whether the location of the entrance to the subdivision would change, or if the road design would only change within the subdivision. Mr. Laws stated that UDOT has granted approval for the entrance to the subdivision, and as long as that part of the road redesign does not change, additional approval from them would not be necessary. Mr. Davis agreed. The Council discussed with the developers different options for the road, and ultimately agreed that they were not comfortable approving the subdivision as-is with the road issue not being resolved. Mr. Frost requested that the Council approve the subdivision, subject to approval of a new road design by Staff. He feels that timing is critical as we get closer to winter, and each week spent waiting for Council approval reduces the time-frame for construction. Council Member Petersen stated that he does not feel this would be appropriate or even allowed, but would be willing to meet with the developers and work on finding an acceptable road route so that when it comes back to Council, it can be with the expectation that it will be approved. Mr. Laws asked Mr. Keller (Land Use Attorney) on whether Staff could approve the road route or if it would need to be done by the Council. Mr. Keller stated that the best option would be for Staff and/or Council Members to work with the developers on the road design and then have the Council grant final approval. Council Member Dawson inquired as to what it would take to redesign the road, and Mr. Frost stated that he and his engineers would start working on a few different options right away, and by hopefully being able to avoid waiting for another approval from UDOT (by keeping the entrance on 300 N that has already been approved), be able to present them to Staff and/or Council Members for discussion and find a solution that works for both parties before the next Council meeting. Mayor Craythorne gave his assurance that the City would do everything it can to work with the developers and engineers in order for the subdivision to be approved at the next meeting in two weeks. Mr. Frost stated that he and his team "can work with that."

Approval of Phase II and the Donation Agreement will be on the agenda at the next meeting for consideration.

3. Discussion Regarding the Harvest Field Subdivision – Mr. Boyd Davis

Mr. Davis stated this subdivision is located at approximately 1200 S 4500 W, formerly owned by the Glen Wade family, and is on the border between Syracuse and West Point. It is owned by Capital Reef Management and being developed by Ovation Homes. The final plans for phases 1-4 have been submitted and will be reviewed by the Planning Commission for approval at their August 13th meeting. The Council approved the developer's request to simultaneously develop multiple phases in a previous meeting. Mr. Davis explained the following details for each phase:

The first phase of the subdivision contains 12.3 acres and 30 lots ranging in size from 10,000 sqft. to 15,099 sqft. All lots meet the minimum size for the R-1-PRUD zone and the density is within the limits of the code.

The second phase of the subdivision contains 11.3 acres and 29 lots ranging in size from 10,020 sqft. to 15,542 sqft. All lots meet the minimum size for the R-1-PRUD zone and the density is within the limits of the code.

The third phase of the subdivision is named Aspire at Harvest Fields and contains 6.9 acres and 20 lots ranging in size from 8,400 sqft to 10,142 sqft. All lots meet the minimum size for the R-1-PRUD or the R-2-PRUD zone and the density is within the limits of the code.

The fourth phase of the subdivision is named Cottages at Harvest Fields and contains 6.8 acres and 20 lots ranging in size from 8,400 sqft to 14,657 sqft. All lots meet the minimum size for the R-1-PRUD or the R-2-PRUD zone and the density is within the limits of the code. This is the “active adult” portion of the project.

The subdivision will have three access points, one at 920 S, one at 1050 S and the other at 1200 S. They plan to install the turn lanes that will be required by UDOT on 4500 W that will provide good access and prevent congestion on 4500 W.

Staff has reviewed the plans and the following items still need to be addressed:

- Approval from UDOT
- Approval from Hooper Water Improvement District
- Approval Davis & Weber Counties Canal Co. for Phases 1 and 2 (Approval for Phases 3 and 4 have been received)
- Approval from Syracuse City for the utilities on 1200 S and the construction of the road; there is currently a dirt road that will be developed as part of this project and Syracuse has agreed to develop their half of the road. The developer will need to coordinate with Syracuse on the logistics and construction of the road.
- Addressing the new State LID requirements

In response to Council Member Henderson’s inquiry, Mr. Davis stated that he does not foresee any issue from receiving the necessary approvals. Mr. Laws added that some of the agencies are meeting in the next few weeks wherein they will consider approval, and the developer has been in contact with all of them and they have all seen the plans. Council Member Petersen inquired as to when a groundwater test was or will be done to determine how deep they can build the homes. Mr. Davis stated that they have already submitted the geotechnical engineering study and are installing a land drain system in the subdivision, which should negate any groundwater issues. Since there is a land drain system, they are not required to have any sump pumps in the homes, although it is recommended; the land drain will be stubbed into the footing drain that surrounds the perimeter and should flow water off continuously, generally reducing need for sump pumps. There are some zones wherein either a land drain system or sump pumps are required, but not all are able to install a land drain system because of the existing storm drain lines. Mr. Davis added that this property is actually in one of the better areas in regards to groundwater, but they will still need the land drain system in order to have basements in the homes.

There is also a storm drain system in place that will flow to the storm drain line owned by Syracuse; the City already has an interlocal agreement with Syracuse to use that storm drain system in place.

Approval of the subdivision will be on an agenda for consideration of approval by the Council in a future meeting; further discussion will be had at that time.

4. Discussion Regarding a Development Agreement with NHM8, LLC for the Bluff View Subdivision – Mr. Boyd Davis

Due to time restraints, this item will be discussed prior to Item #7 in the General Session.

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
August 4, 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 #82766341031 at <https://zoom.us/join> or by telephone at (669) 900-6833, on August 4, 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; 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** – Mayor Craythorne welcomed those attending the electronic meeting.
2. **Prayer** – Given by Council Member Henderson
3. **Communications and Disclosures from City Council and Mayor**

Council Member Kent Henderson – None

Council Member Dawson – None

Council Member Chatterton – None

Council Member Petersen – None

Council Member Judd – None

Mayor Craythorne – None

4. **Communications from Staff**

Mr. Laws updated the Council on the UTOPIA fiber internet project, stating that two new phases opened up this past week and almost 1,000 homes in the City have the ability to sign-up. The number of sign-ups is well ahead of projections, and it appears that the threshold of 1,200 subscribers will be met in order to cover the bond payment. Mr. Laws reminded the Council that there is a two-year grace period before the first monthly bond payment is due.

Mr., Davis updated the Council on the 300 N Project, stating that the section of the road in West Point is nearly complete; the remaining items are the laying of the chip seal and an H5 sealcoat over the top, and then the road striping. The chip seal is scheduled to be completed the next day, the H5 seal coat is scheduled for August 15th, and the road striping is scheduled for August 17th. The road looks great and should be open and ready for use by mid-August.

5. Citizen Comment

(Comment submitted via email prior to the meeting and read to the Council by the City Recorder)

Richard Overduyn – 4052 W 960 N: “I would like to know the status of the Pickleball court outdoor facility that had been proposed to be built in West Point, Utah. About a year ago, I heard it was being discussed and budget for, but as of this date I haven't heard any additional information regarding this facility. If it has been rejected and is no longer being discussed or considered any longer, I would like to ask that it be reconsidered, approved and budgeted for once again. With the popularity of this sport increasing every day, it is time for our city to build its own facility for the West Point community. Our city appears to be lagging behind in this area in that Syracuse, Roy, West Haven and even smaller cities like Mountain Green and Morgan have built pickleball courts for their community members. I feel it is time, actually past time, that West Point City budget and plan for a pickleball facility for its community members, better sooner than later. We've got tennis courts, basketball courts, a splash pad, baseball/softball diamonds, football fields and even a golf course within the city. Now it's time to add a Pickleball facility in our community for all the citizens who are playing the fastest growing sport in the nation! Thank you and please let me know what is being done about this in West Point City.”

Joelle Caruso – 450 N 3650 W: In regards to the Bluff View Subdivision, Ms. Caruso stated that she has a lot of concerns about their request to go through the cemetery for access so that they can have more than 30 lots. She is also concerned that the property that was the Matthews property was rezoned to R-4 is now going to have 11 units per acre rather than 8 units per acre. She stated that (11 units) is much more than what the R-4 zone is for and she feels that there will be too many homes right by the school – “once again, it is way too much.” Ms. Caruso would also like to know when this was approved, because she attended the Planning Commission meeting and did not hear about these requests. She is concerned that the Council is already voting on the subdivision, but it was never discussed in a public hearing.

Mayor Craythorne stated that there has been a lot of discussion (regarding the Bluff View Subdivision) in the last couple of meetings between both the Planning Commission and City Council, but the subdivision is still in the early stage of the approval process; the subdivision is being considered by the Planning Commission before coming to the City Council for final approval, but there will be some discussion by the Council later in the meeting about a developer's agreement for the subdivision.

6. Consideration of Approval of the Minutes from the July 21, 2020 West Point City Council Meeting

Council Member Henderson motioned to approve the Minutes from the July 21, 2020 West Point City Council Meeting
Council Member Petersen seconded the motion
The Council unanimously agreed

Mayor Craythorne stated that Item #4 of the Administrative Session will be discussed at this time.

After which, the Council will resume with Item #7 of the General Session and consider approval of the resolution.

7. Consideration of Approval of Resolution No. 08-04-2020A, Approving a Development Agreement with NHM8, LLC for the Bluff View Subdivision – Mr. Boyd Davis

Mr. Davis stated that this subdivision consists of the Schneider and Matthews properties that were recently rezoned and are directly south of West Point Elementary along 300 N. Since the preliminary plan was originally submitted, the developers have made some changes, which he will review with the Council. Changes have also been made to the proposed Developer's Agreement, which would allow emergency access for the subdivision through the cemetery. A draft Developer's Agreement attached to the Staff Report has been reviewed and deemed acceptable by both the City's Land Use Attorney and the developers, though there have been some changes over the past few days.

In regards to the changes from the original plan, Mr. Davis stated that Staff has been working with the developers for several months and they are proposing the following changes:

- Addition of an open space in the center of the project with a park area
- Increased the road width on 240 N and 210 N from 27 ft. to the standard 50 ft.

- Staff has since discussed the road width and the developers have also agreed that, in exchange for approval of the access road (through the cemetery they will continue the 50 ft. road width along 3610 W.
 - In order to fit a 50 ft. road width, the City may need to make some minor concessions on the setbacks of these lots. Mr. Laws specified that the side-yard setbacks of the lots on the inside of the loop will need to be reduced from 20 ft., and it may also be necessary to reduce the front and rear-yard setbacks of the lots on 3610 W. This wider road is something that Staff has asked the developers to do, feeling that a full 50 ft. road width is important for many reasons, one of which being that there will likely be a lot of on-street parking and a narrow road causes major congestion and safety issues as cars try to pass.
- Reduced the number of units in the project.
 - Mr. Davis stated that this is the most significant change to the original plan and removes 6 units from the original plan, totaling 86 units rather than 92 units. The overall density for the entire project, including the patio homes, is close to 7 units per acre; as the zoning allows for 8 units per acre; they are under the maximum density for the zone.
- Install curb and gutter along the proposed emergency access road
 - The original plan showed the access as another driveway leading to the cemetery. By installing curb and gutter, the road will be much easier to identify as an access rather than a driveway in case of emergency.

In regards to the Developer's Agreement, if approved, the City would be agreeing to grant access through the cemetery, grant a utility easement for the lines that go through the cemetery (although these lines may not be needed for the project), grant a utility easement for the sewer line on 200 S, allow adjustments to the setbacks of the lots along the loop road in order to accommodate a 50 ft. road width. Lastly, the City would allow a 20 ft. setback to the patio homes; although Staff believes that the Code that was current when this subdivision was applied for allows for 20 ft. setbacks, the developers have asked that this be specifically stated in the Agreement (the Code has since been changed to 25 ft.). In return, the developers would agree to develop the project as approved, construct a 50 ft. loop road through the townhouse area, construct the emergency access road to the required standards, including curb and gutter, and also install trees along that access.

Mr. Laws reiterated that Staff has been working with the developers for some time on the project and they have been willing to negotiate and modify their project; while not every request from Staff was agreed to and incorporated, the project has "come along way" in creating a final product that is good for the City. Mr. Laws also noted that it is correct that this townhouse part of the project is more than 8 units per acre, but the total density of the entire subdivision is under the 8 unit/acre maximum as mentioned by Mr. Davis.

Mr. Laws added that at the last meeting, the Council asked to see what an option for an emergency access road heading east would look like; the developers drafted a plan for this option, and Staff forwarded it to Council the previous week

Council Member Henderson inquired as to what the front and side yard setbacks would need to be reduced to on the lots along the road to accommodate a 50 ft. road. Mr. Davis stated that an additional 16 ft. is needed, and so the setbacks could need to be reduced to 15 ft. on either side of the road. Mr. Davis confirmed for Council Member Petersen that 50 ft. is the standard road width required for a private road. If that is the case, Council Member Petersen stated that he is struggling with why the original plan didn't already include a 50 ft. road and instead the City is negotiating with them to get it. Mr. Laws clarified that the Code also allows for private lanes and drives, but doesn't specify a road width; the developers were proposing that this would be a private road coming into the subdivision off of 300 N and connect to the public road to the east into the Nilson Homes project. Although still a private road, they have agreed to increase the road width to 50 ft., and still have multiple private lanes and drives throughout the project.

In regards to the emergency access, the option for an east route would travel along the golf course to the east and then exit out between the townhouses and patio homes. As required by the North Davis Fire District, the HOA would be required to maintain and plow either access, but the road for the east route would not be paved. Mr. Bryan Bayles, representing the developers, stated that their preferred route is through the cemetery access – the east route option ends up being about 1,800 ft., while the cemetery access road would only be about 220 ft. Further, there is already a dirt

road there that they would upgrade to a paved road, with curb and gutter, and also tear out the dead pine trees that are there and replace them with some other landscaping and vegetation. Additionally, Mr. Bayles noted that if there was an emergency blocking 4000 W, there are about 23 homes along there, as well as the Public Works shop, that could also use this emergency access in reverse. However, if the Council does not approve the access through the cemetery, they will proceed with the east route.

Council Member Dawson inquired as to whether the access would ever be abandoned, and Mr. Bayles stated that while not imminent, the plan is to at some point continue the development and there could potentially be a point where this road would no longer be needed. Mr. Bayles also noted that after talking further with Davis and Weber Counties Canal, Co. and Weber Basin Water, they now believe that there are both culinary and secondary water lines that already run through the cemetery, and so the approval of a utility easement for those lines as referenced in the draft Developer's Agreement is no longer relevant. Mr. Davis confirmed for the Mayor that there is about 26 ft. between the existing fence and the beginning of the cemetery plots. Mr. Laws clarified that the access through the cemetery would not go away unless there was another access further south at some point because of the 30 lots on a single access code.

Mayor Craythorne stated his opinion that improving and paving the road that already exists at the cemetery would be preferable, but knows that not all the Council Members agree with that opinion. Council Member Dawson agreed, stating that there is already another access in the middle of the cemetery, and once the Public Works building is relocated and the cemetery is expanded to the south, it makes sense to him that this access would remain and already be an improved road. Council Member Petersen stated that the Code seems to intend that if there are more than 30 lots, another full access would be needed; he understands that what constitutes as an "access" may not be clear in the Code, but still feels that the second access should be a completely accessible access road and not just an emergency access. If there was a secondary access that met what he believes the Code intended and this was just an additional emergency access road, he would have no problem with it going through the cemetery. Fundamentally, however, he does not feel he can approve the cemetery road emergency access because it is being used to fulfill the secondary access requirement. He is in favor of the east access that winds around, but would also like it to be paved and not gated so that it is available at all times to residents. Mr. Laws read the relevant language in the Code, which states: *"the city shall not approve more than 30 lots in a development or single phase without requiring the construction of a second access road that connects to an existing public street."* Mr. Laws asked Attorney Rob Keller for his counsel on how this Code could be interpreted and enforced. Mr. Keller stated that what constitutes as an access could arguably be interpreted either way, but under Utah law, the courts will defer to the property owner's or developer's interpretation. With that, he believes that the City will have to accept the developers' proposal of an emergency access road as meeting the Code requirement. Mr. Keller agreed with Council Member Petersen's comment that the cemetery is City-owned property and the City should have the right to determine what access goes through its property, but warned that if the City's decision was challenged, the courts would interpret the code in favor of the developer. Mr. Laws summarized the issue, stating that the City can deny access to the cemetery and they could use the route to the east, but the City likely does not have any legal standing to require that the access be a regular, full-time access rather than an emergency access. Mr. Bayles stated that they have done extensive analysis and worked with UDOT for feedback on improving access and traffic flow across 300 N, and have used an emergency access road in many other projects. Because the main access is designed so carefully, the emergency access roads are very rarely needed and so fire departments are willing to allow this type of access. Further, as the City's Code doesn't specify that this has to be a constant public access, they have used the emergency access road in this proposed project as well.

Council Member Chatterton stated that one of his concerns is that the City "keeps getting hit with things" that developers say the City needs to grant them in order for their subdivision to work – it is a recurring issue that he is not happy about. With that, he stated that he also prefers the east route for the second access, whether it is an emergency or full access; this is something that still needs to be discussed with the developers and the NDFD. He also feels that the road should be paved, because maintenance of a gravel road is going to be a real issue.

Council Member Judd stated that she is not in favor of the access road going through the cemetery, and also has a problem with the concept of a Knox Gate blocking access to the road. She stated that that people will inevitably start to park in front of the gate because it never gets used and thereby potentially be blocking the access in the case of a real emergency, or the gate might simply not be unlocked fast enough by the Fire District and lives could be lost. She added that on the plan is a straight road heading north to south, ending at units 8 – 12, and there could be an option to have an

emergency access there. Council Member Dawson stated that other emergency personnel would not need the access to be able to arrive on the scene of an emergency, but it would be the fire department's large ladder trucks and other large vehicles that would need to use the access in order to navigate equipment to the scene. Mr. Davis added that the gate would also be a 'crash-gate', meaning that if there was a true emergency, a vehicle could drive through the gate and exit through the access without a key.

Council Member Henderson also stated that he also is not in favor of the cemetery option for the access route. He does not see the benefit for the City and worried about the impact on the cemetery patrons as they visit those that have passed on. Council Member Dawson commented that he does not feel there will be a large, if any, impact on cemetery patrons and if there was an emergency, those visiting the cemetery are likely to understand why fire trucks and crews are using the road and why residents are needing to use the road to leave the area. However, most of the time he feels like it will be a vacant road like what is there now, only improved and better landscaped.

Mr. Laws commented that there is a safety benefit to the City, or at least to the residents who will live in the development, is that the cemetery access option is a shorter route to a public road compared to the long route to a public road to the east. The access would also benefit the residents on 4000 W should the situation arise where they need to exit to the south rather than onto 300 N. Should the Council choose not to grant the cemetery access, the need for a Developer's Agreement would be removed and the developers would not be required to construct the 50 ft. loop road as desired, or any of the other changes they have agreed to do in exchange. He stated that the decision is entirely up to the Council to make, but just wanted to make sure they were clear on what the trade-offs would be for the project as a whole.

Council Member Henderson thanked Mr. Laws for this clarification, and had misunderstood the intent of the Developer's Agreement. With that, he feels that granting the cemetery access in exchange for the 50 ft. loop road is indeed a good trade-off, and coupled with the fact that it would be a shorter emergency route than the route to the east, would be in favor of approving the Developer's Agreement.

Jake Shepherd, another one of the developers of the property, wanted to make it clear to the Council that they did not come to the City with this proposal because they didn't have any other options for their subdivision to work. Rather, they have worked with Staff to come up with a plan that is mutually beneficial for both the City and the developers. The Developer's Agreement is not needed to "solve any problems", but is being proposed because there is a joint interest and it would define what the offsets and benefits would be to reach that joint interest. He reiterated that Staff has done a great job working with them to bring forth a proposal that both parties would benefit from, and have looked at the issues and options "far more than any of the Council Members." In his opinion, the concessions he and the other developers are asking for are not major exceptions to the Code and he wants it made clear to the Council that there are benefits to the City if the Developer's Agreement was approved, but again, they don't need it in order for their subdivision to work. Council Member Chatterton stated that he respects Mr. Shepherd's stance on the issue and his comments, but he dislikes the idea being presented to the Council as "approve this (access) through the cemetery or you don't get your 50 ft. road."

Mayor Craythorne thanked all for the discussion and the comments made and information shared. At this time, he would like to call for a motion on approval of the Developer's Agreement.

Council Member Dawson motioned to approve Resolution No. 08-04-2020A
No second

Council Member Petersen motion to deny approval of Resolution No. 08-04-2020A
Council Member Judd seconded Council Member Petersen's motion
Council Member Henderson – Aye
Council Member Dawson – Nay
Council Member Chatterton – Aye
Council Member Petersen – Aye
Council Member Judd – Aye
The Council denied approval of Resolution No. 08-04-2020A

8. Consideration of Approval of Resolution No. 08-04-2020B, Approving a Land Donation Agreement with Capital Reef Management – Mr. Boyd Davis

Mr. Davis stated that after the Council's discussion in the earlier Administrative Session, Staff would recommend tabling this item.

Council Member Petersen motioned to table consideration of approval of Resolution No. 08-04-2020B

Council Member Chatterton seconded the motion

The Council unanimously agreed

9. Consideration of Final Approval of the Dahlia Estates Subdivision Phases I and II – Mr. Boyd Davis

Mayor Craythorne stated that this item will also need to be tabled until the Land Donation Agreement is approved.

Council Member Petersen motioned to table consideration of final approval of the Dahlia Estates Subdivision Phases I and II

Council Member Henderson seconded the motion

The Council unanimously agreed

10. Consideration of Approval to Remove the Oleson Fields Subdivision from Warranty – Mr. Boyd Davis

Mr. Davis stated that this location is located at 700 N 3000 W and developed by Castle Creek Homes. Most of the homes in the subdivision have been built and all of the necessary checklist items given to them by Staff have been completed. However, just recently Staff received complaints about the condition of the landscaping along 3000 W and 800 N; this is an 8 ft. landscape strip that is required along collector roads and supposed to be maintained by the HOA. Mr. Davis stated that he contacted Mike Bastian, the developer's representative, who said that there is an active and functioning HOA and they have contracted with a landscape company to maintain that. As of yesterday, the grass has been mowed and some of the weeds removed. They also adjusted the sprinkler system so that it reaches all of the dry areas. The area still needs some attention, but the landscaping was not included on the checklist given to them to be taken off of warranty. Mr. Davis said it may be up to the Council to decide whether to approve removal with the condition that the landscaping is taken care of in the future, or to hold off removing the subdivision from warranty entirely until it is complete. Mayor Craythorne stated that because the landscaping of this area was not on the checklist, he does not believe the Council can withhold releasing them from warranty. He also drove by the area yesterday and feels that it does look a lot better and feels that with the adjustment of the sprinklers, the grass will begin to green and continue to look better. Council Member Chatterton stated that this is likely a Code Enforcement issue at this point.

Council Member Chatterton motioned to approve

Council Member Dawson seconded the motion

The Council unanimously agreed

11. Consideration of Approval of Resolution No. 08-04-2020C, Approving an Interlocal Cooperation Agreement for Services Relates to the Davis Cares Business Grant Program – Mr. Kyle Laws

Mr. Laws stated that, as discussed in the last meeting with the Council, the Coronavirus Aid, Relief, and Economic Security Act ("CARES Act") provides funding to local municipalities and counties for COVID-19 relief and response. The City is eligible to receive \$955,087 over the course of three tranches, the first of which has already been received in the amount of \$318,362. In Council of Government (COG) meetings the last few months, the Mayor has been in on discussions of how to use these funds County-wide. Davis County has created the Davis CARES Business Grant Program to distribute funds, in the form of grants, to qualified businesses within the County, and as part of those discussions, the County has requested that each city consider contributing a portion of their funding to the County to assist with this program. Most cities agree that this program will be run best at the County level and many have agreed to participate. The County received \$10 million in their first tranche and are contributing half of that to the program. Clearfield and South Weber Cities have chosen not to participate, and there are still some other cities that have not made a final decision. Businesses that apply that are within participating cities will be given funding preference. In the Council's last discussion there was a general consensus to contribute 50% of this first tranche the City has received to the Davis CARES Business Grant Program, and this Interlocal Cooperation Agreement authorizes that contribution in the amount of

\$159,181. If the Council wishes to contribute funds from the second and/or third tranche of money the City receives, a new agreement will be presented to the Council for approval of each contribution amount.

The Council had no further discussion.

Council Member Chatterton motioned to approve Resolution No. 08-04-2020C

Council Member Judd seconded the motion

The Council unanimously agreed

12. Consideration of Approval to Provide COVID-19 Support to the North Davis Fire District using CARES Act Funding in the Amount of \$31,622.16 – Mr. Kyle Laws

As also discussed with the Council at the last meeting, the North Davis Fire District sent the cities served by the District a letter requesting that they share some of CARES funding that they received to help with their COVID-19 response costs. As a special district, the NDFD did not receive any CARES Act funds directly. They have requested \$141,339.74 for personnel costs. As the NDFD serves as the fire department for West Point, Clearfield, and Sunset, the three cities have all agreed that it would be appropriate to contribute the funds, and that the requested amount be split based on population. That breakdown would be as follows: Clearfield (66.5%) - \$94,009.62, West Point (22.4%) - \$31,622.16, and Sunset (11.1%) - \$15,707.97.

The Council had no further discussion.

Council Member Petersen motioned to approve providing \$31,622.16 to the North Davis Fire District from CARES Act Funding

Council Member Henderson seconded the motion

The Council unanimously agreed

13. Consideration of Approval of Ordinance No. 08-04-2020A, Rezoning Property Located at 3635 W 300 N from the R-2 to the R-4 Zone – Mr. Boyd Davis

Mr. Davis stated that this Mark Thayne and Jake Shepherd intend to purchase this property and existing home and incorporate it into their townhouse project (Bluff View Subdivision). The property is 3.5 acres and they are requesting that it be rezoned to the R-4 zone. This is consistent with the General Plan and matches the adjoining development. With this, Staff recommends approval of the rezone.

Mayor Craythorne opened the item for public hearing.

a. Public Hearing

No comments

Council Member Chatterton motioned to close the public hearing

Council Member Henderson seconded the motion

The Council unanimously agreed

b. Action

The Council had no further discussion on the rezone request.

Council Member Dawson motioned to approve Ordinance No. 08-04-2020A

Council Member Chatterton seconded the motion

Roll Call:

Council Member Dawson – Aye

Council Member Chatterton – Aye

Council Member Judd – Aye

Council Member Petersen – Aye

Council Member Henderson - Aye

The Council unanimously agreed

14. Consideration of Approval of Ordinance No. 08-04-2020B, Rezoning Property Located at 59 S 3000 W from the R-2 and C-C Zones to the R-4 Zone – Mr. Boyd Davis

Mr. Davis stated that since being placed on the agenda, the applicants have withdrawn their application. The Planning Commission had denied the rezone request..

Staff recommends canceling the public hearing and tabling approval indefinitely.

a. Public Hearing

Application withdrawn, no public hearing was held

b. Action

Council Member Chatterton motioned to table approval of this rezone request indefinitely as the application has been withdrawn.

Council Member Judd seconded the motion

Roll Call:

Council Member Dawson – Aye
Council Member Chatterton – Aye
Council Member Judd – Aye
Council Member Petersen – Aye
Council Member Henderson - Aye

The Council unanimously agreed

15. Consideration of Approval of Ordinance No. 08-04-2020C, Regarding Amendments to WPCC 17.75.030 (Accessory Apartment Development Standards) Regarding Setback Requirements – Mr. Boyd Davis

Mr. Davis stated that, as discussed in previous meeting, this item came as a request from a resident who has built an accessory building that he would like to use as an accessory apartment. The building is 13 ft. from the back property line, and the current Code requires a 30 ft. setback for accessory apartments. The Planning Commission researched and discussed the issue in depth, and have recommended amending the Code to allow a 10 ft. setback on both the rear and side yards of accessory apartments. Staff recommends of approval the Planning Commission's recommendation.

Mayor Craythorne opened the item for public hearing.

a. Public Hearing

No comments.

Council Member Judd motioned to close the public hearing

Council Member Dawson seconded the motion

The Council unanimously agreed

b. Action

The Council had no further discussion.

Council Member Petersen motioned to approve Ordinance No. 08-04-2020C

Council Member Chatterton seconded the motion

Roll Call:

Council Member Dawson – Aye
Council Member Chatterton – Aye
Council Member Judd – Aye
Council Member Petersen – Aye

Council Member Henderson - Aye

The Council unanimously agreed

16. Motion to Adjourn the General Session

Council Member Judd motioned to adjourn the General Session

Council Member Dawson seconded the motion

The Council unanimously agreed

ERIK R. CRAYTHORNE, MAYOR

September 1st, 2020

CASEY ARNOLD, CITY RECORDER

September 1st, 2020

City Council Staff Report

Subject: Wildfire Estates Ph 2– PVFD Subdivision
Author: Boyd Davis
Department: Community Development
Date: September 1, 2020



Background

The first phase of the Wildfire Estates subdivision is nearly complete, and houses are being built. The developer has submitted plans for the second phase of the development and is requesting final approval from the City Council.

Staff has reviewed the plans and has sent our comments to the developer to be addressed. The Planning Commission approved the subdivision on August 14th.

Analysis

Phase 2 includes 21 lots along the main access road running from 4500 W to 4950 W. The smallest lot is 14,020 SF and the largest is 23,833 SF. In addition, there are three large lots along the west boundary that range from 1.5 acres to 2 acres.

This phase will include all the elements required by the developer's agreement including street trees. This phase will also be included in the HOA that will maintain all amenities.

The developer was given a list of review comments and all items have been addressed. The developer has also received approval from the following agencies:

- Hooper Water
- D&W
- North Davis Fire District

Recommendation

Staff recommends final approval.

Significant Impacts

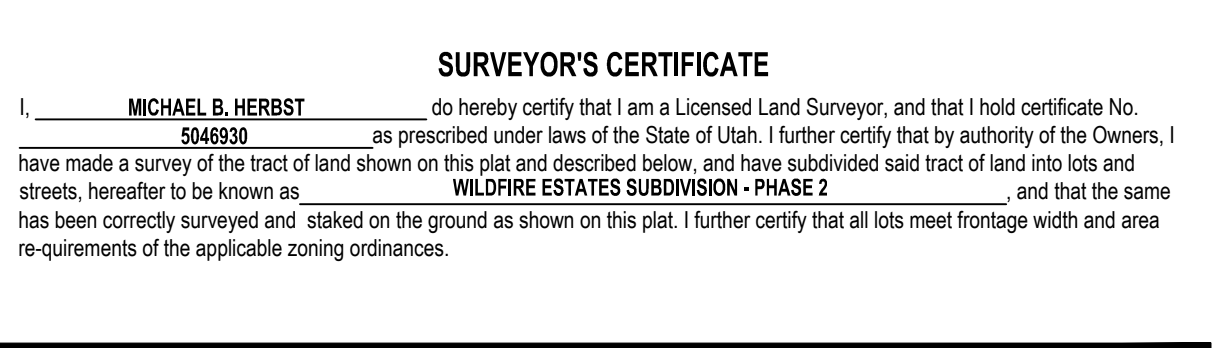
There are no significant impacts at this time.

Attachments

Plat

CURVE DATA					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C18	1030.00'	259.25'	14°25'17"	S82°33'55"W	258.57'
C19	15.50'	24.41'	90°132'71"	S45°06'31"E	21.96'
C20	15.50'	24.29'	89°46'33"	N44°53'17"E	21.88'
C21	600.00'	106.49'	4°27'14"	N79°28'50"E	46.63'
C22	600.00'	108.64'	10°21'38"	N72°04'25"E	108.34'
C23	600.00'	107.90'	10°18'15"	N61°44'30"E	107.76'
C24	600.00'	109.15'	10°25'21"	N51°22'42"E	108.99'
C25	400.00'	10.95'	1°34'00"	N42°51'43"E	10.95'
C26	400.00'	18.62'	2°40'04"	N40°44'37"E	18.62'
C27	500.00'	87.53'	10°01'50"	S16°00'24"E	87.42'
C28	500.00'	55.65'	6°22'35"	N17°50'02"W	55.62'
C29	1000.00'	251.70'	14°25'17"	S82°33'55"W	251.04'

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



I, **MICHAEL B. HERBST** do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. **5046930** 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 **WILDFIRE 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.

Beginning at the Northwest Corner of Lot 109, Wildlife Estates Subdivision - Phase 1, said point being South 0°06'59" West 1714.31 feet along the quarter section line and West 1142.69 feet from the North Quarter Corner of Section 6, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running;

thence South 00°13'27" East 190.00 feet along the West line of said Lot 109, Wildlife Estates Subdivision - Phase 1 and beyond the South line of said Lot 109 known as 50 South Street;

thence North 89°43'33" East 16.24 feet along said South line of a future road known as 50 South Street to the Northwest corner of Lot 110, Wildlife Estates Subdivision - Phase 1;

thence South 00°01'41" East 123.52 feet along the West Line and to the Southwest corner of said Lot 110, Wildlife Estates Subdivision - Phase 1;

thence West 114.75 feet;

thence South 16.67 feet;

thence West 37.00 feet;

thence South 83°51'53" West 193.32 feet;

thence South 78°34'18" West 112.18 feet;

thence South 75°21'16" West 198.00 feet to the West line of Quail Run (4950 West);

thence North 14°38'44" West 12.08 feet along said West line of Quail Run (4950 West);

thence South 75°21'16" West 568.49 feet to the West line;

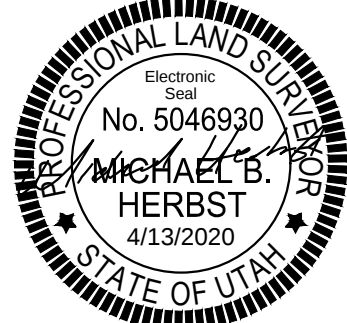
thence North 00°03'24" East 478.41 feet along the Township line;

thence North 86°56'37" East 355.27 feet to the Town line of Lot 96, Paice Farms Cluster Subdivision Phase 1;

thence along the Westerly and Southerly lines of said Paice Farms Cluster Subdivision Phase 1 the following five (5) courses and distances;

- (1) South 14°38'44" East 60.50 feet to the Southwest corner of Lot 96, Paice Farms Cluster Subdivision Phase 1;
 (2) South 80°37'07" East 44.22 feet along the center line of the 600.00-foot radius north-tangent curve to the left (center bears North 08°17'33" West and the long chord bears North 33°56'14" East 366.24 feet with a central angle of 35°32'25");
 (3) North 46°10'40" East 19.23 feet along the center line of the 400.00-foot radius north-tangent curve to the left (center bears North 46°21'13" West and the long chord bears North 30°13'14" East 29.57 feet with a central angle of 04°14'11");
 thence South 48°29'23" East 123.4 feet to the West line of Lot 109, Wildfire Estates Subdivision - Phase 1;
 thence North 04°46'33" East 120.00 feet to the West line of Lot 109, Wildfire Estates Subdivision - Phase 1;
 thence South 00°12'27" East 51.00 feet along said West line of Lot 109, to the point of beginning.

Contains 575,835 square feet or 13.219 acres, 21 Lots.



Known all men by these presents that I, the undersigned owner of the above described tract of land, having caused same to be subdivided, hereafter known as the

In witness whereof I have hereunto set my hand this _____ day of _____ A.D., 20____

By: WILDFIRE ESTATES LLC
By: DON SANDBERG
T'S: MANAGER

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

On the _____ day of _____, A.D., 20____, DON SANDBERG 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 MANAGER of WILDFIRE ESTATES LLC, a limited Liability Company and that He signed the Owner's Dedication freely and voluntarily and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

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

LOCATED IN THE NORTH HALF
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

SHEET 1 OF 1

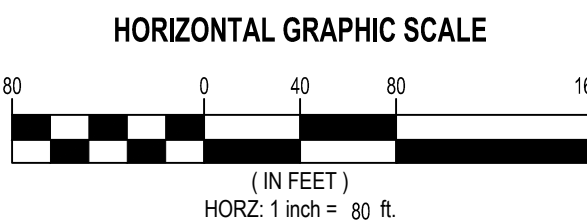
PROJECT NUMBER : L236
MANAGER : K.RUSSELL
DRAWN BY : J.MOSS
CHECKED BY : K.RUSSELL
DATE : 4/13/20

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



1. PROPERTY IS ZONED R-1.
 - A. FRONT YARD SETBACK IS 30' ON ALL LOTS.
 - B. REAR YARD SETBACK IS 30'
 - C. SIDE YARD SETBACK IS 10'
 - D. CORNER LOT SIDE YARD SETBACK IS 20' ARTERIAL STREET MINIMUM SIDE YARD.
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT, 7.5' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
3. 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 OWNERS EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS 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.
4. THE LOTS ARE LOCATED IN THE LAND DRAIN ZONE C IN WEST POINT CITY. FOUNDATION DRAINS AND SUMP PUMPS WILL BE REQUIRED ON ALL HOMES WITH BASEMENTS.

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



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City Council Staff Report

Subject: Sewer Study Proposal
Author: Boyd Davis
Department: Community Development
Date: September 1, 2020



Background

The Council recently approved a budget for a study for a sewer system in the proposed annexation area to the northwest of the city. Staff advertised an RFP for consulting services to which several engineering companies responded. This report summarizes the results and recommendations from the review committee.

Analysis

Staff received four proposals in response to our advertisement from the following engineering firms:

- JUB Engineers
- Bowen Collins & Associates
- CRS Engineers
- Sunrise Engineering

The proposals were reviewed and ranked by a committee that consisted of Andy Dawson, Brian Vincent, Kyle Laws, Paul Rochell, and Boyd Davis. The criteria used in making the selection were as follows:

1. The name of the firm and the managing principal
2. How close the firm is located to West Point
3. The firm's experience with sewer system planning
4. List of references
5. Key individuals that will work on projects
6. Fees that will be charged
7. The consultant's proposed scope of work
8. The proposed schedule

The four firms that submitted proposals were all very qualified and had a great deal of experience. The key factors separating the various proposals were the fee, the amount of experience and the proposed scope of work. The review committee used a scoring sheet to aid us in making an objective recommendation. We are also calling references on the top

firms before making a final recommendation. We will provide our recommendation at the meeting.

Recommendation

Staff will provide a recommendation at the meeting.

Significant Impacts

The budget for this project is \$40,000, but the County has verbally agreed to participate in the funding of the study.

Attachments

None

City Council Staff Report

Subject: Subdivision Warranty – Bennett Farms
Author: Boyd Davis
Department: Community Development
Date: September 1, 2020



Background

The Bennett Century Farms Subdivision is located at 1100 N 4000 W. The developer has completed all the required improvements and is now asking that the subdivision be placed on a one-year warranty. This subdivision has been in place for a few years, but was never placed on warranty because the detention pond was never installed. It has now been completed.

Analysis

The subdivision has been inspected to ensure all the required improvements have been completed and are in good condition prior to beginning the warranty period. The subdivision will be placed on a one-year warranty as required by the State Code. The required guarantee amount will be retained in escrow for the duration of the warranty period.

Recommendation

It is recommended that the City Council place the Bennett Century Farms Subdivision Phase 1 on a one-year warranty.

Significant Impacts

None

Attachments

None

City Council Staff Report

Subject: Sewer Lift Station Standards
Author: Boyd Davis
Department: Community Development
Date: August 18, 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. These have been updated since the last meeting to account for additional items that were recommended by the Council as well as additional recommendation from the Electrician.

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 is 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 for all pumps over 3hp.
- b. Single phase power supply shall be allowed for pumps under 3hp, but all pump motors and grinders shall be 3 phase equipment.
- c. Variable Frequency Drives (VFD) shall be provided for each pump. The VFD selected shall be approved by the City based upon expected loads and ampacity.
- d. Pump motors shall be a minimum of 5 hp or based upon engineering calculations and shall be approved by the City.
- e. Dual pumps shall be installed for redundancy and alternating of pumps.
- f. Grinders shall be used in all lift stations. They shall be separate from the pump. The grinder shall be a Muffin Monster brand or an approved equivalent.
- g. An additional spare pump shall be provided to the city.
- h. A backup power generator shall be provided that is capable of running both pumps simultaneously.
- i. The generator shall operate on propane fuel.
- j. A propane tank shall be provided on site.
- k. The propane tank shall be sized to allow 72 hours of continuous operation of the generator.
- l. The pumps shall be installed on solid pump guides. No cable or chain guides will be allowed.
- m. The pumps shall be automated and level controlled using ultra-sonic level 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, lockable 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 approve the design and have it reviewed by a third-party engineer.

Recommendation

Staff recommends approval of resolution 09-01-2020A adopting the standards and incorporating them into the West Point City Public Works Standards and Specifications.

Significant Impacts

None

Attachments

Resolution 09-01-2020A

RESOLUTION NO. 09-01-2020A

**A RESOLUTION APPROVING STANDARDS FOR
THE DESIGN AND CONSTRUCTION OF SANITARY SEWER
LIFT STATIONS IN WEST POINT CITY**

WHEREAS, there have been requests from developers to allow the installation of sewer lift stations that would be built by the developer and then transferred to the City for ownership and maintenance; and

WHEREAS, West Point City recognizes the need for lift station; and

WHEREAS, West Point City is willing to own and operate the lift stations if they are built to standards that are acceptable to the City; and

WHEREAS, a set of standards have been prepared and have been reviewed by the City Council

NOW, THEREFORE, BE IT RESOLVED, FOUND AND ORDERED, by the City Council of West Point City as follows:

1. The standards for sanitary sewer lift stations, attached hereto as Exhibit A, are hereby approved, and accepted by the City Council.
2. The City Engineer is hereby directed to incorporate said standards into the West Point City Public Works Standards and Specifications.

PASSED AND ADOPTED this 1st day of September 2020.

WEST POINT CITY,
A Municipal Corporation

By: _____
Erik Craythorne, Mayor

ATTEST:

Casey Arnold, City Recorder

EXHIBIT A

West Point City Public Work Standards and Specifications

Section 12: Lift Stations

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