



3200 W 300 N, West Point, UT 84015
801.776.0970

WEST POINT CITY COUNCIL
MEETING NOTICE & AGENDA
WEST POINT CITY HALL
3200 W 300 N, WEST POINT UT
October 20, 2020

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

Members of the public wishing to attend this meeting are encouraged to follow all health guidelines issued by the Utah Department of Health, including:

- Avoid entering if they have a fever of 100.4 degrees Fahrenheit or above, cough, trouble breathing, sore throat, muscle aches and pains, sudden changes in smell or taste, or feel generally unwell
- Maintain 6-foot physical distancing
- Wash hands often, and for at least 20 seconds
- Use of face coverings is encouraged and recommended
- Sneeze/cough into cloth, tissue, elbow or sleeve (not hands)
- Avoid hand shaking or unnecessary physical contact

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/85304559189> or
- Connect via Telephone: Dial 1(669) 900-6833 and enter Meeting ID: 853 0455 9189

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 – October 20, 2020 City Council Meeting"
- Email Body: **Must** include First & Last Name and Address and a succinct statement of your comment.

ADMINISTRATIVE SESSION

6:00 PM – OPEN TO THE PUBLIC

1. Discussion Regarding Setback Requirements for Private Driveways and Alleys – Mr. Boyd Davis pg. 4
2. Discussion Regarding Maximum Height Restrictions for Accessory Buildings – Mr. Boyd Davis pg. 6
3. Discussion Regarding Change to Land Use Table to Allow RV Storage in Industrial Zones – Mr. Boyd Davis pg. 8
4. Discussion Regarding Health Insurance Renewal Rates – Mr. Kyle Laws pg. 11
5. Other Items

GENERAL SESSION OF THE WEST POINT CITY COUNCIL

7:00 PM – OPEN TO THE PUBLIC

1. Call to Order
2. Prayer (Please contact the City Recorder to request meeting participation by offering a prayer or inspirational thought)
3. Communications and Disclosures from City Council and Mayor
4. Communications from Staff
5. Citizen Comment (If you wish to make comment to the Council, you are encouraged to email your comments prior to the meeting using the instructions above. If you have joined the electronic meeting, use the "raise hand" icon if on a computer or dial *9 to indicate that you would like to make a comment. When it is your turn, the meeting host will unmute you. If attending the meeting in-person, please approach the podium and clearly state your name and address, keeping your comments to a maximum of 2 ½ minutes. Please do not repeat positions already stated. Public comment is a time for the Council to receive new information and perspectives)
6. Consideration of Approval of the Appointment of Trent Yarborough to the West Point City Planning Commission – Mayor Erik Craythorne
7. Consideration of Approval of the Minutes from the October 6, 2020 West Point City Council Meeting pg. 13
8. Consideration of Final Approval of the Bennett Century Farms Subdivision Phase 2 – Mr. Boyd Davis pg. 19

CLOSED SESSION

1. Motion to Open Closed Session
2. Call to Order and Roll Call
3. Discussion Regarding the Purchase of Real Property, Pursuant to UCA §52-4-205(1)(d)
4. Motion to Adjourn Closed Session and Enter General Session
9. Motion to Adjourn the General Session

Posted this 16th day of October, 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: **11/05/2020**
JOINT MEETING w/ PLANNING COMMISSION – 5:00 PM

Date: **11/17/2020**
Administrative Session – 6:00 pm

1. Quarterly Financial Report – Mr. Ryan Harvey
2. Code Enforcement Update – Mr. Bruce Dopp
3. Discussion Regarding the West Point City Council 2021 Meeting Schedule – Ms. Casey Arnold

General Session – 7:00 pm

1. Consideration of Approval of Ordinance No. 11-17-2020A, Amending WPCC Section 15.20.165 (Multifamily Developments) Regarding Setback Requirements for Private Driveways and Alleys – Mr. Boyd Davis
 - a. Public Hearing
 - b. Action
 2. Consideration of Approval of Ordinance No. 11-17-2020B, Amending WPCC Section *** Regarding Maximum Height Restrictions for Accessory Buildings – Mr. Boyd Davis
 - a. Public Hearing
 - b. Action
 3. Consideration of Ordinance No. 11-17-2020C, Amending WPCC Section *** Regarding RV Storage in the Industrial Zones – Mr. Boyd Davis
 - a. Public Hearing
 - b. Action
 4. Consideration of Approval of Ordinance No. 11-17-2020B, Approving the 2021 West Point City Council Meeting Schedule – Ms. Casey Arnold
-

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: **01/05/2021**
Administrative Session – 6:00 pm

General Session – 7:00 pm

1. Youth Council Update
-

Date: **01/19/2020**
Administrative Session – 6:00 pm

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
						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

AUGUST

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					

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
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

SEPTEMBER

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			

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
			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		

OCTOBER

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

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
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						

NOVEMBER

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			

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: Front Yard Setbacks R-4 Zone
Author: Boyd Davis
Department: Community Development
Date: October 20, 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, with some additional changes recommended by the Planning Commission:

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' 5'	10' 5'
Private Lane	20'	20'
Private Road	20'	25'
Public Road	20'	25'

The Planning Commission held a public hearing regarding these changes at their last meeting and received no comments. The changes were approved unanimously.

Recommendation

No action required. This is for discussion only.

Significant Impacts

None

Attachments

None

City Council Staff Report

Subject: Height of Accessory Buildings
Author: Boyd Davis
Department: Community Development
Date: October 20, 2019



Background

For many years, the City Code has contained a section limiting accessory buildings to one story. However, this has become problematic because there is no clear definition of what constitutes a “story”. In addition, there are many “one-story” accessory buildings that are as tall as, or taller than, a two-story building. Staff is recommending that the limit to one story be replaced with a limit on the total height of the building.

Analysis

There are a couple of different sources that we have relied upon for to determine if an accessory building has a second story. First, the building code states that a “mezzanine” or a “loft” does not count as a second story. Therefore, if a plan is submitted that appears to have a second story but is actually a loft that is open to the lower floor, it is granted approval.

Second, if the second story is in the truss space or attic space then it is considered a “bonus room” and not counted as a second story. This is very similar to standard home construction where bonus rooms are not counted in the square footage of the house unless it meets certain criteria. These “bonus rooms” in accessory buildings can be difficult to determine if it is actually in the truss space or not. Often the plans will include a short “pony wall” above the first floor before the trusses begin. The pony wall can be anywhere from a couple of feet tall to several feet tall. There is no standard of how tall the pony wall can be before it becomes a second floor, however we do consider an 8 ft wall a second story.

In addition to the confusion caused by the definitions we often are faced with a dilemma when we deny a building permit for an accessory building because it has two stories and the applicant claims that it is shorter than his neighbors building that is only one story. It does seem odd to allow a single story building that is taller than a two story building. The impact is the same whether or not it has a second level.

Because of these issues, Staff believes it would be better to simply have a limit on the overall height of the structure rather than number of stories. The code currently limits the height of accessory buildings to the same height as the house on lots of 15,000 SF. On larger lots they are limited to 30'. We recommend that these limits remain unchanged, but that the limit to one story be removed.

As this was discussed with the Planning Commission, they brought up a concern about accessory buildings that are used as apartments. They felt that it may be uncomfortable to have a window on

a two-story apartment close to the property line. They discussed several ideas such as limiting accessory apartments to one-story, but in the end, they felt it would be better to simply require additional setback. They recommend the following:

17.75.030(I)

An accessory building may be used as an apartment but must maintain a minimum distance of 5' from the principal dwelling ~~and 10' from the rear property line~~. Side yard setbacks must adhere to the residential setback standards for side yards and corner lots the same setback as the principal structure. ~~The accessory building shall be set back from the rear property line as specified in the table below:~~

Roof Height (feet)	Up to 15	15+ to 30
Minimum Rear Setback (feet)	10	15

Recommendation

No action required. This is for discussion only.

Significant Impacts

There are no significant impacts at this time.

Attachments

None

City Council Staff Report

Subject: RV Storage
Author: Boyd Davis
Department: Community Development
Date: October 20, 2019



Background

Several weeks ago the Council had a discussion about a request from Tim Gooch to do a temporary RV storage yard on his commercial property on 1800 N at about 3900 W. However, we failed to mention that he also plans to do a permanent RV storage project connected to the storage units.

His property is zoned C-C along the frontage of 1800 N, but the rear of his property is zoned R\I-P (Industrial). His concept has always included the open RV storage on the industrial portion, but his hope was to allow RV storage on the C-C portion in a temporary manor until the permanent RV storage could be built. He has abandoned his plans to do the temporary storage after the Council indicated they were not in favor of the temporary use. He still plans to do the permanent RV storage on the industrial portion of his property; however, it was discovered that RV storage is not listed as a use in the industrial zone. We have always considered that a compatible use in that zone and recommend that the code be adjusted to allow it.

Analysis

Staff is recommending that the RV storage be added to table 17.25.070 of the City Code. This would only be allowed in the R/I-P zone. The change is shown in the chart below.

LAND USE DESCRIPTION	A-5	A-40	R-1	R-2	R-3	R-4	R-5	N-C	C-C	R-C	P-O	R/I-P
Commercial or Related Services												
1. Bakery, Wholesale	-	-	-	-	-	-	-	-	P	P	-	P
2. Bed and Breakfast	-	-	-	-	-	-	-	C	C	C	C	-
3. Building Materials Sales	-	-	-	-	-	-	-	-	C	P	-	P
4. Cabinet/Furniture Upholstery	-	-	-	-	-	-	-	-	P	P	-	P
5. Cleaning/Laundry or Dyeing	-	-	-	-	-	-	-	-	C	C	-	C
6. Clothing or Similar Light Manufacturing	-	-	-	-	-	-	-	-	-	-	-	P
7. Contractor Storage Yard	-	-	-	-	-	-	-	-	-	C	-	P
8. Heavy Machinery Storage, Sales and Repair	-	-	-	-	-	-	-	-	-	C	-	C
9. Hotel or Motel	-	-	-	-	-	-	-	-	C	C	-	C
10. Kiosk	-	-	-	-	-	-	-	C	C	C	-	-
11. Laboratory, Scientific or Research	-	-	-	-	-	-	-	-	-	C	-	P

12. Lithographic or Print Shop	-	-	-	-	-	-	-	-	P	P	-	P
13. Lumber Yard	-	-	-	-	-	-	-	-	C	C	-	P
14. Maintenance or Repair Service for Buildings	-	-	-	-	-	-	-	-	C	C	-	-
15. Storage Units	-	-	-	-	-	-	-	-	-	-	-	P
16. Paint Shop	-	-	-	-	-	-	-	-	P	P	-	P
17. Plumbing Shop	-	-	-	-	-	-	-	-	P	P	-	P
18. Preschool	-	-	-	-	-	-	-	C	P	P	C	C
19. Bus Passenger Station	-	-	-	-	-	-	-	-	C	C	-	C
20. Storage Warehouse	-	-	-	-	-	-	-	-	-	-	-	C
21. Trailer or Mobile Home Sales	-	-	-	-	-	-	-	-	-	P	-	P
22. Welding or Machine Shop	-	-	-	-	-	-	-	-	-	C	-	-
23. Open Storage for Recreational Vehicle, Boat, and Trailer.	-	-	-	-	-	-	-	-	-	-	-	P

Recommendation

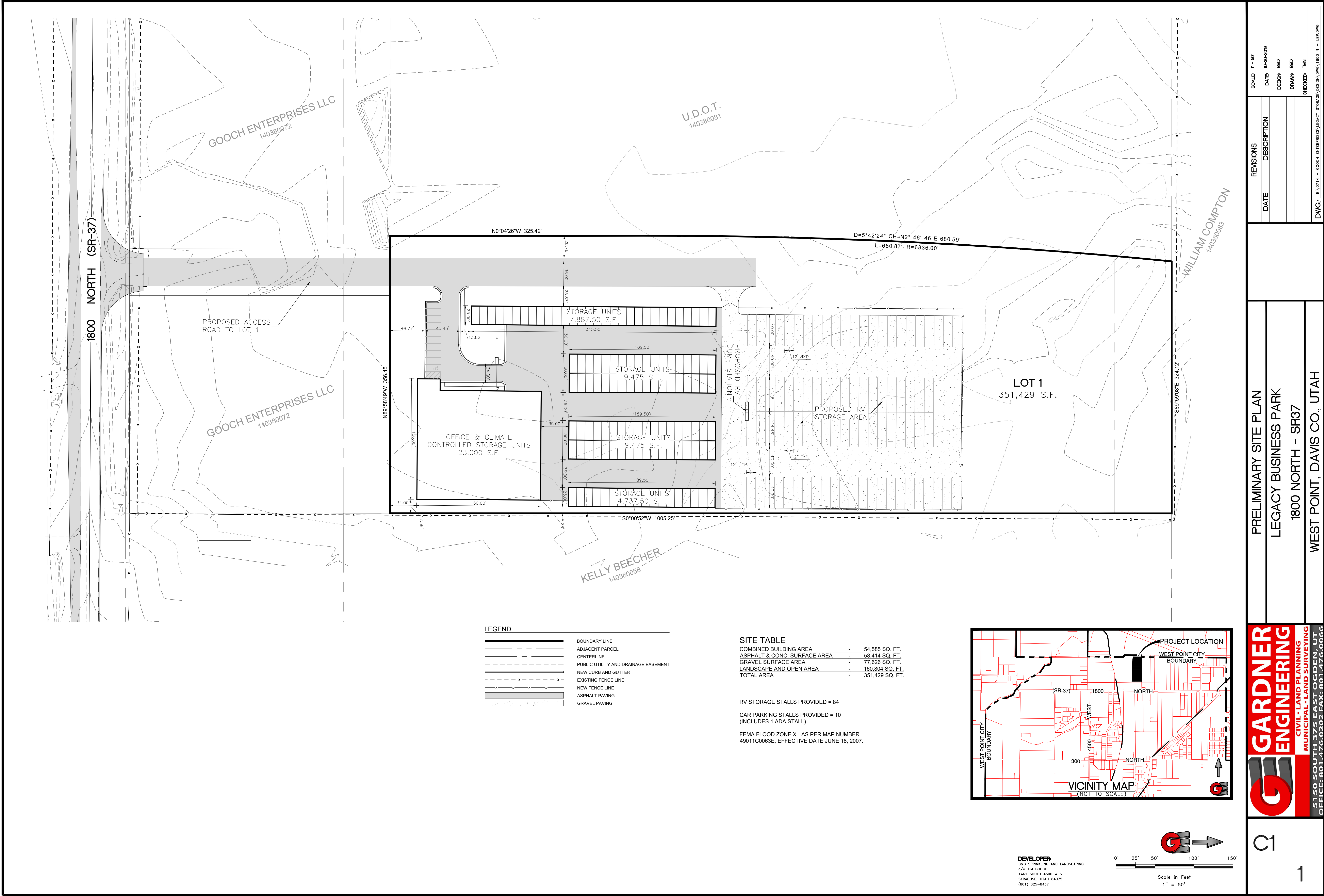
No action required. This is for discussion only.

Significant Impacts

There are no significant impacts at this time.

Attachments

Site Plan



City Council Staff Report

Subject: Health Insurance Renewal
Author: Kyle Laws
Department: Executive
Date: October 20, 2020



Background

Each year we are presented with the renewal for employee health insurance. Once we get the renewal from PEHP, our insurance broker, Keyes Insurance Services, Inc., puts together a package showing how our plan lines up with other insurance providers in the market. We do this each year to make sure that we are not missing other options that may be better.

Analysis

As mentioned above, the City's current health insurance provider is PEHP, and the renewal this year for medical insurance is 5.4%. This is for our current plan which is a high deductible plan with a Health Savings Account (HSA). The current premium share with employees is 90/10, with the City paying 90% and the employee paying 10%. The City also contributes \$5,000 per year to employees with family coverage and \$2,500 per year for individual coverage to the employees' HSA. The dental insurance renewal for this year is a 1.9% increase. The table below summarizes the plan:

	PEHP	
	Current - STAR Opt 4	
	In - Network	Out-Of-Network
DEDUCTIBLE		
Per Person	\$2,500	
Per Family	\$5,000	
OUT-OF-POCKET MAX		
Per Person	\$2,500	
Per Family	\$5,000	
LIFETIME PLAN MAXIMUM	Unlimited	
PROFESSIONAL OFFICE SERVICES		
OFFICE VISITS PCP	Covered 100% AD	20% AD
OFFICE VISITS SCP	Covered 100% AD	20% AD
HOSPITAL SERVICES		
HOSPITALIZATION		
Inpatient	Covered 100% AD	20% AD
Outpatient	Covered 100% AD	20% AD
EMERGENCY ROOM	Covered 100% AD	
URGENT CARE	Covered 100% AD	20% AD
OTHER BENEFITS		
PREVENTATIVE CARE	Covered 100%	20% AD
Routine exams, hearing		
MENTAL / DRUG		
Office Visit	Covered 100% AD	20% AD
Inpatient	Covered 100% AD	20% AD
PRESCRIPTION DRUGS	Covered 100% AD	
Generic / Brand Name / Non Preferred		

As we went through the budget process for FY2021, we budgeted for a 12% increase in health insurance premiums (knowing that we wouldn't just take a 12% increase without looking at other options), and so the impact to the City's budget with a 5.4% increase is significantly less than was budgeted.

Recommendation

Having seen the results from bidding out our insurance, and taking into account the significant changes that would come with changing to a plan with a smaller increase, I recommend staying with the current plan with PEHP with no changes, resulting in a 5.4% medical insurance premium increase and 1.9% dental insurance premium increase. The budget already allows for this decision so we would like to know if the Council approves moving forward with the increase.

Significant Impacts

The impact of this decision is a savings to the budgeted amount for health insurance. Based on the consistently low renewals we have had the past 3-4 years, we could possibly consider lowering the amount we budget for this.

Attachments

None



**WEST POINT CITY COUNCIL
MEETING MINUTES
WEST POINT CITY HALL
3200 W 300 N, WEST POINT UT
October 6th, 2020**

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

Administrative Session
6:00 PM

Minutes for the West Point City Council Administrative Session held at West Point City Hall, 3200 W 300 N, West Point, Utah on October 6, 2020 at 6:00 pm with Mayor Erik Craythorne presiding. Also available via electronic Zoom Meeting, accessible to attendees by entering Meeting ID #847 3036 3268 at <https://zoom.us/join> or by telephone at (669) 900-6833.

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

EXCUSED: None

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

EXCUSED: None

VISITORS PRESENT: No sign-in required from those attending the meeting electronically.

1. Discussion Regarding a Donation Agreement for the Dahlia Estates Subdivision – Mr. Boyd Davis

Mr. Davis presented a map of the Dahlia Estates Subdivision highlighting the portion of Cold Springs Road that is being donated by the developer. The developers are responsible to build a standard 60 ft. road as part of the subdivision from 300 N to the south end of Lot 125. The property south of Lot 125 is being donated for the future construction of Cold Springs Road once it is extended. Additionally, a 6 ft. width along the entrance road is also being donated, as City Code requires 66 ft. road on collector roads. The City Council, in previous discussions, had agreed to pay for that additional 6 ft. portion because it is above what the developer is required to install and will be covered by impact fees.

Mr. Davis stated that the Donation Agreement has been reviewed by the City's Land Use Attorney and the developer accepted all of his proposed changes. It is a fairly simple and straightforward agreement that says the City will pay for the additional 6 ft. width on the entrance road and that the developers are donating the discussed property. Staff recommends approval of the Donation Agreement.

The Council had no further discussion and will consider the item for final approval in tonight's General Session.

2. Discussion Regarding the Bennett Century Farms Subdivision Phase 2 – Mr. Boyd Davis

Mr. Davis stated that the Bennett Century Farms Subdivision is located at 1100 N 4000 W. Phase 1 of the subdivision is nearly complete, and most of lots are now occupied. The developer has now submitted plans for Phase 2 and is requesting approval.

Phase 2 includes 15 lots ranging in size from 12,350 sq. ft. to 24,497 sq. ft. These lot sizes are smaller than what was originally planned in the preliminary plat that was approved by the Planning Commission, but are still larger than the minimum lot size for this zone. The east boundary line of the phase borders Lynn Kirkman's property and there is a tail water and supply water ditch that goes along the existing fence line. The developer has agreed to pipe that ditch and there will be an easement for the ditch in the backyard of the lots that run along the boundary line. This will be temporary until the rest of the property develops.

Council Member Chatterton inquired as to the drainage water plan for Phase 2. Mr. Davis stated that the detention pond in Parcel A of Phase 1 is already installed and will act as the detention pond for the entire subdivision.

The Council had no further discussion at this time and will consider final approval of Phase 2 at the next meeting.

3. Discussion Regarding CARES Act Funding for the Davis Education Foundation and the North Davis Fire District – Mr. Kyle Laws

Mr. Laws stated that at the last Council Meeting on September 15th, the Council discussed the request from the Davis Education Foundation for CARES Act funding to help residents in West Point receive assistance for child care. The Davis School District Board was also having a meeting that same night and were considering whether to stay with the current schedule or increase the number of in-person class days. The Council motioned to approve the request if the Davis School District continued with in-person classes two days per week, but if they moved to in-person classes four or five days per week, it would come back to the Council for further discussion. The Board approved increasing in-person classes to four days per week, and so the request for funding is being brought back to the Council for consideration.

Mr. Laws stated that since the last meeting, he has spoken with Kara Toone of the Davis Education Foundation to discuss how the Board's decision affected the use of the funding and if the requested amount would change. Ms. Toone set an email outlining their new approach, which they are referring to as "Phase 2", as well as a Memorandum of Understanding for the Council to consider entering into. The requested amount is not changing from the original "Phase 1" amount of \$51,400, but rather than \$200 per qualified child, Phase 2 will provide \$75 per qualified child to assist with remote learning on Fridays. They would like to use the remaining money for social, emotional, mental health, "well checks" for the Davis Connect students, which is the program for those doing 100% online learning. These check-ins would be done by a family service worker that would travel to the students' homes. Mr. Laws stated that the Davis Education Foundation's modified request still benefits West Point residents and recommends entering in a Memorandum of Understanding with them.

Mr. Laws stated that the City has also received a second request from the North Davis Fire District for CARES Act funding in the amount of \$40,750.00 from all three contract cities. If this amount is split proportionally between the cities as done in the first request, (Clearfield (66.5%), West Point (22.4%), and Sunset (11.1%)), West Point's portion would be \$9,128.00. Staff also recommends approval of this request from the NDFD.

Mayor Craythorne noted that any money the City receives from the CARES Act funding that is not spent must be given back to the State and they will redistribute it elsewhere. He hopes that as much money as possible is providing benefits to West Point, such as through businesses taking advantage of Davis County's Business Grant Program. Council Member Petersen suggested that providing funds to the Davis Chamber of Commerce be considered if there is excess CARES Act money, as it is an organization that would use the money wisely throughout the County, which benefits West Point residents as well.

The Council had no further discussion on the requests from the Davis Education Foundation and the North Davis Fire District. The City's other uses of the CARES Act funds will continue to be discussed in the following item.

4. Discussion Regarding City Hall Maintenance Project and Changes at City Hall – Mr. Kyle Laws

Mr. Laws stated that Staff has been discussing changes and modifications to City Hall, some of which have been presented to the Council in previous discussions about the City's possible uses of CARES Act funding, in order to use the building and office spaces more efficiently. Most of these changes do not require any funding, such as the shuffling of offices and reorganization of cubicles, but some will require the removal of walls and the addition of other walls, which will also necessitate the purchase of some cubicle partitions and desks/furniture.

As the City has grown and positions added, the new employees have been placed in whatever office space was available, resulting in staff from the same departments being spread sporadically throughout City Hall. Additionally, Mr. Laws stated that there are areas of City Hall that are not being utilized the way the building was designed, or are just not being used as efficiently as they could be. He presented to the Council the current layout of City Hall with each employee's office space indicated in order to visualize how disconnected department staff currently are from one another – for just one example, the two Recreation Department employees are on opposite sides of the building. Mr. Laws then presented a layout of the proposed changes and reorganization of employee offices/work spaces. One significant change is that the Recreation Department would all be located in the northwest end of the building, which will enable them to use the separate entrance there for recreation sign-ups, equipment deliveries, etc.

The repurposing of the Mayor's office into the City Manager's office would also be a significant change. Mayor Craythorne stated that, as Mayor, he has never used that office and feels that it could be much better utilized. For example, he and Mr. Laws frequently meet with residents and other individuals together in the City Manager's current office and it is a tight space for multiple people to be in. He feels that by making the current Mayor's office become the City Manager's office and expanding it, more space will be available for a separate meeting area with a conference table, seating, etc., still within the same room, for these and other types of meetings. The Council agreed with this proposal and the redesign of that office space.

Mr. Laws stated that he would also like to move the workstations of the front desk employees to be more setback from the customer service desk in order to provide more distancing between Staff and the public. A computer would be placed at the front desk for payments, registrations, etc., and a Plexiglas shield would be installed so that these employees can still see and greet customers and walk up to the window when needed.

The Council and Staff discussed the proposed changes and other improvements to City Hall to increase security and efficiency, and also how to best construct the new office spaces (such as installing windows in some of the walls, different cubicle wall heights, door locations, etc.). The Council was in agreeance that these changes and upgrades are necessary and are a wise use of both CARES Act funding (when appropriate) and for the City Hall Maintenance and Repair Project budget item in the Capital Project Fund.

5. Other Items

Mr. Laws stated that Mr. Davis and Mr. Moyes (City Planner) have been working with the Land Use Consultants the City hired earlier this year to help review and revamp the current City Code. He wanted to update the Council on the progress of that project, informing them that there are some proposed changes currently being worked through at the Planning Commission level and have public hearings scheduled. The Council will discuss and consider these items once the Planning Commission has approved their recommendations.

No other items were discussed.

The Administrative Session adjourned.



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

**WEST POINT CITY COUNCIL
MEETING MINUTES
WEST POINT CITY HALL
3200 W 300 N, WEST POINT UT
October 6th, 2020**

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

General Session

7:00 PM

Minutes for the West Point City Council General Session held at West Point City Hall, 3200 W 300 N, West Point, Utah on October 6, 2020 at 6:00 pm with Mayor Erik Craythorne presiding. Also available via electronic Zoom Meeting, accessible to attendees by entering Meeting ID #847 3036 3268 at <https://zoom.us/join> or by telephone at (669) 900-6833.

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

EXCUSED: None

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

EXCUSED: None

VISITORS PRESENT: No sign-in required from those attending the meeting electronically.

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

Council Member Chatterton – None

Council Member Dawson – The North Davis Sewer District Board will meet later this week and so he has no update from them at this time. However, he did want to note that with conferences and trainings being held virtually this year, the Board decided that it would be appropriate for staff members to be able to attend, which is an exciting opportunity for those employees and will benefit to the District as a whole.

In regards to the North Davis Sewer District, Mayor Craythorne stated that the common thought has been that the sewer system main line would have to stop at 1300 N on 5000 W, because it wouldn't be able to go any farther north due to the issues caused by Howard's Slew in limiting the depth a large sewer pipe could be placed at. However, Steve Lamb with the North Davis Sewer District had suggested the possibility of running two smaller pipes that would not need as much depth, but allow for the same capacity as a large line. This could allow the sewer system to be extended a lot farther north than what has been thought possible. The Mayor wanted to make sure that the current Sewer Study that is in progress consider this possibility, and Mr. Davis confirmed for the Mayor that he has spoken with the consultants that are conducting the study and told them that it is a priority to determine whether or not this would be possible. They will be coordinating with the NDSD to do so.

Council Member Henderson – None

Council Member Petersen – The North Davis Fire District normally holds their Open Houses in the month of October, but those have been canceled this year. However, Council Member Petersen stated that it is still a good time to think of our firefighters and the service that they do for us.

Council Member Judd – None

Mayor Craythorne – He asked if any of the Council would be interested in touring Wasatch Integrated Waste’s new Davis Material Recovery and Transfer Facility; it is a huge, multi-million-dollar project with fascinating technology. All of the Council Members expressed their interest in attending a tour of the facility. The Mayor stated he and Mr. Laws would get that coordinated.

4. Communications from Staff

Mr. Laws stated that, as he mentioned at the end of the Administrative Session, the Land Use Consultants have been working on the City’s current ordinances and codes, and they would like to schedule a joint meeting with the City Council and Planning Commission to provide an update of what they have been working on and some of the State Code changes that our Code needs to be updated to. Mr. Laws stated that although the Council would normally meet on the first Tuesday of the month, the first Tuesday in November is Election Day and so that meeting is canceled. With that, Staff would like to know about the Council’s availability of meeting on Thursday of that week, with the Planning Commission, for a joint work session solely devoted to the discussion of these code changes and also some land use training. Mr. Laws asked for the Council to check their availability and get back to him on whether that date would work.

5. Citizen Comment

Emailed comment read to the Council by the City Recorder

Elliot Decker – 4399 W 625 S: I will be starting a petition to request that West Point City build pickleball courts at one of our parks. It would be preferable to have 16 courts, with lighting. I suggest this, based on the models of the pickleball facilities at Steed Park in Clearfield, and at Wardle Park in Bluffdale. These are both very excellent facilities. Pickleball is a sport that is growing VERY quickly in our community. Adding pickleball courts to our community would be a wonderful addition, which would provide countless benefits to our residents. I have spent much time at Steed Park playing pickleball, and have been impressed by both the quantity of people who come to play, and by the diversity of people who come to play. Most evenings, every single court will be occupied by 4 or more people. I have seen pickleball players range in age from small children to quite elderly. I see families playing together, friends playing together, strangers playing together, with all ages, genders, ethnicities, and athletic abilities.... I've never seen such a friendly and diverse population of people combine for good exercise and wholesome fun. I present this idea to the city council to consider. I will gladly begin a petition, which will help you gauge how strong the interest is for this endeavor.

6. Consideration of Approval of the Minutes from the September 1st, 2020 West Point City Council Meeting

Council Member Dawson motioned to approve Minutes from the September 1st, 2020 West Point City Council Meeting
Council Member Chatterton seconded the motion
The Council unanimously agreed

7. Consideration of Approval of the Minutes from the September 15th, 2020 West Point City Council Meeting

Council Member Petersen motioned to approve Minutes from the September 15th, 2020 West Point City Council Meeting
Council Member Henderson seconded the motion
The Council unanimously agreed

8. Consideration of Approval of Resolution No. 10-06-2020A, Accepting a Donation Agreement for the Dahlia Estates Subdivision – Mr. Boyd Davis

Mr. Davis stated that this subdivision is located at 4300 W 300 N and has been discussed in multiple previous meetings by the Council. Mr. Davis displayed the map of the Dahlia Estates Subdivision, which highlights the portion of Cold Springs Road that is being donated by the developer. The developers are responsible to build a standard 60 ft. road as part of the subdivision from 300 N to the south end of Lot 125. The property south of Lot 125 is being donated for the future construction of Cold Springs Road once it is extended. Additionally, a 6 ft. width along the entrance road is also

being donated, as City Code requires 66 ft. road on collector roads. The City Council, in previous discussions, has agreed to pay for that additional 6 ft. portion because it is above what the developer is required to install and will be covered by impact fees.

Mr. Davis stated that the Donation Agreement is a fairly simple and straightforward agreement that says the City will pay for the additional 6 ft. width on the entrance road, the developers are donating the described property, and that the developer will determine the value of the donation. The City's Land Use Attorney has reviewed and accepted the agreement, and also said that it is very typical in these types of agreements for the developer to determine the value of the property that is being donated; whatever that valuation is determined to be has no effect on the City. Council Member Petersen added that the valuation is solely for the developer's tax purposes, although he/she has an obligation to value it appropriately.

Mr. Davis added that the Donation Agreement is the last outstanding item need for the subdivision to receive final approval, and therefore if approved, the Dahlia Estates Subdivision will be finally approved. Staff recommends approval of the Donation Agreement. The Council had no further comments or discussion.

Council Member Petersen motioned to approve Resolution No. 10-06-2020A

Council Member Dawson seconded the motion

The Council unanimously agreed

9. Consideration of a Memorandum of Understanding with the Davis Education Foundation Regarding CARES Act Funding – Mr. Kyle Laws

Mr. Laws stated that, as has been discussed in the previous meeting and tonight's Administrative Session, the Davis Education Foundation has proposed a Memorandum of Understanding that has been modified from the original proposal of \$200 per qualified child to \$75 per child, due to the Davis School District's decision to increase in-person class days from two days per week to four days per week. The remaining money will be used for wellness checks on those students that are participating in the Davis Connect Program and attending school 100% online. All of the funds contributed will be used solely for West Point students and families. The total requested amount is \$51,400 and Staff recommends approval of this contribution and the Memorandum of Understanding.

Additionally, the North Davis Fire District has requested another contribution from the three contract cities in the District, of which West Point's proportionate share is \$9,128. Staff feels that this is an appropriate use of CARES Act funds, and although it does not need a specific motion of approval by the Council because it is not using the City's budgeted funds, the Council can include it with the motion for the Memorandum of Understanding or separately if it wishes to do so.

Council Member Petersen motioned to approve the Memorandum of Understanding with the Davis Education Foundation for the amount specified, as well as the funding request from the North Davis Fire District.

Council Member Judd seconded the motion

The Council unanimously agreed

10. Motion to Adjourn the General Session

Council Member Chatterton motioned to adjourn the General Session

Council Member Petersen seconded the motion

The Council unanimously agreed

ERIK R. CRAYTHORNE, MAYOR

October 20th, 2020

CASEY ARNOLD, CITY RECORDER

October 20th, 2020

City Council Staff Report

Subject: Bennett Century Farms Ph 2 Subdivision
Author: Boyd Davis
Department: Community Development
Date: October 20, 2019



Background

The first phase of the Bennett Century Farms subdivision is nearly complete, and most of lots are now occupied. The developer has submitted plans for the second phase of the development that we would like to present to the Council for your review and discussion.

Staff has reviewed the plans and has sent our comments to the developer to be addressed. The Planning Commission granted approval at their last meeting.

Analysis

Phase 2 includes 15 lots ranging in size from 12,350 SF to 24,497 SF. This phase is just east of the first phase and is slightly different than the original plan. The developer requested a change to the preliminary plan, which was approved by the Planning Commission. The lots in phase 2 are still larger than required by the zone, but smaller than originally planned.

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:

- D&W
- North Davis Fire District

Recommendation

Staff recommends final approval of Bennett Century Farms Phase 2

Significant Impacts

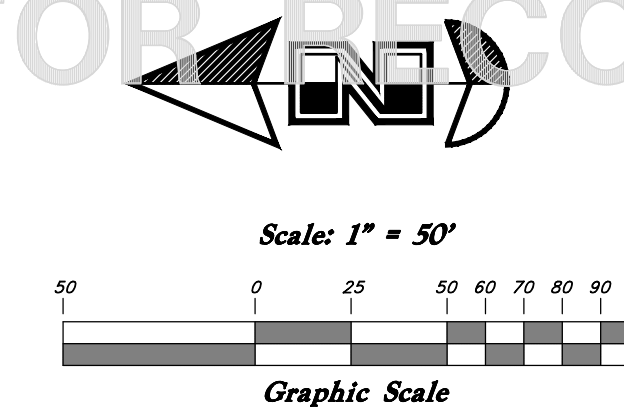
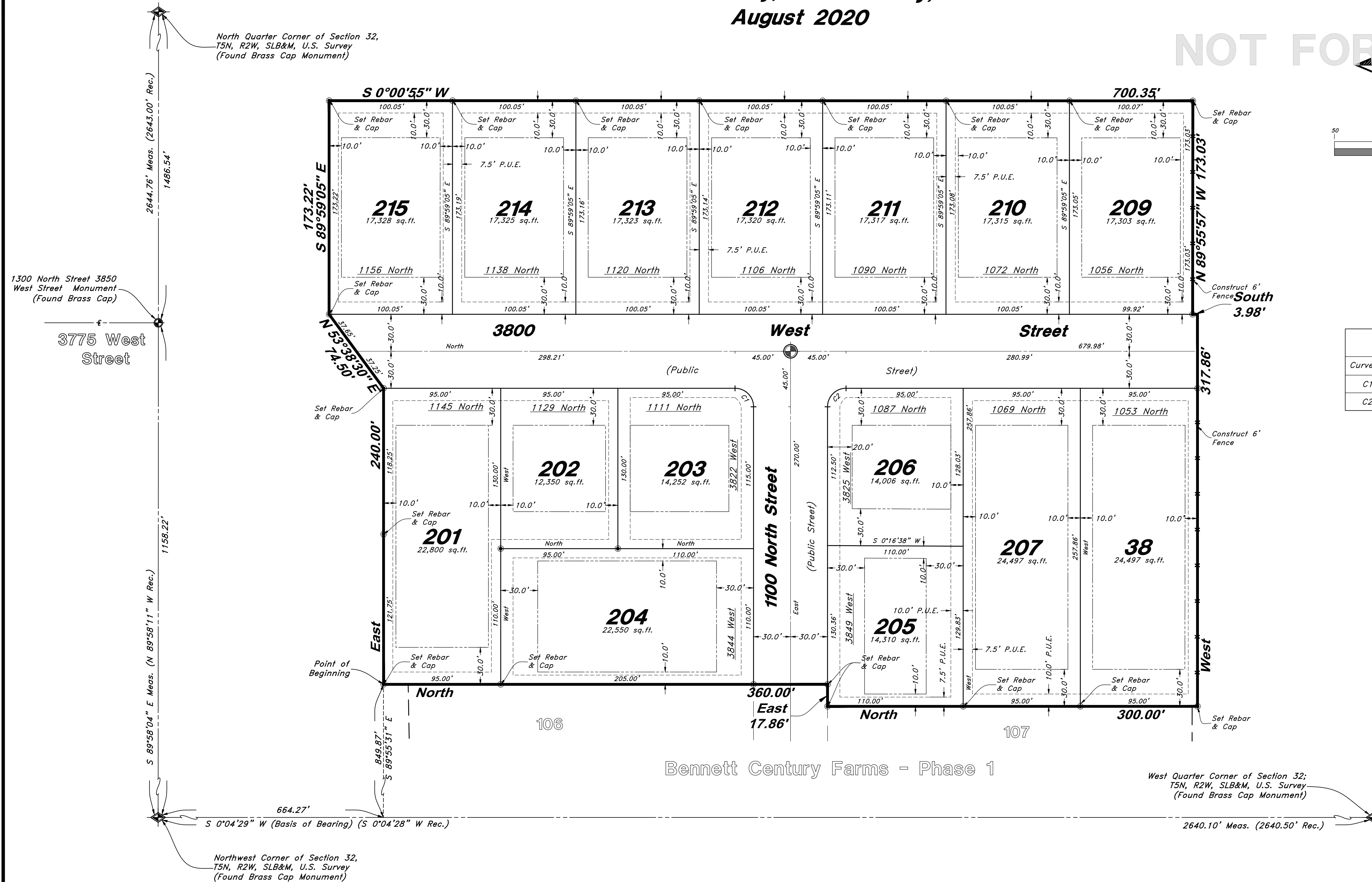
There are no significant impacts at this time.

Attachments

Plat
Original Preliminary Plan
Revised Preliminary Plan

Bennett Century Farms - Phase 2
A part of the Northwest Quarter of Section 32, T5N, R2W, SLB&M, U.S. Survey
West Point City, Davis County, Utah
August 2020

NOT FOR RECORDING

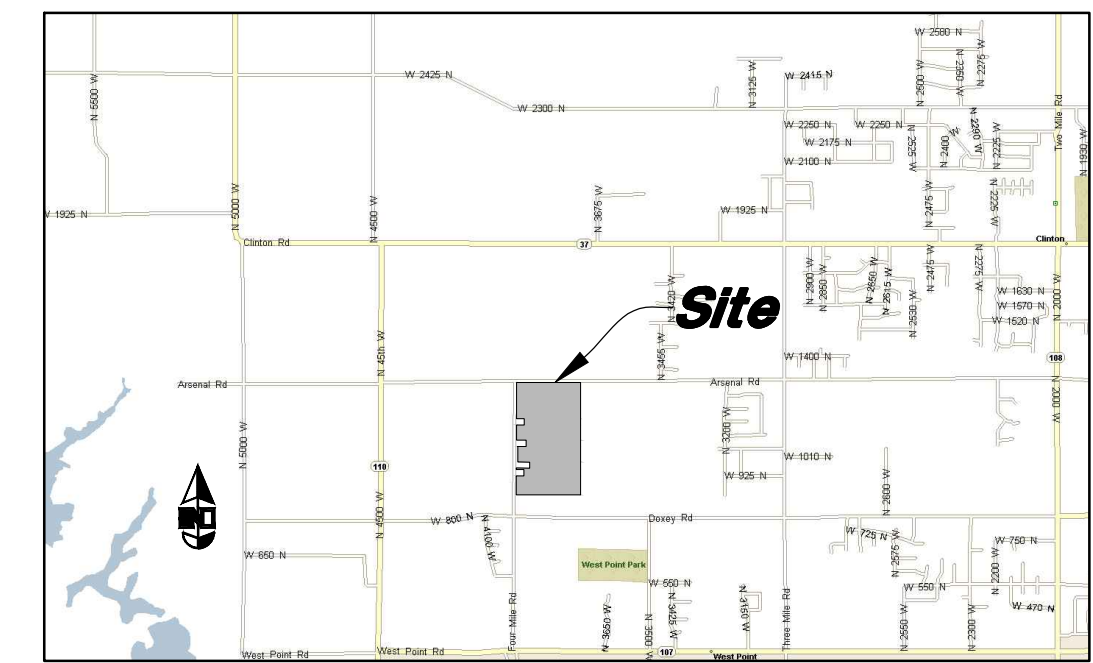


- LEGEND**
- Set Nail & Washer
 - Set 5/8 x 24" Rebar & GBE Cap
 - Section Corner
 - Street Monument
 - Existing Street Monument
 - P.U.E. Public Utility Easement
 - (Rad) Radial
 - (N/R) Not Radial

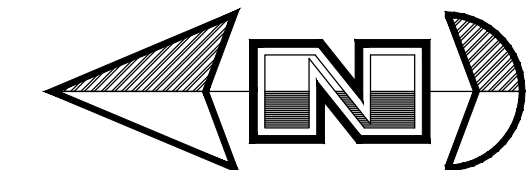
Curve Data					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	90°00'00"	15.00'	23.56'	S 45°00'00" W	21.21'
C2	90°00'00"	15.00'	23.56'	N 45°00'00" W	21.21'

Bennett Century Farms

A part of the Northwest 1/4 of Section 32, T5N, R2W, SLB&M, U.S. Survey
West Point City, Davis County, Utah



VICINITY MAP
Not to Scale



Scale: 1" = 100'
Graphic Scale

Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	Ductile Iron	D/I
Water Manhole	Polyvinyl Chloride	PVC
Storm Drain Manhole	Top of Asphalt	TA
Cleanout	Edge of Asphalt	EA
Electrical Manhole	Centerline	CL
Exist. Fire Hydrant	Flowline	FL
Exist. Water Valve	Finish Floor	FF
Water Valve	Top of Walk	TW
Culinary Water	Top of Concrete	TCN
Gas Line	Natural Ground	NG
Irrigation Line	Finish Grade	FG
Storm Drain	Match Existing	ME
Secondary Waterline	Fire Department Connection	FDC
Power Line	Exist. Contour	-90-
Fire Line	Exist. Contour	-90-
Land Drain	Finish Grade	95.33TA
Power pole w/guy	Exist. Grade	95.33TA
Light Pole	Ridge Line	R
Fence	Direction of Flow	SW
Flowline of ditch	Existing Asphalt	
Overhead Power line	New Asphalt	
Corrugated Metal Pipe	Existing Concrete	
Concrete Pipe	New Concrete	
Reinforced Concrete Pipe	To be Dedicated for Public Right-of-Way	

FLOOD PLAIN

This property lies entirely within Zone "X" on the FEMA Flood Insurance Rate Map for Davis County, Utah Map Number 49011C0063E (West Point City Map Number 4900530063E) dated 18 June, 2007. Zone "X" is "areas determined to be outside the 0.2% annual chance floodplain"

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 Northwest corner of said Section 32, being the intersection of 4000 West Street and 1300 North Street, and running thence South 89°58'04" East 1322.38 feet along the Section line being the Center line of said 1300 North Street; thence South 0°00'55" West 1320.86 feet to the Southeast corner of the Northwest Quarter of said Section 32; thence North 89°55'57" West 1125.27 feet along the South line of said Northwest Quarter; thence due North 133.28 feet; thence due West 198.31 feet to the Section line, being the Center line of 4000 West Street; thence North 0°04'29" East 308.82 feet along said Section line and Center line of 4000 West Street; thence due East 160.63 feet; thence due North 132.00 feet; thence due West 160.46 feet to said Section line and Center line of 4000 West Street; thence North 0°04'29" East 746.18 feet along said Section line and Center line to the point of beginning.

Contains: 39.014 acres

NARRATIVE

Sources of data used in preparing the plat, particularly Book 2081 and Page 312, Book 3999 and Page 542, Book 4247 and Page 98, Book 4499 and Page 892 and Book 6222 and Page 127.

ENGINEER:
Great Basin Engineering North
c/o Andy Hubbard
AndyH@greatbasineng.com
5746 South 1475 East Suite 200
Ogden, Utah 84405
(801) 394-4515

DEVELOPER:
Erik Craythorne
ecraythorne@gmail.com
305 North 2550 West
Clearfield, UT 84015
(801) 698-9111

ZONE R-2

Building Setbacks:
Front Yard = 25/30 feet
Side Yard (interior) = 10 feet min.
Side Yard (facing a public street) = 20 feet
Back Yard = 25/30 feet

Building Height = 40 feet max.

10,000 sq. ft., Min. Lot size.
85 foot min Lot width at front setback

North 1/4 corner of
Section 32, T5N, R2W,
SLB&M, U.S. Survey.
(Found Brass Cap
Monument)

Hall
Kay
1300 North Street 3775
West Street Monument
(Found Brass Cap)

Green
Schuyler
1300 North Street 3850
West Street Monument
(Found Brass Cap)

Beaman
Payne
Sturat

Koster
Williams
Henderson

Kroeger
Flint

Northwest corner of
Section 32, T5N, R2W,
SLB&M, U.S. Survey.
(Found Brass Cap
Monument)

Jonathan J.
& Sara J.
Arrington
Lisa
Steed
Karen
Steed
Curtis W. &
Hunt, Bridget
Everett

Allen J. &
Denise P.
Bennett-
Trustees

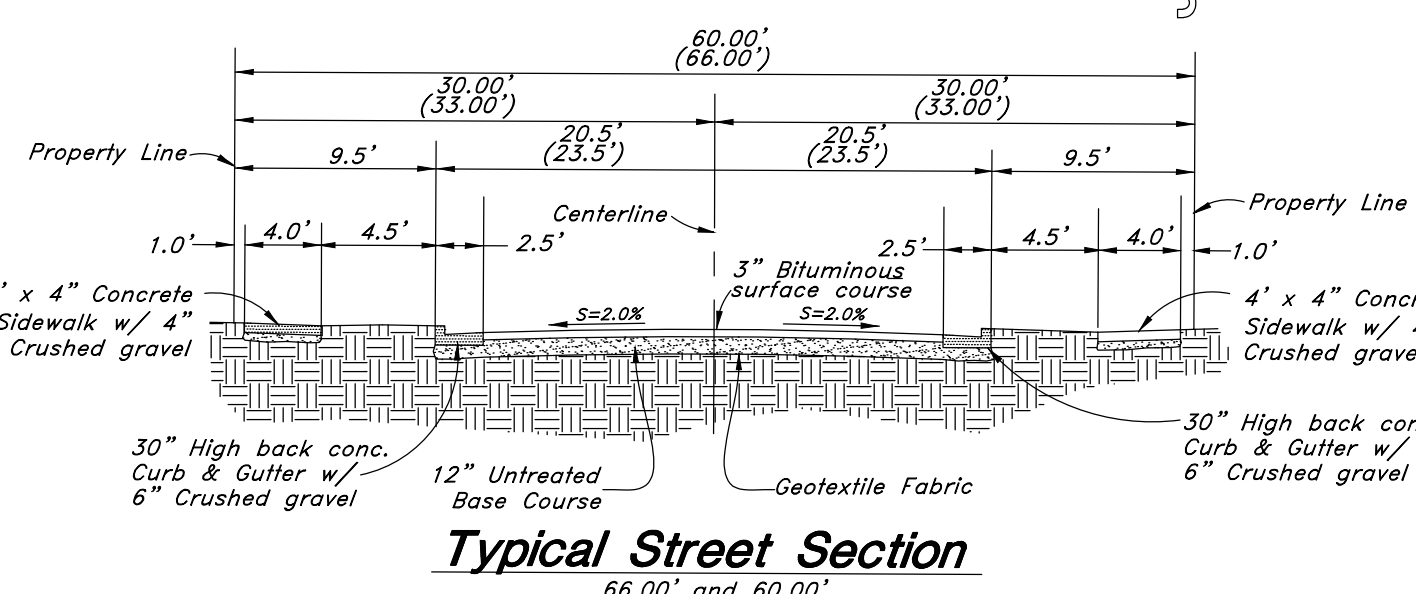
Lot
1
Singleton
Subdivision

Lot
2
Craythorne
Development

James L. &
Marilyn T.
Toomer
Victor D. &
Angie M.
Rodarte

Lot
32

West 1/4 corner of
Section 32, T5N, R2W,
SLB&M, U.S. Survey.
(Found Brass Cap
Monument)



Typical Street Section
66.00' and 60.00'

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

Preliminary Plan
Bennett Century Farms
1300 North 4000 West
West Point City, Davis County, Utah
A part of Section 32, T5N, R2W, SLB&M, U.S. Survey

03 Feb, 2016

SHEET NO.

1

06N306

Bennett Century Farms

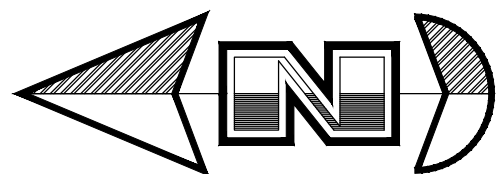
A part of the Northwest 1/4 of Section 32, T5N, R2W, SLB&M, U.S. Survey
West Point City, Davis County, Utah

Kirkman Farms LLC.

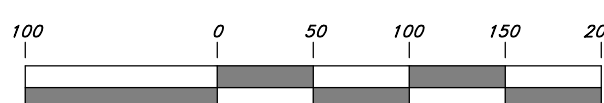
(BK 2289 PG 1124)



VICINITY MAP
Not to Scale



Scale: 1" = 100'



Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	DI	Ductile Iron
Water Manhole	TA	Polyvinyl Chloride
Storm Drain Manhole	EA	Top of Asphalt
Cleanout	CL	Edge of Asphalt
Electrical Manhole	TC	Centerline
Catch Basins	FW	Finish Floor
Exist. Fire Hydrant	TC	Top of Curb
Water Valve	TC	Top of Wall
Sanitary Sewer	TC	Top of Walk
Culinary Water	TC	Top of Concrete
Gas Line	TC	Natural Ground
Irrigation Line	TC	Finish Grade
Telephone Line	TC	Exist. Contour
Secondary Waterline	TC	Finish Grade
Power Line	TC	Exist. Grade
Fire Line	TC	Ridge Line
Land Drain	TC	Direction of Flow
Power pole	TC	Existing Asphalt
Power pole w/guy	TC	New Asphalt
Light Pole	TC	Existing Concrete
Flowline of ditch	TC	New Concrete
Overhead Power line	TC	To be Dedicated for Public Right-of-Way
Corrugated Metal Pipe	TC	
Concrete Pipe	TC	
Reinforced Concrete Pipe	TC	

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Contains: 39.014 acres

NARRATIVE

Sources of data used in preparing the plat, particularly Book 2081 and Page 312, Book 3999 and Page 542, Book 4247 and Page 98, Book 4499 and Page 892 and Book 6222 and Page 127.

ZONE R-2

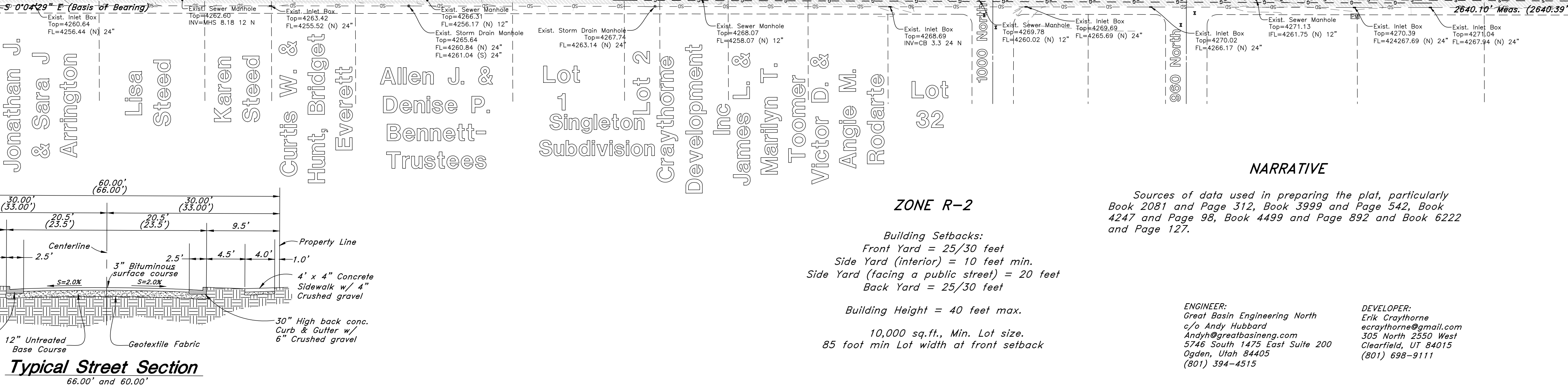
Building Setbacks:
Front Yard = 25/30 feet
Side Yard (Interior) = 10 feet min.
Side Yard (facing a public street) = 20 feet
Back Yard = 25/30 feet

Building Height = 40 feet max.

10,000 sq.ft., Min. Lot size.
85 foot min Lot width at front setback

ENGINEER:
Great Basin Engineering North
c/o Andy Hubbard
AndyH@greatbasineng.com
5746 South 1475 East Suite 200
Ogden, Utah 84405
(801) 394-4515

DEVELOPER:
Erik Craythorne
ecraythorne@gmail.com
305 North 2550 West
Clearfield, UT 84015
Ogden, Utah 84405
(801) 698-9111



GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST, OGDEN, UTAH 84405
PHONE: 801-394-4515
WWW.GREATBASINENGINEERING.COM

Preliminary Plan
Bennett Century Farms
1300 North 4000 West
West Point City, Davis County, Utah
A part of Section 32, T5N, R2W, SLB&M, U.S. Survey

14 Jan, 2020

SHEET NO.

1

06N306 - Prelim 8