3200 W 300 N, West Point, UT 84015
801.776.0970

WEST POINT CITY COUNCIL
MEETING NOTICE & AGENDA
ELECTRONIC MEETING
November 17, 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 NOVEMBER 3, 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/89007090859 *or*
- **Connect via Telephone:** Dial 1(669) 900-6833 and enter **Meeting ID:** 890 0709 0859

Members of the public may also participate in the Citizen Comment item via email prior to the meeting

Comments must be received prior to the 7PM City Council Meeting

- **Email**: carnold@westpointcity.org
- **Subject Line:** Must be designated as "Citizen Comment – November 17, 2020 City Council Meeting"
- **Email Body**: **Must** include First & Last Name and Address and a succinct statement of your comment.

ADMINISTRATIVE SESSION

6:00 PM – OPEN TO THE PUBLIC

1. **Discussion Regarding the West Point City Council 2021 Meeting Schedule** – Ms. Casey Arnold pg. 4
2. **Discussion Regarding Height Restrictions of Accessory Buildings** – Mr. Boyd Davis pg. 7
3. **Discussion Regarding Setback Requirements in the R-4 Zone** – Mr. Boyd Davis pg. 9
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. **Update from the Davis County Sheriff's Office**
7. **Consideration of Approval of the Minutes from the October 20, 2020 West Point City Council Meeting** pg. 11
8. **Consideration of Approval of Ordinance No. 11-17-2020A, Setting the 2021 Meeting Schedule for the West Point City Council –** Ms. Casey Arnold pg. 4
9. **Consideration of Approval of Ordinance No. 11-17-2020B, Amending the Table of Land Use Regulations in WPCC Section 17.75.030 to Allow Open Storage for Recreational Vehicle, Boat and Trailer in the R-I/P Zone –** Mr. Boyd Davis pg. 19
   a. **Public Hearing**
   b. **Action**
10. **Consideration of Approval to Remove the Bartholomew Lane Subdivision Phase 3 from Warranty – Mr. Boyd Davis** pg. 24
11. **Consideration of Approval of Bryn MacDonald as Community Development Director – Mayor Erik Craythorne**
12. **Motion to Adjourn the General Session**

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.

Posted this 12th day of November, 2020

Casey Arnold

CASEY ARNOLD, CITY RECORDER

TENTATIVE UPCOMING ITEMS

Date: 12/1/2020
Administrative Session – 6:00 pm

1. Quarterly Financial Report – Mr. Ryan Harvey
2. Code Enforcement Update – Mr. Bruce Dopp
3. Discussion Regarding Public and Private Utilities – Mr. Boyd Davis

General Session – 7:00 pm

1. Youth Council Update
2. Consideration of Approval to Remove the Zaugg Legacy Subdivision from Warranty – Mr. Boyd Davis
3. Consideration of Approval to Remove the Craythorn Homestead Subdivision Phase 1 from Warranty – Mr. Boyd Davis
4. Consideration of Approval to Place the Craythorn Homestead Subdivision Phase 3 on Warranty – Mr. Boyd Davis
5. Consideration of Approval to Place the Sunview Estates Subdivision Phase 1 on Warranty – Mr. Boyd Davis
6. Consideration of Approval of Ordinance No. 12-01-2020A, Amending WPCC Section 15.20.165 (Multifamily Developments) Regarding Setback Requirements for Private Driveways and Alleys – Mr. Boyd Davis
    a. Public Hearing
    b. Action
7. Consideration of Approval of Ordinance No. 12-01-2020B, Amending WPCC Section *** Regarding Maximum Height Restrictions for Accessory Buildings – Mr. Boyd Davis
    a. Public Hearing
    b. Action

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

Date: 02/01/2021
Administrative Session – 6:00 pm

General Session – 7:00 pm

1. Youth Council Update

Date: 02/16/2021
Administrative Session – 6:00 pm

General Session – 7:00 pm

Date: 03/02/2021
Administrative Session – 6:00 pm

General Session – 7:00 pm

1. Youth Council Update

Date: 03/16/2021
Administrative Session – 6:00 pm

General Session – 7:00 pm

Date: 04/06/2021

WEST POINT CITY 2020 CALENDAR

2020

JANUARY

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

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

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				

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		

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						

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				

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	

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					

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			

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

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					

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		

*UPDATED AS OF November 12, 2020

IMPORTANT DATES

JANUARY

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

FEBRUARY

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

MARCH

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

APRIL

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

MAY

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

JUNE

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

JULY

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

AUGUST

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

SEPTEMBER

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

OCTOBER

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

NOVEMBER

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

DECEMBER

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

City Council Staff Report

Subject: 2021 City Council Meeting Schedule
Author: Casey Arnold
Department: Executive
Date: November 17, 2020

Background

The West Point City Council meets regularly to discuss and take action on items of the City. Municipalities must provide notice to the public of the date, time, and location for the holding of their regular meetings.

Analysis

Utah State Code 10-3-502(a) states that by ordinance, a municipality approve their annual meeting schedule, with dates, times, and locations listed. To comply with State Statute and provide adequate notice to the public, the West Point City Council Meeting Schedule for 2020 must be adopted by ordinance.

Recommendation

Staff recommends the adoption of Ordinance No. 11-17-2020A, Setting the 2021 Meeting Schedule for the West Point City Council.

Significant Impacts

None

Attachments

Ordinance No. 11-17-2020A
2021 West Point City Council Meeting Schedule

ORDINANCE NO. 11-17-2020A

AN ORDINANCE SETTING THE WEST POINT CITY COUNCIL MEETING SCHEDULE FOR CALENDAR YEAR 2021

WHEREAS, West Point City, a Municipal Corporation, hereafter referred to as the "City," is a public body of the State of Utah; and

WHEREAS, the City is governed by a Mayor and City Council duly elected according to law; and

WHEREAS, the City Council has traditionally met to consider and deliberate matters of City business on the first and third Tuesdays of every month; and

WHEREAS, the City is required by State Law (UCA, Title 10-3-502) to set by ordinance the meeting schedule and venue of the City Council;

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

The Mayor and City Council of West Point City, Davis County, State of Utah, hereby set the City Council Meeting Schedule for the Calendar Year 2021, as put forth in Exhibit A, attached hereto.

This Ordinance shall become effective immediately upon passage.

Passed and adopted this 17th day of November, 2020

WEST POINT CITY, a Municipal Corporation

BY: _____
ERIK CRAYTHORNE,
MAYOR

ATTEST:

_____
CASEY ARNOLD,
CITY RECORDER

WEST POINT CITY COUNCIL 2021 MEETING SCHEDULE

3200 West 300 North, West Point City UT 84015

LOCATIONS, DATES, TIMES, AND CONSIDERED ITEMS ARE SUBJECT TO CHANGE

Date	Time	Consideration/Significance of Day
TBD	City Council Planning & Visioning Session	Annual Planning and Visioning Session - Date & Location TBD
January 5, 2021	6:00 PM - Administrative Session 7:00 PM - General Session	
January 19, 2021	6:00 PM - Administrative Session 7:00 PM - General Session	
February 2, 2021	6:00 PM - Administrative Session 7:00 PM - General Session	
February 16, 2021	6:00 PM - Administrative Session 7:00 PM - General Session	
March 2, 2021	6:00 PM - Administrative Session 7:00 PM - General Session	
March 16, 2021	6:00 PM - Administrative Session 7:00 PM - General Session	
April 6, 2021	6:00 PM - Administrative Session 7:00 PM - General Session	
April 20, 2021	6:00 PM - Administrative Session 7:00 PM - General Session	
May 4, 2021	6:00 PM - Administrative Session 7:00 PM - General Session	Discussion of the FY2021 Amended Budget & FY2022 Tentative Budget for West Point City & CDRA
May 18, 2021	6:00 PM - Administrative Session 7:00 PM - General Session	Discussion of FY2022 Tentative Budgets for West Point City & CDRA, Public Hearing and Adoption of the FY2021 Amended Budget
June 1, 2021	6:00 PM - Administrative Session 7:00 PM - General Session	Public Hearing and Adoption of FY2022 Tentative Budget for West Point City & CDRA
June 15, 2021	6:00 PM - Administrative Session 7:00 PM - General Session	Discussion of FY2022 Final Budget & 2021 Property Tax Rate for West Point City Public Hearing and Adoption of FY2022 CDRA Final Budget
July 6, 2021	6:00 PM - Administrative Session 7:00 PM - General Session	
July 20, 2021	6:00 PM - Administrative Session 7:00 PM - General Session	
August 3, 2021	6:00 PM - Administrative Session 7:00 PM - General Session	Discussion of FY2022 Final Budget & 2021 Property Tax Rate for West Point City
August 17, 2021	6:00 PM - Administrative Session	Discussion of FY2022 Final Budget & 2021 Property Tax Rate for West Point City
	7:00 PM - SPECIAL BUDGET MEETING OF THE WEST POINT CITY COUNCIL	Public Hearing and Adoption of 2021 Property Tax Rate Public Hearing and Adoption of FY2022 Final Budget for West Point City
	7:30 (appx.) - General Session	*General Session Immediately Following Special Budget Meeting
September 7, 2021	6:00 PM - Administrative Session 7:00 PM - General Session	
September 21, 2021	6:00 PM - Administrative Session 7:00 PM - General Session	
October 5, 2021	6:00 PM Administrative Session 7:00 PM General Session	
October 19, 2021	6:00 PM Administrative Session 7:00 PM General Session	
November 2, 2021	CANCELLED - ELECTION DAY	ELECTION DAY
November 16, 2021	6:00 PM - Administrative Session 7:00 PM - General Session	Discussion and Approval of 2022 City Council Meeting Schedule
December 7, 2021	6:00 PM - Administrative Session 7:00 PM - General Session	
December 21, 2021	6:00 PM - Administrative Session 7:00 PM - General Session	

City Council Staff Report

Subject: Height of Accessory Buildings
Author: Boyd Davis
Department: Community Development
Date: November 17, 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

The City Council had similar concerns about apartments on a second story and asked to have more discussion on this item. This issue could be resolved by restricting apartments to the first level only or requiring that apartments be limited to one story only. Detached apartments could be prohibited altogether, but it should be noted that it was just recently added to the code and was listed as one of the City's goals in the affordable housing plan. That plan can be changed, but we must select goals from a list given by the state.

Regardless of the resolution of the apartment issue, the problem remains with clearly defining a second story on a shed. Staff is seeking direction from the Council on a better policy for the height of sheds independent of the accessory apartment issue.

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: Front Yard Setbacks R-4 Zone
Author: Boyd Davis
Department: Community Development
Date: November 17, 2020

WEST POINT
UTAH

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.

A few questions came up at the last Council meeting that warrant further discussion. First, the question was raised as to whether or not 20' was adequate for private lanes and if they should have sidewalks. Staff's opinion is that it is adequate, and sidewalks are not necessary. Private lanes are more like a driveway than a roadway. There are several examples of 20' lanes in the City that seem to work well. The limit of the number of units should reduce the need for sidewalks. The Council may consider reducing the number of allowed units below what was recommended.

The other question was whether private roads should have a limit on the number of units it serves. As staff has reviewed this, we do feel that a limit should be placed on private roads. Staff would like direction from the Council on what that limit should be.

Recommendation

No action required. This is for discussion only.

Significant Impacts

None

Attachments

None

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 20th, 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 20, 2020 at 6:00 pm with Mayor Erik Craythorne presiding. Also available via electronic Zoom Meeting, accessible to attendees by entering Meeting ID #853 0455 9189 at https://zoom.us/join or by telephone at (669) 900-6833.

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

EXCUSED: Council Member Andy Dawson and Council Member Kent Henderson

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 Setback Requirements for Private Driveways and Alleys – Mr. Boyd Davis**
   Mr. Davis stated that in July of this year, 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 that arose through those discussions. The Council ultimately approved those setback requirements for all street types, but requested that the Planning Commission review the current requirements for private driveways and alleys and make a recommendation for proposed changes. The Planning Commission has discussed the item in-depth and also held a public hearing, at which no public comments were made. They unanimously approved their recommendation to the Council.

   Mr. Davis stated that the current setback requirements in the R-4 zone as approved by the Council are a 20 ft. setback to the front of the home and a 25 ft. setback to the garage; a 25 ft. driveway was felt by the Council to be the right amount for adequate parking space in a driveway. While these currently apply to all street types, Mr. Davis stated that there are several different types of streets and alleys in subdivisions throughout the City, in varying lengths and widths. Before considering setback requirements for these different road types, the Planning Commission and Staff felt that it was important to have better definitions of each type. As such, the Planning Commission's recommendation includes the proposed modifications to those 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.

UNAPPROVED

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'

Council Member Petersen commented that in his understanding of the proposed definitions of an alley, it could allow for one alley that is serving 15 units to lead directly to the access of another alley that is also serving 15 units; in his belief, the number of units determines the number of car trips and if there are two adjoining alleys, the actual traffic impact is going to be much higher and not desirable for a minimum 20 ft. road width. Language may need to be added to prevent that. He also feels that as units are more often built in double units, 16 units may make more sense than 15. Council Member Petersen also stated that he is also concerned whether these definitions are detrimental to development happening appropriately by potentially allowing more private lanes and alleys than normal roads.

In regards to the proposed definition of private roads, Mr. Davis stated that the Council may want to consider including a restriction on the number of units it provides access to in order to prevent too many private roads in a subdivision.

Mr. Davis presented examples of existing subdivisions throughout the City with a variety of these road types for the Council to evaluate.

Council Member Petersen had another concern that there is no requirement for a sidewalk on a private lane, even though curb and gutter is required. He suggested that a private lane look more like a private 50 ft. wide road, but allowed to be a smaller road-width of around 24 ft. Mr. Davis stated that he would not be opposed to that idea, but feels that in practice, private lanes seem to be working well in subdivisions throughout the City. Council Member Petersen suggested that the Council take the opportunity to drive through the existing subdivisions, like Yalecrest and Sandy Point, to better evaluate these different road types in actual use.

Chair Brian Vincent explained to the Council the Planning Commission's reasoning for reducing the setbacks to the building and to the garage, which is that the setback of an alley is not intended to be used as a parking space, and 10 ft. may be enough that residents try to use it that way; a 5 ft. setback will hopefully make sure that it is not treated like a driveway.

Council Member Petersen speculated as to why a private lane should even be included – it is going to be used as an access road just like private and public roads, and as such should require a 25 ft. setback as well, making it no different than the definition of a private road.

The Council agreed to use the time before the next meeting to drive through the mentioned subdivisions to get a better visual of these road types and continue the discussion at that point.

2. Discussion Regarding Maximum Height Restrictions for Accessory Buildings – Mr. Boyd Davis

Mr. Davis stated that the current City Code contains a slight conflict regarding the height restrictions on accessory buildings. There are currently three different height restrictions: on small to medium sized lots, the accessory buildings can be no taller than the house on the lot, on larger lots (15,000 sq. ft. and larger) there is a maximum height of 30 ft., and lastly, accessory buildings are limited to one story. This last restriction is where the language can become problematic, because there is no clear definition of what constitutes a "story", and there are many "one-story" accessory buildings that are as tall as, or taller than, a two-story building. The Code also specifies that mezzanines or lofts do not count as a second story. Mr. Davis stated that this has been a fairly common use of the extra attic space in residents' accessory buildings. However, it has also been common for residents to build a short pony wall on top of the first floor to extend that attic space and make it higher. The dilemma is how to determine at what point that wall can be before it should be considered a second story. Mr. Davis then presented examples of some existing accessory buildings to better demonstrate why the Code can be difficult to apply. In one example, a 30 ft. tall accessory building was approved, but a permit request for an accessory building that was actually shorter (26 ft.) was not approved because it showed a second floor and the plans had to be modified. Because of these types of situations, Staff made the recommendation to the Planning Commission that the restriction on the number of stories be eliminated and simply have a regulation on the height of an accessory building (the sq. footage would still be restricted as specified in the current Code).

UNAPPROVED

The Planning Commission discussed the issue and also held a public hearing, at which no public comments were received. Their recommendation is as follows:

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 ft.	15ft. + to 30 ft.
Minimum Rear Setback (feet)	10 ft.	15 ft.

Mayor Craythorne stated that he is aware of a situation in Syracuse City wherein an accessory building had two floors and it created problems between the resident and the City because they were using the second floor as an accessory apartment. He asked if the Council had reservations about not being able to control this type of issue if the Code were to allow accessory buildings with more than one floor. Mr. Davis stated that the Planning Commission had this same concern, specifically about windows on a two-story accessory apartment close to a property line. They discussed several ideas such as limiting accessory apartments to one-story, but ultimately concluded that it would be best to simply require an additional setback in order to have more space between the neighboring residence.

Mayor Craythorne stated that he is still concerned that allowing accessory building with two stories is going to create accessory apartment violations that will be hard for the City to police, because once the building is built, there is not much the City can really do in regards to how it is going to be used. Mr. Davis stated that all residents wishing to have an accessory apartment do have to apply for and be granted a conditional use permit by the City, and there are regulations on who the apartment can be used by or rented to. Council Member Petersen echoed the Mayor's concern, stating that even though there are restrictions on who can be rented to, once the conditional use permit is granted and the person(s) that the accessory apartment was intended for, such as a mother-in-law, is no longer is in need of it, the owner can rent it out to whomever without the City ever knowing about it. The Mayor stated he is aware of several instances in the City where this is happening and allowing for two stories opens up the possibility for more accessory apartments to be built where this type of violation can occur.

Council Member Petersen also expressed his concern that the new style of homes being built are increasing in height and he has already seen one-story accessory buildings in the City that are unsightly – he wishes that even though they are the same height as the house, they weren't approved because they are so tall. He added that he also wonders if a 30 ft. height maximum is too high on large lots.

The Council agreed that this item needs more consideration and would like to continue the discussion at the next meeting.

3. Discussion Regarding a Change to the Land Use Table to Allow RV Storage in Industrial Zones – Mr. Boyd Davis

Mr. Davis stated that Tim Gooch is planning to build a storage unit project on his property located at approximately 3900 W and 1800 N. The property is zoned C-C along the frontage of 1800 N, and the rear of his property is zoned R\I-P (Industrial). The storage units will be built on the portion zoned as industrial, and his concept includes open RV storage on the back of the units for boats, trailers, etc. However, it was discovered by Staff that RV storage is not listed as a use in the industrial zone. Mr. Davis stated that Staff has always considered this to be an accepted and appropriate use for that zone and recommends that it be added to the list of uses allowed in an industrial zone. The Planning Commission discussed this issue and held a public hearing at which no comments were received. They approved a recommendation to the Council that the Code be modified to allow RV storage in the R/I-P zone.

Mr. Davis confirmed for Council Member Petersen that although Mr. Gooch's plans are for storage units with the RV storage in the back, adding RV storage to the list of approved uses could technically allow the entire portion of the property that is zoned R/I-P to be all RV storage. Council Member Petersen stated he is concerned about how the storage area will be constructed (gravel, asphalt, etc.) and if there would be a process to make sure it remains maintained. Council Member Chatterton stated that he had the same concerns. Mr. Davis stated that the project will have to receive final pad approval from the Council, and these concerns could be addressed at that time.

The Council had no further discussion and set a public hearing for the November 17th meeting, after which it would consider approval of the Planning Commission's recommendation.

UNAPPROVED

4. Discussion Regarding Health Insurance Renewal Rates – Mr. Kyle Laws

Mr. Laws stated that Staff recently met with Keyes Insurance, the City's insurance broker, regarding the 2021 health insurance rates. Keyes puts together a summary of the City's current health insurance plan renewal rate and the 2021 rates of alternative providers/plans in order to evaluate the market and see how the current plan compares. This year, the renewal rate for the same plan with PEHP is a 5.4% increase for medical insurance and a 1.9% increase for the dental insurance. In comparing the other alternatives, the increase of most of the plans is significantly higher, with the one having a smaller increase of 4.2% having a deductible that is almost twice as high as the current plan.

The FY2021 Budget approved by the Council budgets for a 12% insurance increase, and so the renewal rates for the current plan are significantly below budget. The dollar increase to the budget would be just over $11,000. Staff recommends that the City remain with the current PEHP plan and accept the 5.4% increase.

Council Member Chatterton inquired as to whether there have been any employee complaints about the current plan. Mr. Laws stated that he has not received any complaints but rather all employees are very grateful for the benefits it provides.

The Council was in favor of staying with the current PEHP employee insurance plan with a 5.4% medical insurance premium increase and 1.9% dental insurance premium increase.

5. Other Items

No other items were discussed.

The Administrative Session adjourned.

UNAPPROVED

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 20th, 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 20, 2020 at 7:00 pm with Mayor Erik Craythorne presiding. Also available via electronic Zoom Meeting, accessible to attendees by entering Meeting ID #853 0455 9189 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, and Council Member Jerry Chatterton

EXCUSED: Council Member Andy Dawson and Council Member Kent Henderson

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 and Pledge of Allegiance –** Prayer Given by Council Member Petersen
3. **Communications and Disclosures from City Council and Mayor**

   Council Member Petersen – None

   Council Member Chatterton - None

   Council Member Judd – None

   Mayor Craythorne – Disclosed that he is involved with the Bennett Century Farms Subdivision, which is the subject of Item 8 on tonight's Agenda. He asked Council Member Petersen to preside over that item as Mayor Pro Tem.

   The Mayor also stated that the Davis County Council of Governments will be meeting the next evening wherein they will be approving projects throughout the County to be funded by 3rd quarter sales tax revenue. The Mayor is hopeful that West Point and Clinton City will receive funding to complete the 800 N project, which is expected to be about $2.2 million. The project is on the list recommended for approval and hopefully that money is approved so the project can move forward. The Mayor stated that the completed portion of 800 N has turned out really nice and the landscape park strips are a great feature.

4. **Communications from Staff**
   Mr. Laws stated a permanent ballot dropbox was installed by the County at the east entrance of the City Hall parking lot between the utility drop box and U.S. Post Office box. It is open and available for residents to deposit their ballots for this election.

UNAPPROVED

Mr. Laws also stated that a question regarding the City's wainscoting requirement on the side of homes has arose, specifically in a situation when a third-car garage on the side of the house does not go the full depth of the home but juts back in before the back, leaving a section of the side of the home exposed. In this type of situation, if the garage does not extend more than 75% of the depth of the home, it is unclear if the remaining side section is also required to have wainscoting, and whether it is considered to be part of a home's side-yard or backyard. Mr. Laws asked the Council if they would like the Planning Commission to explore the issue and provide a recommendation to the Council.

Council Member Chatterton stated that in his experience as a homebuilder, he has dealt with this issue before when building in West Point. He explained that third-car garages are usually an additional 12 ft. off of the side of the home and because of their width, it is hard to even see the remaining side section exposed towards the back of the home. Additionally, doing wainscoting on the side of the garage and on that side section of the home looks odd and disjointed, but continuing the wainscoting around the back of the garage to make it continuous is expensive. He has always installed wainscoting only on the side of the third-car garage and not on that small section.

Mr. Laws stated that, as in Council Member Chatterton's experience, this has been allowed and the exact language of the Code hasn't been enforced. However, more building permit requests have come in recently with home plans that have this type of situation and Staff has begun interpreting the Code based on what it feels is the Council's desire to err on the side of more brick than less, and so requiring that the remaining side be wainscoted as well. Member Petersen stated he would prefer not to revisit the City's building codes regarding wainscoting, as the Council already made modifications to it within the past year. He believes that Staff should enforce the language in the Code requiring that all of the exterior sidewalls of the homes be wainscoted.

Mayor Craythorne noted that when a city's code is unclear, the developer's interpretation trumps that of the city. With that, the Council felt that if the Code is not specific and Staff is having issues with developers on how it is applied, it needs to be modified for clarification. They requested that the issue be sent to the Planning Commission for review and a recommendation.

5. Citizen Comment

Joelle Caruso – 457 N 3650 W: Ms. Caruso stated that she was unable to attend the Planning Commission's meeting wherein private lanes, alley, and roads in the R-4 zone were discussed, but saw that the Council also discussed the item earlier in tonight's Administrative Session. She expressed her concern with an alley only requiring 5 ft. setbacks to the home and garage, but the setbacks for roads accessing the front of the home or buildings be 20 ft. with curb and gutter. There is currently a project being developed that is in the R-4 zone, and these definitions allowing 5 ft. setbacks concern her.

Mayor Craythorne noted that any changes to this Code will not apply to current projects but only to those that are submitted after any changes to the Code are approved.

6. Consideration of Approval of the Appoint of Trent Yarbrough to the West Point City Planning Commission – Mayor Erik Craythorne

Mayor Craythorne stated that this appointment will fill the vacancy left by Korey Kap on the Planning Commission. With the previous vacancies earlier this year, there were some great applicants that, although not chosen, were also a consideration for this vacancy and he received some recommendations from other officials as well. However, one of his main concerns was that many of these applicants are close neighbors to some of the existing Planning Commissioners and he feels that it is important that the Planning Commission consist of individuals from all the different geographical areas of the City so that there is a balance of perspectives. The Mayor stated that Trent Yarbrough lives in the northwest part of the City, which is not an area of the city that any of the existing Planning Commissioners live in, and is someone he has known for many, many years. He feels that he would be a great addition and recommends the appointment of Trent Yarbrough to the Planning Commission.

The Council had no discussion about the Mayor's recommendation.

UNAPPROVED

Council Member Petersen motion to approve the appointment of Trent Yarbrough to the West Point City Planning Commission
Council Member Chatterton seconded the motion
The Council unanimously agreed

7. Consideration of Approval of the Minutes from the October 20th, 2020 West Point City Council Meeting

Council Member Judd motioned to approve the Minutes from the October 20th, 2020 West Point City Council Meeting
Council Member Chatterton seconded the motion
The Council unanimously agreed

8. Consideration of Final Approval of the Bennett Century Farms Subdivision Phase 2 – Mr. Boyd Davis

Mayor Craythorne recused himself for this discussion and turned the meeting over to Mayor Pro Tem Petersen to preside.

Mr. Davis stated that the Bennett Century Farms Subdivision is located at 1100 N and 3800 W. Phase 2 is directly east of Phase 1, with the east boundary line bordering Lynn Kirkman's property. Most of the homes in Phase 1 have been completed and they are ready to begin Phase 2. There is an existing irrigation ditch in the back of the lots that are along the Kirkman's fence line and the developer has agreed to pipe that ditch. The property to the north will continue to be irrigated until is developed, at which time the pipe will be abandoned.

Mr. Davis also stated that there is a slight change in Phase 2 from the preliminary plan for the subdivision – the lot sizes are smaller than what was originally planned, but are still well over the minimum lot size for this zone. All of the approvals have been received by the required agencies and Staff recommends approval of Phase 2.

Council Member Chatterton inquired as to whether the North Davis Fire District was okay with there not being a cul-de-sac at the end of the end of the long road that accesses the lots, and Mr. Davis stated that they have approved it as a hammerhead turnaround.

The Council had no further discussion.

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

Mayor Craythorne returned to preside over the meeting.

9. Motion to Move into a Closed Session

Council Member Petersen motioned to move into a Closed Session
Council Member Judd seconded
The Council unanimously agreed

Closed Session

1. **Motion to Open Closed Session**
   Council Member Chatterton motioned to open the Closed Session
   Council Member Judd seconded the motion
   The Council unanimously agreed

2. **Call to Order and Roll Call**
   Mayor Erik Craythorne called the October 20, 2020 Closed Session to order

UNAPPROVED

Roll Call -
Mayor Erik Craythorne
Council Member Gary Petersen
Council Member Annette Judd
Council Member Jerry Chatterton

Kyle Laws, City Manager
Boyd Davis, Assistant City Manager
Ryan Harvey, Administrative Services Director
Paul Rochell, Public Works Director
Casey Arnold, City Recorder

The Council discussed items regarding the following:

3. **Purchase of Real Property, Pursuant to UCA §52-4-205(1)(d)**
4. **Motion to Adjourn Closed Session and enter the General Session**

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

10. **Motion to Adjourn the General Session**

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

_____ November 17th, 2020
ERIK R. CRAYTHORNE, MAYOR

_____ November 17th, 2020
CASEY ARNOLD, CITY RECORDER

UNAPPROVED

City Council Staff Report

Subject: RV Storage
Author: Boyd Davis
Department: Community Development
Date: November 17, 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

Staff recommends approval of Ordinance 11-17-2020B

Significant Impacts

There are no significant impacts at this time.

Attachments

Site Plan
Ordinance 11-17-2020B

ORDINANCE NO. 11-17-2020B

AN ORDINANCE AMENDING WEST POINT CITY CODE SECTION 17.25.070, MODIFYING LAND USE REGULATIONS

WHEREAS, the West Point City Council for and on behalf of West Point City, State of Utah (hereinafter referred to as the "City") has determined to amend Section 17.25.070 of the West Point City Code, and

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

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

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

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

Section One: Adoption of New Provisions

Line 23 under the section named "Commercial or Related Services" of 17.25.070 "Table of land use regulations" shall be added to read as follows. The remainder of the table shall remain unchanged.

	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
23. Open Storage for Recreational Vehicle, Boat, and Trailer.	–	–	–	–	–	–	–	–	–	–	–	P

Section Two: **ORDINANCES TO CONFORM WITH AMENDMENTS**

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

Section Three: **Severability**

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

Section Four: **Effective Date**

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

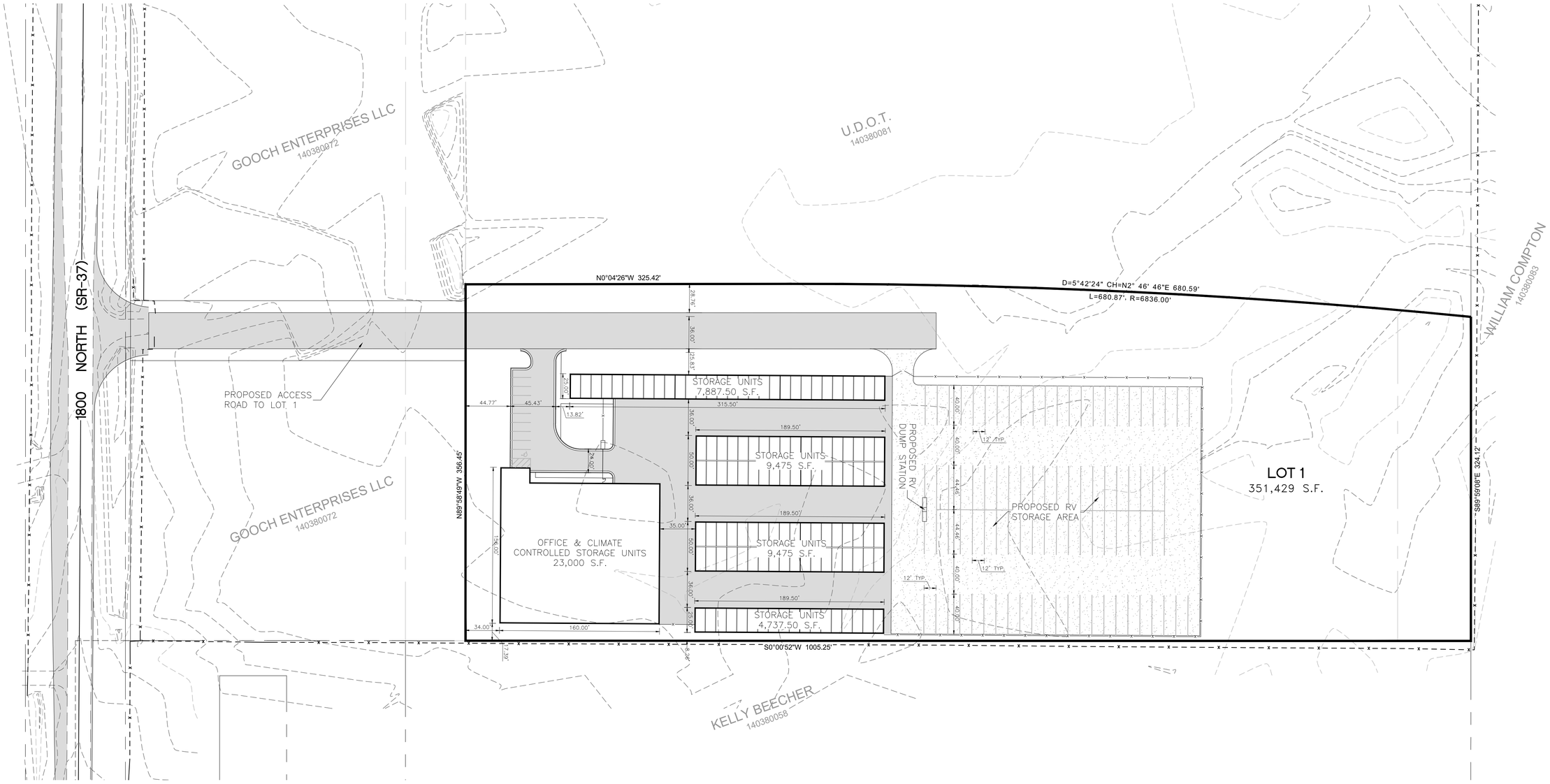
DATED this ___ day of _____, 20__.

WEST POINT CITY, a Municipal Corporation

By: _____
Erik Craythorne
Mayor

ATTEST:

_____
Casey Arnold
City Recorder



LEGEND

- BOUNDARY LINE
- ADJACENT PARCEL
- CENTERLINE
- PUBLIC UTILITY AND DRAINAGE EASEMENT
- NEW CURB AND GUTTER
- EXISTING FENCE LINE
- NEW FENCE LINE
- ASPHALT PAVING
- GRAVEL PAVING

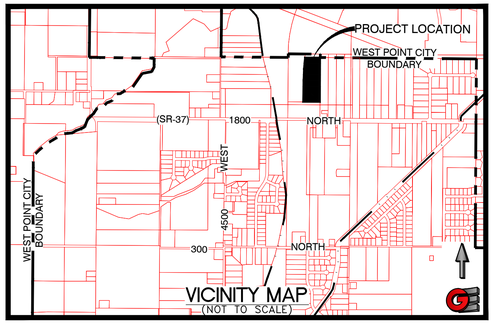
SITE TABLE

COMBINED BUILDING AREA	-	54,585 SQ. FT.
ASPHALT & CONC. SURFACE AREA	-	58,414 SQ. FT.
GRAVEL SURFACE AREA	-	77,626 SQ. FT.
LANDSCAPE AND OPEN AREA	-	160,804 SQ. FT.
TOTAL AREA	-	351,429 SQ. FT.

RV STORAGE STALLS PROVIDED = 84

CAR PARKING STALLS PROVIDED = 10
(INCLUDES 1 ADA STALL)

FEMA FLOOD ZONE X - AS PER MAP NUMBER
49011C0063E, EFFECTIVE DATE JUNE 18, 2007.



DEVELOPER:
G&G SPRINKLING AND LANDSCAPING
c/o TIM GOOCH
1461 SOUTH 4500 WEST
SYRACUSE, UTAH 84075
(801) 825-8437

0' 25' 50' 100' 150'
Scale in Feet
1" = 50'

SCALE: 1" = 50'
DATE: 10-30-2019
DESIGN: BSD
DRAWN: BSD
CHECKED: TMH
DWG: R:\0714 - GOOCH ENTERPRISES\LEGACY STORAGE\DESIGN\DWG\1800 N - LBP.DWG

REVISIONS

DATE	DESCRIPTION

PRELIMINARY SITE PLAN
LEGACY BUSINESS PARK
1800 NORTH - SR37
WEST POINT, DAVIS CO., UTAH

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

C1

1

City Council Staff Report

Subject: Subdivision Warranty
Bartholomew Lane Phase 3
Author: Boyd Davis
Department: Community Development
Date: November 17, 2020

Background

The Bartholomew Lane Subdivision Phase 3 is located at 1600 N 3600 W. It was placed on warranty on June 2, 2015 and has completed the required one-year warranty period. The developer is requesting that it be removed from warranty.

Analysis

An inspection of the improvements in the Subdivision was done. All items are complete and are in good condition. All homes are built and occupied. This subdivision has been on warranty longer than required due to the detention pond that was not landscaped, which is now complete.

Recommendation

Staff recommends that the Bartholomew Lane Subdivision Phase 3 be removed from warranty.

Significant Impacts

None

Attachments

None