



3200 W 300 N, West Point, UT 84015
801.776.0970

WEST POINT CITY COUNCIL MEETING NOTICE & AGENDA

May 3rd, 2022
WEST POINT CITY HALL

Mayor
Brian Vincent
Council
Gary Petersen, Mayor Pro Tem
Jerry Chatterton
Annette Judd
Brad Lee
Michele Swenson
City Manager
Kyle Laws

THIS PUBLIC MEETING WILL BE HELD IN-PERSON AT WEST POINT CITY HALL AND ALSO ELECTRONICALLY.

The Public may attend the meeting electronically and comment when appropriate by:

- Join Zoom Meeting at: <https://us02web.zoom.us/j/84002018048> or
- Connect via Telephone: Dial 1(669) 900-6833 and enter **Meeting ID:** 840 0201 8048

The public may attend this meeting in-person at West Point City Hall under the following Guidelines:

- Use of face coverings is required for all those not fully vaccinated
- Sneeze/cough into cloth, tissue, elbow or sleeve. Wash hands often and for at least 20 seconds
- Avoid entering if they have a fever of 100.4° or above, cough, trouble breathing, sore throat, or feel generally unwell

The public may also participate in the Citizen Comment and Public Hearing Items prior to the meeting via email:

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

- Email: carhold@westpointcity.org
- Subject Line: Must be designated as "Citizen Comment – May 3, 2022 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

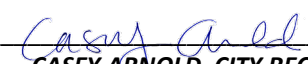
1. Discussion of Wage Study – Mr. Kyle Laws [pg. 4](#)
2. Discussion Regarding the FY2022 Amended Budget and FY2023 Tentative Budget for West Point City and All Related Agencies – Mr. Ryan Harvey [pg. 7](#)
3. Discussion Regarding a General Plan Amendment for Property Located at 1800 N 4500 W to Change the Zoning Designation from Public to R-5 – Mrs. Bryn MacDonald [pg. 25](#)
4. Discussion Regarding Drought Conditions – Mr. Boyd Davis [pg. 41](#)
5. Discussion Regarding Request to Develop Phase 8 of the Harvest Fields Subdivision Simultaneously with Other Phases – Mrs. Bryn MacDonald [pg. 43](#)
6. Discussion Regarding the North Davis County Active Transportation Plan – Mr. Troy Moyes [pg. 45](#)
7. Other Items

GENERAL SESSION

7:00 PM – OPEN TO THE PUBLIC

1. Call to Order
2. Pledge of Allegiance
3. Prayer or Inspirational Thought (*Contact the City Recorder to request meeting participation by offering a prayer or inspirational thought*)
4. Communications and Disclosures from City Council and Mayor
5. Communications from Staff
6. Citizen Comment (*Emailed comments received prior to the meeting using the instructions above will be read to the Council at this time*)
 - Please clearly state your name and address prior to commenting and keep comments to a maximum of 2 ½ minutes
 - Do not repeat positions already stated; public comment is a time for the Council to receive new information and perspectives
 - If attending the meeting in-person, please approach the podium
 - If attending the meeting electronically, use the "raise hand" icon if on a computer or dial *9 on the phone to indicate that you would like to make a comment; when it is your turn, the meeting host will unmute you.
7. Presentation by Representative Karen Peterson
8. Youth Council Update
9. Consideration of Approval of the Minutes from the December 7th, 2021 West Point City Council Meeting [pg. 88](#)
10. Consideration of Approval of the Final Site Plan for the Deseret First Credit Union – Mrs. Bryn MacDonald [pg. 47](#)
11. Consideration of Approval of Phase 4 of the Bluff View Subdivision – Mrs. Bryn MacDonald [pg. 55](#)
12. Consideration of Approval of Final Plat Amendment for the Antelope Ridge Subdivision – Mrs. Bryn MacDonald [pg. 74](#)
 - a. Public Hearing – please use the Citizen Comment instructions above if you would like to make a comment
 - b. Action
13. Consideration of Approval of Ordinance No. 05-03-2022A, Amending Section 17.60.140C of the West Point City Code Regarding Commercial Design Standards – Mrs. Bryn MacDonald [pg. 77](#)
 - a. Public Hearing – please use the Citizen Comment instructions above if you would like to make a comment
 - b. Action
14. Consideration of Approval of Ordinance No. 05-03-2022B, Amending Section 17.130.090E(7) of the West Point City Code Regarding the Maximum Number of Lots per Subdivision Access – Mrs. Bryn MacDonald [pg. 81](#)
 - a. Public Hearing – please use the Citizen Comment instructions above if you would like to make a comment
 - b. Action
15. Consideration of Approval of Ordinance No. 05-03-2022C, Amending Section 17.130.100C of the West Point City Code Regarding Sanitary Sewer Pipelines – Mr. Boyd Davis [pg. 84](#)
 - a. Public Hearing – please use the Citizen Comment instructions above if you would like to make a comment
 - b. Action
16. Consideration of Approval to Place Phases 2 & 3 of the Sunview Estates Subdivision on One-Year Warranty – Mr. Boyd Davis [pg. 87](#)
17. Consideration of Approval to Place Phase 1 of the Bluff View Subdivision on One-Year Warranty – Mr. Boyd Davis
18. Motion to Adjourn the General Session

Posted this 29th day of April, 2022
Amended May 2nd, 2022


CASEY ARNOLD, CITY RECORDER

TENTATIVE UPCOMING ITEMS

Date: **05/17/2022**

Administrative Session – 6:00 pm

1. Discussion Regarding the FY2022 Amended Budget and FY2023 Tentative Budget for West Point City and All Related Agencies – Mr. Ryan Harvey
2. Discussion Regarding the Sewer Master Plan Document for Future Annexation Area – Mr. Boyd Davis
3. Discussion Regarding Request to Develop Phase 5 of Wildfire Estates Simultaneously with Phases 3 and Phase 4 – Mrs. Bryn MacDonald
4. Discussion Regarding a Boundary Adjustment with Syracuse City – Mrs. Bryn MacDonald

General Session – 7:00 pm

1. Youth Council Update
 2. Consideration of Approval of Resolution No. 06-07-2022A, Approving the FY2023 Tentative Budget – Mr. Ryan Harvey
 - a. Public Hearing
 - b. Action
 3. Consideration of Approval of Resolution No. 05-03-2022A, Adopting the North Davis County Active Transportation Plan – Mrs. Bryn MacDonald
 4. Consideration of Approval of an Exception to Construct Phase 8 of the Harvest Fields Subdivision Simultaneously with Other Phases – Mrs. Bryn MacDonald
 5. Consideration of Approval of Resolution No. 05-17-2022A, Accepting the Final Sewer Masterplan Document for the Future Annexation Area – Mr. Boyd Davis
 6. Consideration of Approval of Ordinance No. 05-17-2022A, Amending Section 17.130.100(B)(5)(g) Regarding Collection of Water Shares – Mr. Boyd Davis
 - a. Public Hearing
 - b. Action
 7. Consideration of Approval of Ordinance No. 05-17-2022A, Approving a General Plan Amendment for the Zoning Designation of Property Located at 1800 N 4500 W from Public to R-5 – Mrs. Bryn MacDonald
 8. Consideration of Resolution No. 05-17-2022A, Approving the Landscape Betterment Agreement for the 2000 W Road Widening Project – Mr. Boyd Davis
 9. Consideration of Approval of Resolution No. 05-17-2022A, Approving the FY2022 Amended Budget for West Point City and All Related Agencies
 - a. Public Hearing
 - b. Action
-

Date: **06/07/2022**

Administrative Session – 6:00 pm

1. Quarterly Financial Update
2. Discussion Regarding the FY2023 Tentative Budget for West Point City and All Related Agencies – Mr. Ryan Harvey

General Session – 7:00 pm

10. Consideration of an Approval to Develop Phase 5 of the Wild Fire Estates Subdivision Simultaneously with Phases 3 and 4 – Mrs. Bryn MacDonald

CDRA – 7:00 pm

1. Consideration of Approval of Resolution No. R06-07-2022A, Approving the FY2023 Tentative Budget for the CDRA of West Point City – Mr. Ryan Harvey
 - a. Public Hearing
 - Action
-

Date: **06/21/2022**

Administrative Session – 6:00 pm

1. Discussion Regarding the FY2023 Final Budget for West Point City and the 2022 Property Tax Rate – Mr. Ryan Harvey

General Session – 7:00 pm

CDRA – 7:00 pm

1. Consideration of Approval of Resolution No. R06-21-2022A, Approving the FY2023 Final Budget for the CDRA of West Point City – Mr. Ryan Harvey
 - a. Public Hearing
 - Action
-



WEST POINT CITY 2022 CALENDAR

2022

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
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9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

JANUARY

3	Swearing-In Ceremony - 12 PM
4	City Council - 6 PM
10	Senior Lunch - 11:30 AM
11	Council/Staff Lunch - 11:30 AM
13	Planning Commission - 6 PM
17	MLK Jr. Day - CLOSED
18	City Council - 6 PM
27	Planning Commission - 6 PM

JULY

2 & 4	PARTY AT THE POINT EVENTS
5	Independence Day Holiday - CLOSED
11	Senior Lunch - 11:30 AM
14	Planning Commission - 6 PM
15	MOVIE IN THE PARK - DUSK
19	City Council - 6 PM
25	Pioneer Day Holiday - CLOSED
28	Planning Commission - 6 PM

FEBRUARY

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
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27	28					

AUGUST

SUN	MON	TUE	WED	THU	FRI	SAT
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14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

FEBRUARY

1	City Council - 6 PM
4-5	City Council Planning & Visioning Session
10	Planning Commission - 6 PM
14	Senior Lunch - 11:30 AM
15	City Council - 6 PM
21	President's Day - CLOSED
24	Planning Commission - 6 PM

AUGUST

TBD	Summer Party 5:30 - 7 PM
2	City Council - 6 PM
11	Planning Commission - 6 PM
12	MOVIE IN THE PARK - DUSK
16	City Council - 6 PM
19	Senior Dinner - 5:30 PM
25	Planning Commission - 6 PM

MARCH

SUN	MON	TUE	WED	THU	FRI	SAT
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SEPTEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
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18	19	20	21	22	23	24
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MARCH

1	City Council - 6 PM
10	Planning Commission - 6 PM
15	City Council - 6 PM
21	Senior Lunch - 11:30 AM
24	Planning Commission - 6 PM

SEPTEMBER

5	Labor Day - CLOSED
6	City Council - 6 PM
8	Planning Commission - 6 PM
12	Senior Lunch - 11:30 AM
20	City Council - 6 PM
22	Planning Commission - 6 PM

APRIL

SUN	MON	TUE	WED	THU	FRI	SAT
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OCTOBER

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

APRIL

5	City Council - 6 PM
11	Senior Lunch - 11:30 AM
14	Planning Commission - 6 PM
16	EASTER EGG HUNT - 10 AM
19	City Council - 6 PM
22-23	ANNUAL SPRING CLEAN-UP
28	Planning Commission - 6 PM

OCTOBER

TBD	ANNUAL FALL CLEAN-UP
4	City Council - 6 PM
6	CEMETERY CLEANING
10	Employee Training - CLOSED
13	Planning Commission - 6 PM
14	HALLOWEEN CARNIVAL - 7 PM
17	Senior Lunch - 11:30 AM
18	City Council - 6 PM
25	Council/Staff Lunch - 11:30 AM
27	Planning Commission - 6 PM

MAY

SUN	MON	TUE	WED	THU	FRI	SAT
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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
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13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

MAY

3	City Council - 6 PM
5	CEMETERY CLEANING
9	Senior Lunch - 11:30 AM
10	Council/Staff Lunch - 11:30 AM
12	Planning Commission - 6 PM
14	TAKE PRIDE IN WEST POINT
17	City Council - 6 PM
26	Planning Commission - 6 PM
30	Memorial Day - CLOSED

NOVEMBER

1	City Council - 6 PM
5	FLAGS ON VETERANS' GRAVES
8	ELECTION DAY
10	Planning Commission - 6 PM
11	Veterans Day - CLOSED
14	Senior Lunch - 11:30 AM
15	City Council - 6 PM
24-25	Thanksgiving - CLOSED
28	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

4	MISS WEST POINT PAGEANT
7	City Council - 6 PM
9	Planning Commission - 6 PM
13	Senior Lunch - 11:30 AM
17	MOVIE IN THE PARK - DUSK
21	City Council - 6 PM
23	Planning Commission - 6 PM

DECEMBER

2	Christmas Party - 7 PM
6	CHILD REMEMBRANCE - 7 PM
6	City Council - 6 PM
8	Planning Commission - 6 PM
12	Senior Lunch - 11:30 AM
20	City Council - 6 PM
22	Planning Commission - 6 PM
23	CEMETERY LUMINARY - 4 PM
26-27	Christmas Holiday - CLOSED

*UPDATED AS OF APRIL 2022

CITY COUNCIL STAFF REPORT



Subject: Discussion of Market Wage Study
Author: Kyle Laws
Department: Executive
Date: May 3, 2022

Background

Every other year we conduct a market study to determine how well our wages are keeping up with the market. We have determined to study cities of similar size, “next step” cities (meaning cities that an employee might likely go to for career growth opportunities), and surrounding cities. This gives us a good look at the market and allows us the opportunity to make adjustments to retain our employees. This study is complete and Staff is ready to present the results to the Council for consideration.

Analysis

As we began this study, we learned that many cities recently conducted mid-year market studies of their own and have already adjusted wages according to those results. Additionally, as you have all likely noticed and seen, inflation has been through the roof lately. For our region, the CPI for March was 9.1% and for April it was over 10%. Based on all of these factors we expected to find that we were below the market. It is also important to point out that we have set our ranges to be in line with the average, so right at 50% of the market. We don’t want to be trailing, but have also chosen not to lead the market. This methodology is open for discussion and can be changed if the Council desires.

During the study it became very clear to us that there were likely two adjustments that would need to be made to effectively keep up with market conditions: a market adjustment (based on current wages) and a cost of living adjustment (COLA), which is more of an inflationary adjustment. This report will explain both of these changes to wages and the impact they have on the budget.

Market Adjustment

The wage study takes into account the current conditions in our benchmark group. The City pays an annual membership to the Wasatch Compensation Group to allow us the ability to conduct these types of studies. This system is commonly referred to as “TechNet.” This software includes all of the data need to effectively study the market, including the dates that the information was last updated by each participating entity, allowing us to use the most recent data. We reviewed every position of the City with the data available and set the new minimum of the range to the average, or 50%, of the market. We then establish a range band of 40%(minimum to maximum). Next, we calculated the cost to keep employees at the same place within their current range to that placement in the new range. The total cost to do this would be over \$200,000 in wages only. Benefits tied to wages would be on top of that. As a note, the percentage increase for this adjustment for each position ranged from 1% to 21%, meaning some were close to the market wage and some were really far off. Rather than just accepting this as the only option, we then looked at several other scenarios. In the end, the option being proposed to the Council is to cap increases at 12% for all hourly employees. Each position would be given an increase determined by the market for that position, up to a maximum of 12%. The Department Head level positions

would be capped at 10%. Doing this has a budget impact, with benefits included, of \$187,603.64 across all funds. The table below details the costs, with benefits, across each fund:

General Fund	\$122,243.86
Waste	\$25,577.84
Water	\$30,224.93
Storm Water	\$9,557.02
Total	\$187,603.64

COLA

If we were to stop with the market adjustment as explained above, then we would start July 1st behind the market again due to inflationary adjustments (or Cost of Living Adjustments) that we know are being given by most, if not all, other cities. In a survey of 40 cities, the average COLA being considered is around 5.5%, ranging from 3% to 15%. As mentioned earlier in the staff report the last two months Consumer Price Index for our area has been 9.1% and over 10%. After discussing this with the Mayor, and going over the survey data and the inflation in the market, it was determined together that we go with a 6% COLA. The total cost for this is \$84,745 plus benefits, across all funds. This will keep our wages in line, or closer to being in line, with the market conditions as we start the new fiscal year, rather than being behind from the start. The table below details the costs, with benefits included, across each fund:

General Fund	\$66,623.78
Waste	\$15,865.35
Water	\$18,581.36
Storm Water	\$5,996.98
Total	\$107,067.47

While the impact is significant, it is clear from the data that we are behind the market in what we are paying our employees. This can also be evidenced by the turnover we have seen in some departments, particularly in Public Works over the last year. We acknowledge the cost and recognize the decision the Council has to make regarding this. We appreciate the Council's willingness to look at it and have tried to minimize the impact in working through various scenarios. It is important to note that this will not bring all positions up to market. Limiting the increases to 12% means there are several that still fall below the market average. It is our recommendation to try and bring those positions the rest of the way up in the FY2024 Budget.

The combined budgetary impact across all funds is nearly \$300,000 as shown in the following table:

General Fund	\$188,867.63
Waste	\$41,443.19
Water	\$48,806.29
Storm Water	\$15,554.00
Total	\$294,671.10

This is significant and results in a 16.5% average increase to all employees. It is important to note that this total is not a result strictly based on recent inflation numbers. This includes recent

inflation with the COLA adjustment but also accounts for increased wages over the last 2 years, that our current plan has not kept up with. In order to better keep up with inflationary and market increases, we may want consider tying annual COLAs with the CPI for our area. We have learned this is a fairly common practice among cities. Currently we provide a 2% merit increase each year, based on positive performance, and a 2% COLA every other year. As evidenced in this study and report, this has not been sufficient.

Recommendation

This is for discussion purposes only. Staff would appreciate any feedback the Council has prior to consideration of the tentative and final budget approvals

Significant Impacts

The combined budgetary impact across all funds is nearly \$300,000.

Attachments

None

CITY COUNCIL STAFF REPORT



Subject: FY2023 Budget Discussion
Author: Ryan Harvey
Department: Administrative Services
Date: May 3, 2022

BACKGROUND

Each year cities in the State of Utah are required to adopt a balanced budget. The final budget for Fiscal Year 2022 was adopted last August. The Council may amend the budget at any time during the fiscal year, after holding a public hearing on the matter. The Council amended the budget earlier this year.

Cities in the State of Utah are also required to adopt a balanced budget for the upcoming fiscal year (July 1- June 30) on or before the 30th of June. The tentative budget must be presented to the City Council at or before the first meeting in May. The Mayor, City Council, and Staff will discuss the FY2023 Tentative Budget over the course of the next several City Council Meetings, with a tentative schedule as shown below:

May 3, 2022

- General Fund Revenues
- FY2023 Personnel Changes
- FY2023 General Fund Budget Requests

May 17, 2022

- Special Revenue Fund
- Capital Projects Fund
- Enterprise Funds
- Capital Projects Matrix

June 7, 2022

- CDRA Fund
- Fee Schedule
- Compensation Schedule
- Property Tax Rate
- Outstanding Issues
- Adoption of FY2023 Tentative Budget
- Adoption of FY2023 CDRA Tentative Budget

June 21, 2022

- Adoption of FY2023 Final Budget (If no Truth in Taxation)
- Adoption of FY2023 CDRA Final Budget
- Adoption of Fee Schedule

ANALYSIS

This report provides:

- A discussion of General Fund revenues
- An explanation of FY2023 proposed personnel budget changes, and
- A discussion of FY2023 proposed General Fund budget requests.

General Fund Revenues

Revenues throughout the City continue to increase, especially in the Sales Tax that the City is collecting. The following areas of the General Fund are where City Staff proposes changes to Revenues for the FY2023 Budget:

- Sales Tax - \$2,000,000 (increase of \$500,000 over last year's budget)
- Vehicle Tax - \$40,000 (Increase of \$5,000 over last year's budget)
- Energy Sales and Use - \$380,000 (Increase of \$15,000 over last year's budget)
- Telecommunications - \$25,000 (Decrease of \$5,000 over last year's budget)
- Interest Earnings - \$5,000 (Decrease of \$15,000 over last year's budget)
- Building Permits - \$500,000 (Increase of \$100,000 over last year's budget)
- Class C Roads - \$450,000 (Increase of \$50,000 over last year's budget)
- Zoning and Subdivision Fees - \$50,000 (Increase of \$30,000 over last year's budget)
- Park and City Hall Reservations - \$4,000 (Increase of \$500 over last year's budget)
- Miscellaneous Income and Concessions - \$4,000 (Increase of \$2,000 over last year's budget)

As always, we will not get our Property Tax Revenue projection for a few more weeks. With all of the new growth, however, that number should be significantly higher as well.

Personnel Budget Changes

There are no personnel changes included in the budget FY2023, outside of the regularly scheduled Merit and COLA increases.

Health Insurance Increase – The City's health insurance plan renewed January 1, 2022. The proposed budget includes a 12% increase to health premiums beginning January 1, 2023.

URS Rate Decrease – Utah Retirement Systems (URS) had a 0.5% decrease in their rates this year. This translates to a savings of \$8,494.36, which is split out between funds in the following way:

General Fund - \$5,304.35
Waste Fund - \$1,259.29
Water Fund - \$1,474.85
Storm Water - \$455.87

Rate Study – City Staff performed a rate study to keep employee salaries within market range. For more details on this study, see the staff report that addresses this issue. The overall impact of the rate study to the budget is \$187,603.64 (\$151,285.13 in Salaries and \$36,318.51 in benefits), which is split out between funds in the following way:

General Fund - \$122,243.86
Waste Fund - \$25,577.84
Water Fund - \$30,224.93
Storm Water - \$9,557.02

6% COLA – In order to keep up with inflation, Staff recommends applying a 6% Cost of Living Adjustment (COLA) to all of the regular employees in the City. The overall impact of the COLA to the budget is \$107,067.46 (\$84,745.32 in Salaries and \$22,322.14 in benefits), which is split out between funds in the following way:

General Fund - \$66,623.87
Waste Fund - \$15,865.35
Water Fund - \$18,581.36
Storm Water - \$5,996.98

Deputy City Recorder - Staff discussed this new, full-time position with the Council earlier this year. We believe this position will really help with the workload in the office and relieve the growing pressure that is building up (which is kind of like a drip, drip, drip that will never stop...whoa). The job description is still being created, but this position will assist Casey in many of her functions and will also potentially take on some of the functions currently performed by Katie in Community Development. We decided not to fill the position of Communications Specialist that was funded last year due to skillsets of other newly hired employees. So we will put that money (\$40,000) towards this new position. The additional funding to be added to the budget for the Deputy City Recorder position is \$41,524.29, which consists of \$33,270.00 in Salaries, and \$8,254.29 in Benefits, and will be funded entirely from the General Fund.

Utility Billing Clerk – Full-Time – This is a position that Staff recently hired for because of the departure of Lissa Davies, who was working as a part-time Utility Billing Clerk. The position was funded using the \$40,000 that Council allocated to the Communications Specialist but was never hired. Staff proposes that the two currently funded Utility Billing Clerk positions be re-classified as Customer Service Representatives. By doing this, and setting each of those up at 20 hours per week, Staff is able to offset some of the cost of the new full-time position. The total increase to the Budget for this position will be \$55,829.54 (\$27,338.00 in Salaries and \$28,491.54 in Benefits) which is split out between funds in the following way:

General Fund - \$25,649.98
Waste Fund - \$11,659.38
Water Fund - \$15,728.70
Storm Water - \$2,791.48

General Fund Department Budget Requests

This section contains an explanation of General Fund Department budget requests that are not related to regular personnel expenses.

Community Development

- Create a separate line item for all of the county recording fees. These are currently coming out of Equipment and Supplies. (\$4,000)
- Increase the Planning Commission budget from \$3,000 to \$3,500. This line is used for Planning Commission training, shirts, and occasional dinners for a Planning Commission work meeting. (\$500)
- Increase to Books/Subscriptions/Memberships from \$1,000 to \$1,500. Brent needs to purchase a new set of code books this year, which will be \$600. (\$500)
- Increase Travel/Education from \$4,000 to \$5,000 to accommodate training and conferences for the department. (\$1,000)
- Reduce Contract Planning from \$5,000 to \$4,000. (-\$1,000)
- Reduce IT Support from \$5,000 to \$3,000. (-\$2,000)

Recreation

- Quickscores is a new system that the Recreation Department is using to setup schedules and communicate them to residents. It will cost approximately \$500 per sport. (\$3,000)
- Recreation would like to provide food (snacks & drinks) for our rec aides, throughout the year. (\$800)
- Recreation will need to add \$2,000 to Volleyball for the 4th of July Tournament. (\$2,000)

IT

The following IT items are needed for the City:

- Servers (\$15,000) The existing server at City Hall is out of warranty and should be replaced. The main purpose of the server at this point is file storage and hosting the Caselle software. Other uses on the server have been moved to online applications.
- SharePoint (\$4,000) This is Microsoft's cloud system for file storage. This will also allow access of files from anywhere employees have internet access without the use of a VPN. This cloud service also has the option of adding the Microsoft Office software as a subscription which would eliminate the need to purchase individual licenses for each computer.
- Back-up software for SharePoint (\$550) This would be necessary for security purposes if we go with the SharePoint System.
- Anti-Virus (\$2,200) This is for enhanced anti-virus software.
- Cemetery Software web version (\$15,000) The current version of the cemetery software is a stand-alone license hosted on our server. This version is obsolete and no longer supported. We can continue to use it, but no updates are available and will eventually become unusable. The newest version of this same software is a web-based program that must be purchased.
- New Computers (\$3,500) This is for routine replacement of computers as they age.

Executive

- HR Employee Background Checks: (\$500)

Public Safety

- Police Contract – Staff has a meeting scheduled with the Sheriff's Office on May 5, so if anything changes after that meeting, staff will adjust the budget. As of now, a 3% increase to the contract is what is included in the Tentative Budget. (\$8,500)

RECOMMENDATION

Staff would like Council to discuss and provide direction on the proposed Revenue Projections, Personnel Adjustments, and General Fund Budget Requests included in the proposed FY2023 Tentative Budget.

SIGNIFICANT IMPACTS

There are no significant impacts at this time.

ATTACHMENTS

Proposed FY2023 Tentative Budget

Account Number	Account Title	2019 Actual	2020 Actual	2021 Original Budget	2021 Amended Budget	2022 Tentative Budget
GENERAL FUND						
TAXES						
10-31-10	Property Taxes	542,498.35	618,708.10	598,886.00	655,347.00	598,886.00
10-31-25	Vehicle - In lieu of prop. tax	38,686.53	41,152.62	35,000.00	35,000.00	40,000.00
10-31-30	General Sales and Use Taxes	1,626,926.58	1,937,039.55	1,500,000.00	1,500,000.00	2,000,000.00
10-31-40	Cable TV	59,076.49	58,756.19	50,000.00	50,000.00	50,000.00
10-31-50	Energy Sales and Use	386,092.10	386,234.66	365,000.00	365,000.00	380,000.00
10-31-60	Telecommunications	45,018.90	33,356.89	30,000.00	30,000.00	25,000.00
Total TAXES:		2,698,298.95	3,075,248.01	2,578,886.00	2,635,347.00	3,093,886.00
LICENSES AND PERMITS						
10-32-10	Bus. License/Cond. Use Permits	9,354.52	25,758.00	10,000.00	10,000.00	10,000.00
10-32-21	Building Permits	310,374.33	472,263.95	400,000.00	400,000.00	500,000.00
10-32-25	Public Safety Fees	136.68	.00	.00	.00	.00
Total LICENSES AND PERMITS:		319,865.53	498,021.95	410,000.00	410,000.00	510,000.00
INTERGOVERNMENTAL REVENUE						
10-33-56	Class C Roads	410,915.99	454,247.78	400,000.00	400,000.00	450,000.00
10-33-70	Cares Act Revenue	.00	454,694.08	.00	.00	.00
Total INTERGOVERNMENTAL REVENUE:		410,915.99	908,941.86	400,000.00	400,000.00	450,000.00
CHARGES FOR SERVICES						
10-34-10	Zoning and Subdivision Fees	34,125.00	14,775.00	20,000.00	20,000.00	50,000.00
10-34-60	Recreation Fees	49,386.00	73,465.00	90,000.00	90,000.00	90,000.00
10-34-78	Park & City Hall Reservations	4,150.00	4,900.00	3,500.00	3,500.00	4,000.00
10-34-79	City Celeb. & Sponsorships	5,720.90	10,052.00	9,000.00	9,000.00	9,000.00
10-34-82	Cemetery Interment	22,850.00	14,700.00	15,000.00	15,000.00	15,000.00
10-34-90	Misc. Income & Concessions	1,379.03	10,399.89	2,000.00	2,000.00	4,000.00
Total CHARGES FOR SERVICES:		117,610.93	128,291.89	139,500.00	139,500.00	172,000.00
MISCELLANEOUS REVENUE						
10-36-10	Interest Earnings	37,143.94	8,430.91	20,000.00	20,000.00	5,000.00
10-36-20	Donations	2,895.00	4,866.00	2,000.00	2,000.00	2,000.00
10-36-90	Miscellaneous	3,029.88	12,936.59	1,000.00	1,000.00	1,000.00
Total MISCELLANEOUS REVENUE:		43,068.82	26,233.50	23,000.00	23,000.00	8,000.00
CONTRIBUTIONS & TRANSFERS						
10-39-10	Beginning Balance	.00	.00	800,000.00	800,000.00	800,000.00
Total CONTRIBUTIONS & TRANSFERS:		.00	.00	800,000.00	800,000.00	800,000.00
GENERAL GOVERNMENT						
10-41-10	Mayor and Council Wages	45,616.25	52,059.09	47,413.00	47,413.00	47,413.00
10-41-11	Executive	.00	807.69	.00	.00	.00
10-41-13	Employee Benefits	5,946.09	6,744.12	7,375.00	7,375.00	7,308.00
10-41-33	Training and Education	1,309.20	7,900.22	9,000.00	9,000.00	9,000.00
10-41-35	Community Service Contracts	1,100.00	1,275.00	3,000.00	3,000.00	3,000.00
Total GENERAL GOVERNMENT:		53,971.54	68,786.12	66,788.00	66,788.00	66,721.00

Account Number	Account Title	2019 Actual	2020 Actual	2021 Original Budget	2021 Amended Budget	2022 Tentative Budget
ADMINISTRATIVE SERVICES						
10-44-11	Salaries and Wages	102,094.77	105,702.46	116,024.00	116,024.00	146,706.00
10-44-13	Employee Benefits	44,028.50	44,041.47	49,719.00	49,719.00	66,137.00
10-44-20	Mileage Reimbursement	.00	.00	800.00	800.00	800.00
10-44-21	Books, Subscrip. & Memberships	532.84	136.24	1,000.00	1,000.00	1,000.00
10-44-24	Postage	3,115.64	2,604.95	5,000.00	5,000.00	5,000.00
10-44-25	Equipment & Supplies	1,552.37	912.88	1,000.00	1,000.00	1,000.00
10-44-26	Equipment Lease & Maintenance	8,076.90	8,197.42	16,500.00	16,500.00	16,500.00
10-44-33	Training & Education	30.03	324.66	4,000.00	4,000.00	4,000.00
10-44-38	Auditor & Accounting Support	15,733.27	14,278.00	16,500.00	16,500.00	16,500.00
10-44-63	IT Support & Contracts	4,163.74	4,163.74	7,100.00	7,100.00	7,100.00
10-44-65	Emergency Management	1,388.10	400.00	2,000.00	2,000.00	2,000.00
10-44-69	Office Supplies & Expense	2,671.85	3,004.17	4,000.00	4,000.00	4,000.00
10-44-75	Risk Management	18,810.94	25,235.97	40,000.00	40,000.00	40,000.00
10-44-95	Credit Card Processing Fees	1,241.98	1,246.69	1,000.00	1,000.00	1,000.00
10-44-98	Bank Service Charges	1,047.75	1,029.84	1,000.00	1,000.00	1,000.00
Total ADMINISTRATIVE SERVICES:		204,488.68	211,278.49	265,643.00	265,643.00	312,743.00
PUBLIC WORKS						
10-48-11	Salaries and Wages	109,967.85	105,528.96	167,300.00	165,165.00	192,850.00
10-48-13	Employee Benefits & Retirement	67,295.57	62,397.50	111,012.00	110,455.00	116,732.00
10-48-15	On call pay	5,730.17	5,462.12	5,950.00	5,950.00	5,950.00
10-48-20	Overtime	19,358.00	13,152.28	14,000.00	14,000.00	14,000.00
10-48-23	Travel and Education	.00	.00	360.00	360.00	360.00
10-48-25	Equipment, Supplies & Maint.	9,114.70	7,289.88	9,000.00	9,000.00	9,000.00
10-48-26	Municipal Bldgs. Oper. & Maint	20,974.58	18,463.77	24,260.00	24,260.00	24,260.00
10-48-54	Prot. Clothing & Equipment	3,627.80	3,617.32	3,000.00	3,000.00	3,000.00
10-48-65	Fleet Operations & Maintenance	6,554.35	6,685.74	4,250.00	4,250.00	4,250.00
10-48-67	Fleet Fuel	7,657.19	9,030.48	12,865.00	12,865.00	12,865.00
10-48-69	Office Supplies & Expense	187.81	477.59	1,300.00	1,300.00	1,300.00
10-48-70	Fleet Leases	.00	.00	10,000.00	10,000.00	10,000.00
10-48-75	Crosswalk Power	609.89	663.43	900.00	900.00	900.00
10-48-77	Public Facilities Heating	5,881.81	5,495.06	5,000.00	5,000.00	5,000.00
10-48-82	Public Facilities Power	14,053.04	13,932.02	14,000.00	14,000.00	14,000.00
10-48-84	Street Lighting Pwr & Mnt.	49,582.85	57,437.29	52,000.00	52,000.00	52,000.00
Total PUBLIC WORKS:		320,595.61	309,633.44	435,197.00	432,505.00	466,467.00
EXECUTIVE						
10-49-11	Salaries and Wages	175,513.30	174,483.64	190,613.00	190,613.00	270,051.00
10-49-13	Employee Benefits	82,055.90	85,920.27	111,966.00	111,966.00	152,571.00
10-49-20	Mileage Reimbursements	387.44	29.99	750.00	750.00	750.00
10-49-21	Books, Subscrip. & Memberships	1,976.37	2,799.23	3,000.00	3,000.00	3,000.00
10-49-23	Travel and Education	8,273.34	3,070.08	6,000.00	6,000.00	6,000.00
10-49-24	Postage	.00	.00	320.00	320.00	320.00
10-49-25	New Equipment Purchase	19,088.38	21,096.93	17,000.00	17,000.00	20,500.00
10-49-37	Attorney	28,737.86	35,376.50	33,000.00	33,000.00	33,000.00
10-49-62	Miscellaneous	4,254.64	858.11	12,000.00	12,000.00	12,000.00
10-49-63	IT Support & Contracts	30,179.22	25,580.27	36,000.00	36,000.00	36,000.00
10-49-65	Emp. Awards, Rec. & Events	12,639.11	10,863.08	13,000.00	13,000.00	13,000.00
10-49-66	Education Reimb. Program	3,500.00	3,007.15	6,000.00	6,000.00	6,000.00
10-49-67	Emp. Benefits & Bonus Program	.00	.00	13,000.00	13,000.00	13,000.00
10-49-68	Wellness Program	67.35	.00	2,000.00	2,000.00	2,000.00
10-49-69	Office Supplies & Expense	4,178.05	4,180.66	5,000.00	5,000.00	5,000.00
10-49-70	Cellular & Radio Serv. & Equip	8,750.47	9,276.50	12,000.00	12,000.00	12,000.00

Account Number	Account Title	2019 Actual	2020 Actual	2021 Original Budget	2021 Amended Budget	2022 Tentative Budget
10-49-72	Legal Advertising	5,306.50	2,643.40	9,000.00	9,000.00	9,000.00
10-49-80	Utah League Membership	5,446.40	5,446.40	5,500.00	5,500.00	5,500.00
10-49-82	City Newsletter	4,299.60	4,344.99	4,500.00	4,500.00	4,500.00
10-49-83	Economic Development	.00	.00	5,000.00	5,000.00	5,000.00
10-49-85	Volunteerism Program	284.64	.00	2,000.00	2,000.00	2,000.00
10-49-86	HR Background Checks	.00	.00	.00	.00	500.00
10-49-88	Recorders Office	4,982.10	4,325.17	8,000.00	8,000.00	8,000.00
10-49-89	Elections	17,333.57	684.00	20,000.00	20,000.00	20,000.00
10-49-90	City Celebrations & Events	53,167.04	27,856.96	78,500.00	78,500.00	78,500.00
10-49-91	Youth Council	5,188.46	4,571.55	8,000.00	8,000.00	8,000.00
10-49-92	Miss West Point Pageant	18,354.64	13,865.35	19,600.00	19,600.00	19,600.00
10-49-93	Senior Program	895.93	.00	2,500.00	2,500.00	2,500.00
10-49-94	Community Garden	.00	.00	300.00	300.00	300.00
10-49-96	Youth Court	.00	.00	5,000.00	5,000.00	5,000.00
10-49-97	COVID-19	13,020.85	443,271.02	200,000.00	200,000.00	200,000.00
10-49-98	Arts Council	.00	.00	5,000.00	5,000.00	5,000.00
Total EXECUTIVE:		507,881.16	883,491.27	834,549.00	834,549.00	958,592.00
COMMUNITY DEVELOPMENT						
10-52-11	Salaries and Wages	181,812.68	206,319.57	291,781.00	291,781.00	278,680.00
10-52-13	Employee Benefits & Retirement	79,220.53	88,257.62	143,510.00	143,510.00	152,673.00
10-52-21	Books, Subscrip. & Memberships	674.50	268.00	1,000.00	1,000.00	1,500.00
10-52-23	Travel, Education & Certificat	4,060.42	1,338.87	4,000.00	4,000.00	5,000.00
10-52-25	Equipment & Supplies	4,170.14	3,052.20	2,000.00	2,000.00	2,000.00
10-52-51	GIS	.00	1,619.84	1,750.00	1,750.00	1,750.00
10-52-62	Contract Planning & Insp Serv	32,060.00	27,205.00	5,000.00	5,000.00	4,000.00
10-52-63	IT Support & Contracts	.00	.00	5,000.00	5,000.00	3,000.00
10-52-65	State Building Surcharge	2,945.77	2,610.17	1,000.00	1,000.00	1,000.00
10-52-68	Planning Comm/Board of Adj.	1,612.54	61.00	3,000.00	3,000.00	3,500.00
10-52-69	Office Supplies & Expense	256.39	856.44	500.00	500.00	500.00
10-52-85	Code Enforcement	.00	1,343.20	4,000.00	4,000.00	4,000.00
10-52-90	County Recording Fees	.00	.00	.00	.00	4,000.00
Total COMMUNITY DEVELOPMENT:		306,812.97	332,931.91	462,541.00	462,541.00	461,603.00
ENGINEERING						
10-53-11	Salaries and Wages	.00	.00	43,452.00	43,452.00	50,485.00
10-53-13	Emp. Benefits & Retirement	.00	.00	21,915.00	21,915.00	23,538.00
10-53-21	Books, Subscrip. & Memberships	.00	.00	1,000.00	1,000.00	1,000.00
10-53-23	Travel, Education & Certificat	.00	.00	4,000.00	4,000.00	4,000.00
10-53-25	Equipment & Supplies	.00	.00	5,500.00	5,500.00	5,500.00
10-53-51	GIS	.00	.00	3,000.00	3,000.00	3,000.00
10-53-63	IT Support & Contracts	.00	.00	5,400.00	5,400.00	42,150.00
10-53-69	Office Supplies & Expense	.00	.00	500.00	500.00	500.00
10-53-70	Engineering Services	.00	851.25	22,000.00	22,000.00	22,000.00
Total ENGINEERING:		.00	851.25	106,767.00	106,767.00	152,173.00
PUBLIC SAFETY & EMERGENCY PLAN						
10-54-11	Crossing Guards	28,191.05	29,313.64	60,011.00	60,011.00	60,008.00
10-54-13	Employee Benefits & Retirement	2,722.80	2,843.25	5,949.00	5,949.00	5,947.00
10-54-15	Crossing Guard Supplies/Equip.	1,157.71	528.02	1,000.00	1,000.00	1,000.00
10-54-60	Animal Control	48,129.92	47,345.50	55,000.00	55,000.00	55,000.00
10-54-62	Police Services	275,322.42	262,800.00	283,250.00	283,250.00	291,750.00
10-54-65	Narcotics Strike Force	8,743.68	8,743.68	8,800.00	8,800.00	8,800.00

Account Number	Account Title	2019 Actual	2020 Actual	2021 Original Budget	2021 Amended Budget	2022 Tentative Budget
10-54-75	Hometown Security (EPRT)	.00	689.31	4,000.00	4,000.00	4,000.00
Total PUBLIC SAFETY & EMERGENCY PLAN:		364,267.58	352,263.40	418,010.00	418,010.00	426,505.00
PARKS AND CEMETERY						
10-70-11	Salaries and Wages	47,991.37	50,798.01	104,008.00	104,008.00	120,786.00
10-70-13	Employee Benefits & Retirement	5,711.40	12,804.22	10,305.00	10,305.00	11,970.00
10-70-20	Uniforms	300.00	.00	600.00	600.00	600.00
10-70-25	Equipment & Supplies	12,863.35	20,339.43	14,000.00	14,000.00	14,000.00
10-70-26	Building and Grounds	72,523.72	81,877.91	68,600.00	68,600.00	68,600.00
10-70-29	Park & Cemetery Lights	3,846.65	3,959.40	3,400.00	3,400.00	3,400.00
10-70-61	Misc. Services and Supplies	.00	.00	1,200.00	1,200.00	1,200.00
10-70-69	Office Supplies & Expense	44.71	.00	500.00	500.00	500.00
10-70-70	Gateways & Public Properties	3,675.23	622.14	4,000.00	4,000.00	4,000.00
Total PARKS AND CEMETERY:		146,956.43	170,401.11	206,613.00	206,613.00	225,056.00
RECREATION						
10-71-11	Salaries and Wages	121,803.93	139,177.72	170,649.00	170,649.00	194,078.00
10-71-13	Employee Benefits & Retirement	61,222.22	62,524.38	80,441.00	80,441.00	85,291.00
10-71-20	Recreation Program Marketing	503.36	511.59	1,000.00	1,000.00	1,000.00
10-71-23	Travel & Education	395.00	.00	2,400.00	2,400.00	2,400.00
10-71-26	Building and Grounds	78.78	1,721.14	2,300.00	2,300.00	2,300.00
10-71-30	Background Checks	509.05	882.50	2,000.00	2,000.00	2,000.00
10-71-60	Soccer	10,042.95	15,047.12	12,000.00	12,000.00	13,000.00
10-71-67	Junior Jazz	18,015.81	14,425.78	23,000.00	23,000.00	23,500.00
10-71-68	Football	18,361.36	25,639.36	34,500.00	34,500.00	35,000.00
10-71-69	Office Supplies & Expense	344.74	206.40	250.00	250.00	1,050.00
10-71-71	Baseball/Softball	25,559.54	7,396.37	20,500.00	20,500.00	21,000.00
10-71-73	Volleyball	1,599.56	2,034.40	3,000.00	3,000.00	5,500.00
10-71-74	Tennis	.00	.00	5,000.00	5,000.00	5,000.00
Total RECREATION:		258,436.30	269,566.76	357,040.00	357,040.00	391,119.00
TRANSFERS, CONT. & OTHER USES						
10-90-63	Class C Trans. to Special Rev.	410,915.95	454,247.78	400,000.00	400,000.00	450,000.00
10-90-70	Trans. Debt. Serv. City Hall	107,000.00	107,000.00	107,055.00	107,000.00	.00
10-90-86	TRANSFER TO CAP. PROJ. FUND	885,500.00	885,500.00	691,183.00	750,391.00	1,122,907.00
Total TRANSFERS, CONT. & OTHER USES:		1,403,415.95	1,446,747.78	1,198,238.00	1,257,391.00	1,572,907.00
GENERAL FUND Revenue Total:		3,589,760.22	4,636,737.21	4,351,386.00	4,407,847.00	5,033,886.00
GENERAL FUND Expenditure Total:		3,566,826.22	4,045,951.53	4,351,386.00	4,407,847.00	5,033,886.00
Net Total GENERAL FUND:		22,934.00	590,785.68	.00	.00	.00

Account Number	Account Title	2019 Actual	2020 Actual	2021 Original Budget	2021 Amended Budget	2022 Tentative Budget
SPECIAL REVENUE FUND						
DEVELOPMENT FEES						
45-30-57	Road Impact Fees	261,551.13	301,213.00	152,900.00	152,900.00	152,900.00
45-30-70	Park and Trails Impact Fees	356,612.22	469,029.42	238,086.00	238,086.00	238,086.00
45-30-75	North Davis Sewer Impact Fees	592,962.00	647,944.00	352,600.00	352,600.00	352,600.00
45-30-80	N.D. Fire Impact Fees	26,192.08	68,522.62	13,868.00	13,868.00	13,868.00
45-30-99	Beginning Balance	.00	.00	157,712.00	182,712.00	132,712.00
Total DEVELOPMENT FEES:		1,237,317.43	1,486,709.04	915,166.00	940,166.00	890,166.00
OTHER FINANCING SOURCES						
45-33-46	Grants (Road Projects)	1,403,327.34	434,527.78	.00	.00	.00
45-33-47	Grants	75,000.00	126,435.72	.00	.00	.00
45-33-90	Transfer from Other Funds	410,915.95	454,247.78	400,000.00	400,000.00	450,000.00
45-33-93	Local Option Roads	133,273.43	161,650.55	125,000.00	125,000.00	125,000.00
45-33-96	ARPA West Point City Direct	.00	.00	.00	1,296,768.00	.00
45-33-97	ARPA NEU Davis County	.00	.00	.00	25,000,000.00	.00
Total OTHER FINANCING SOURCES:		2,022,516.72	1,176,861.83	525,000.00	26,821,768.00	575,000.00
Source: 36						
45-36-10	Interest Income	53,499.70	16,941.85	.00	.00	.00
Total Source: 36:		53,499.70	16,941.85	.00	.00	.00
SPECIAL FUND PROJECTS						
45-51-15	Parks/Trails Impact Fee Proj.	.00	.00	1,648.00	1,648.00	1,648.00
45-51-71	Roads/Ped. Walkways Impact Fee	.00	30,000.00	42,798.00	57,798.00	57,798.00
45-51-80	N.D. Sewer Impact Fees	592,962.00	630,972.00	352,600.00	352,600.00	352,600.00
45-51-85	N.D. Fire Impact Fees	27,328.28	64,234.72	13,868.00	13,868.00	13,868.00
45-51-91	ARPA West Point City Direct	.00	.00	.00	1,296,768.00	.00
45-51-92	ARPA NEU Davis County	.00	.00	.00	25,000,000.00	.00
45-51-93	Local Option Roads	14,000.00	6,087.00	466,309.00	466,309.00	466,309.00
45-51-95	Class C Road Expenditures	275,823.16	238,032.39	540,480.00	550,480.00	550,480.00
45-51-97	Road & Sidewalk Grant Projects	1,481,164.01	350,548.89	22,463.00	22,463.00	22,463.00
Total SPECIAL FUND PROJECTS:		2,391,277.45	1,319,875.00	1,440,166.00	27,761,934.00	1,465,166.00
SPECIAL REVENUE FUND Revenue Total:		3,313,333.85	2,680,512.72	1,440,166.00	27,761,934.00	1,465,166.00
SPECIAL REVENUE FUND Expenditure Total:		2,391,277.45	1,319,875.00	1,440,166.00	27,761,934.00	1,465,166.00
Net Total SPECIAL REVENUE FUND:		922,056.40	1,360,637.72	.00	.00	.00

Account Number	Account Title	2019 Actual	2020 Actual	2021 Original Budget	2021 Amended Budget	2022 Tentative Budget
CAPITAL PROJECTS FUND						
REVENUE						
48-30-39	Misc. revenue	35,408.25	232,089.10	.00	.00	.00
48-30-45	Cemetery Permit & Perpet. Care	43,290.00	29,520.00	147,057.00	147,057.00	147,057.00
48-30-90	Beginning Balance	.00	.00	1,502,264.00	1,493,056.00	1,120,540.00
Total REVENUE:		78,698.25	261,609.10	1,649,321.00	1,640,113.00	1,267,597.00
OTHER FINANCING SOURCES						
48-33-10	Transfer from General Fund	885,500.00	885,500.00	691,183.00	750,391.00	1,122,907.00
48-33-35	Interest	63,381.74	17,357.08	.00	.00	.00
Total OTHER FINANCING SOURCES:		948,881.74	902,857.08	691,183.00	750,391.00	1,122,907.00
CAP. PROJ. FUND FINANCING USES						
48-51-15	Buildings	67,071.23	105,108.19	60,980.00	60,980.00	60,980.00
48-51-20	Road Projects	232,733.12	162,722.30	565,158.00	565,158.00	565,158.00
48-51-25	Park Improvement Projects	31,662.90	14,635.50	1,030,109.00	1,030,109.00	1,030,109.00
48-51-43	Capital Equipment Replacement	66,409.69	.00	66,200.00	66,200.00	66,200.00
48-51-44	Vehicle Replacement	44,841.00	29,573.00	11,000.00	11,000.00	11,000.00
48-51-53	5 Year CIP	.00	.00	460,000.00	510,000.00	510,000.00
48-51-70	Cemetery Perpetual Care	.00	.00	147,057.00	147,057.00	147,057.00
Total CAP. PROJ. FUND FINANCING USES:		442,717.94	312,038.99	2,340,504.00	2,390,504.00	2,390,504.00
CAPITAL PROJECTS FUND Revenue Total:		1,027,579.99	1,164,466.18	2,340,504.00	2,390,504.00	2,390,504.00
CAPITAL PROJECTS FUND Expenditure Total:		442,717.94	312,038.99	2,340,504.00	2,390,504.00	2,390,504.00
Net Total CAPITAL PROJECTS FUND:		584,862.05	852,427.19	.00	.00	.00

Account Number	Account Title	2019 Actual	2020 Actual	2021 Original Budget	2021 Amended Budget	2022 Tentative Budget
WASTE FUND						
OPERATING REVENUE						
51-37-17	Penalties	15,127.50	1,677.50	10,000.00	10,000.00	10,000.00
51-37-26	Sewer Fees	1,069,381.56	1,133,584.31	1,100,000.00	1,100,000.00	1,100,000.00
51-37-50	Garbage Collection Fees	510,595.84	541,443.84	500,000.00	500,000.00	500,000.00
51-37-60	Greenwaste Collection Fees	110,855.18	117,188.87	110,000.00	110,000.00	110,000.00
51-37-70	Recycle Collection Fees	128,663.89	135,364.95	130,000.00	130,000.00	130,000.00
Total OPERATING REVENUE:		1,834,623.97	1,929,259.47	1,850,000.00	1,850,000.00	1,850,000.00
OTHER FINANCING SOURCES						
51-38-05	Sewer Impact Fees	150,851.42	169,890.84	82,700.00	82,700.00	82,700.00
51-38-15	Can Purchase	11,560.00	33,660.00	17,000.00	17,000.00	17,000.00
51-38-80	Interest Earnings	12,741.74	2,996.04	10,000.00	10,000.00	10,000.00
51-38-91	DEVELOPER CONTRIBUTIONS	128,196.25	776,246.00	.00	.00	.00
51-38-99	Pension	.00	.00	20,000.00	20,000.00	20,000.00
Total OTHER FINANCING SOURCES:		303,349.41	982,792.88	129,700.00	129,700.00	129,700.00
TRANSFERS						
51-39-95	Beginning Fund Balance	.00	.00	34,417.00	42,494.00	44,417.00
51-39-96	Sewer Impact Fee Balance	.00	.00	229,303.00	229,303.00	281,146.00
Total TRANSFERS:		.00	.00	263,720.00	271,797.00	325,563.00
PRIMARY OPERATING EXPENSES						
51-81-11	Salaries and Wages	157,786.38	176,204.60	212,007.00	210,482.00	249,270.00
51-81-13	Benefits and Bonus	73,314.32	66,157.45	125,506.00	125,108.00	140,086.00
51-81-15	On call pay	818.16	780.30	850.00	850.00	850.00
51-81-20	Overtime	52.11	.00	2,000.00	2,000.00	2,000.00
51-81-27	Lift Station Pumps	1,536.87	1,913.02	2,400.00	2,400.00	2,400.00
51-81-42	Garbage	481,190.21	518,640.01	363,000.00	363,000.00	363,000.00
51-81-43	Greenwaste	106,472.71	112,586.61	98,000.00	98,000.00	98,000.00
51-81-44	Recycling	126,064.98	105,531.25	88,000.00	88,000.00	88,000.00
51-81-49	Sewer Collection and Disposal	827,384.54	849,649.94	668,000.00	668,000.00	668,000.00
51-81-55	Sewer Maintenance and Repair	26,091.92	24,561.35	30,000.00	30,000.00	30,000.00
51-81-63	IT Support & Contracts	15,721.22	14,800.88	23,825.00	23,825.00	23,825.00
51-81-65	Utility Refunds	472.89	.00	1,500.00	1,500.00	1,500.00
Total PRIMARY OPERATING EXPENSES:		1,816,906.31	1,870,825.41	1,615,088.00	1,613,165.00	1,666,931.00
MATERIALS AND SUPPLIES						
51-82-24	Utility Bills - Postage/Equip.	8,778.32	8,700.43	11,000.00	11,000.00	11,000.00
51-82-47	Can Purchase	35,500.00	37,105.89	27,000.00	27,000.00	27,000.00
51-82-60	Travel and Education	.00	2,595.12	1,500.00	1,500.00	1,500.00
51-82-61	Misc. Supplies & Deposit Slips	.00	.00	1,000.00	1,000.00	1,000.00
Total MATERIALS AND SUPPLIES:		44,278.32	48,401.44	40,500.00	40,500.00	40,500.00
WASTE - OTHER EXPENSES						
51-84-05	Sewer Impact Fee Projects	.00	3,185.74	400,000.00	400,000.00	400,000.00
51-84-20	Risk Management	5,513.94	5,735.44	10,000.00	10,000.00	10,000.00
51-84-30	Depreciation	96,038.74	103,993.98	85,000.00	85,000.00	85,000.00
51-84-35	Credit Card Processing Fees	9,540.23	10,565.08	8,100.00	8,100.00	8,100.00
51-84-39	Auditor & Accounting Support	5,498.00	5,192.00	6,000.00	6,000.00	6,000.00

Account Number	Account Title	2019 Actual	2020 Actual	2021 Original Budget	2021 Amended Budget	2022 Tentative Budget
51-84-44	Vehicle Replacement	.00	.00	11,000.00	11,000.00	11,000.00
51-84-81	IT	.00	.00	4,000.00	4,000.00	4,000.00
51-84-83	Capital Improvements	1,600.14	41,858.92	34,732.00	34,732.00	34,732.00
51-84-84	Blue Stakes	2,944.55	1,183.03	1,000.00	1,000.00	1,000.00
51-84-90	Fleet	3,828.59	4,515.22	8,000.00	8,000.00	8,000.00
51-84-97	Fleet Leases	.00	.00	.00	10,000.00	10,000.00
Total WASTE - OTHER EXPENSES:		124,964.19	176,229.41	567,832.00	577,832.00	577,832.00
TRANSFERS & CONTINGENCIES						
51-90-99	Pension	.00	.00	20,000.00	20,000.00	20,000.00
Total TRANSFERS & CONTINGENCIES:		.00	.00	20,000.00	20,000.00	20,000.00
WASTE FUND Revenue Total:		2,137,973.38	2,912,052.35	2,243,420.00	2,251,497.00	2,305,263.00
WASTE FUND Expenditure Total:		1,986,148.82	2,095,456.26	2,243,420.00	2,251,497.00	2,305,263.00
Net Total WASTE FUND:		151,824.56	816,596.09	.00	.00	.00

Account Number	Account Title	2019 Actual	2020 Actual	2021 Original Budget	2021 Amended Budget	2022 Tentative Budget
WATER FUND						
OPERATING REVENUE						
55-37-11	Metered Water Sales	771,619.78	823,382.45	800,000.00	800,000.00	800,000.00
55-37-13	Secondary Water Sales	816,593.12	837,177.85	820,000.00	820,000.00	820,000.00
55-37-14	Connection Fees - Water	20,500.00	10,150.00	11,500.00	11,500.00	11,500.00
55-37-17	Penalties	13,784.75	627.75	10,000.00	10,000.00	10,000.00
Total OPERATING REVENUE:		1,622,497.65	1,671,338.05	1,641,500.00	1,641,500.00	1,641,500.00
OTHER FINANCING SOURCES						
55-38-05	Water Impact Fees	172,010.00	32,248.00	36,696.00	36,696.00	36,696.00
55-38-45	Transfer from Spec Rev Fund	.00	151,457.00	.00	.00	.00
55-38-80	Interest Earnings	32,188.91	8,295.59	20,000.00	20,000.00	20,000.00
55-38-95	Fund Reserves	.00	.00	386,428.00	393,890.00	396,428.00
55-38-96	Water Impact Fee Balance	.00	.00	176,779.00	176,779.00	244,621.00
55-38-99	Pension	.00	.00	20,000.00	20,000.00	20,000.00
Total OTHER FINANCING SOURCES:		204,198.91	192,000.59	639,903.00	647,365.00	717,745.00
PRIMARY OPERATING EXPENSES						
55-81-11	Salaries and Wages	181,322.89	196,081.40	250,247.00	248,234.00	297,420.00
55-81-13	Benefits and Bonus	86,370.39	75,789.36	150,880.00	150,355.00	166,767.00
55-81-15	On call pay	1,636.34	1,560.61	1,700.00	1,700.00	1,700.00
55-81-20	Overtime	1,669.14	.00	4,000.00	4,000.00	4,000.00
55-81-28	Wells & Water Tank Power	6,583.17	6,673.84	11,500.00	11,500.00	11,500.00
55-81-35	Hooper Water District	855.00	50.00	1,500.00	1,500.00	1,500.00
55-81-41	Water Maintenance	42,494.59	88,332.06	18,000.00	18,000.00	18,000.00
55-81-42	Water Sample Testing	4,054.13	3,587.00	5,000.00	5,000.00	5,000.00
55-81-43	Secondary Water	786,503.89	804,301.92	770,000.00	770,000.00	770,000.00
55-81-45	Registration & Other Expenses	160.00	160.00	1,000.00	1,000.00	1,000.00
55-81-60	Travel and Education	1,630.71	4,661.28	4,140.00	4,140.00	4,140.00
55-81-63	IT Support & Contracts	13,001.24	12,510.59	24,000.00	24,000.00	24,000.00
Total PRIMARY OPERATING EXPENSES:		1,126,281.49	1,193,708.06	1,241,967.00	1,239,429.00	1,305,027.00
WATER - MATERIALS AND SUPPLIES						
55-82-24	Utility Bills - Postage/Equip	8,778.33	9,200.39	8,250.00	8,250.00	8,250.00
55-82-47	Misc. Supplies & Deposit Slips	.00	.00	750.00	750.00	750.00
55-82-50	Water Meters	98,902.97	155,388.90	115,000.00	115,000.00	115,000.00
Total WATER - MATERIALS AND SUPPLIES:		107,681.30	164,589.29	124,000.00	124,000.00	124,000.00
WATER - OTHER EXPENSES						
55-84-05	Water System Impact Fee Proj.	.00	.00	408,429.00	408,429.00	408,429.00
55-84-20	Risk Management	5,146.34	5,353.10	10,000.00	10,000.00	10,000.00
55-84-30	Depreciation	143,938.70	149,429.09	80,000.00	80,000.00	80,000.00
55-84-33	Capital Projects & Expenditure	1,048.93	750.00	119,087.00	119,087.00	119,087.00
55-84-35	Credit Card Processing Fees	10,205.85	11,467.76	8,800.00	8,800.00	8,800.00
55-84-38	Auditor & Accounting Support	5,498.00	5,192.00	6,000.00	6,000.00	6,000.00
55-84-40	Water Purchase - Weber Basin	187,410.00	205,865.00	213,620.00	213,620.00	218,402.00
55-84-44	Vehicle Replacement	.00	.00	11,000.00	11,000.00	11,000.00
55-84-82	Blue Stakes	1,487.16	2,831.76	1,500.00	1,500.00	1,500.00
55-84-83	IT	.00	.00	2,000.00	2,000.00	2,000.00
55-84-85	Engineering Studies & Planning	.00	.00	20,000.00	20,000.00	20,000.00
55-84-90	Fleet	6,700.03	7,901.65	15,000.00	15,000.00	15,000.00

Account Number	Account Title	2019 Actual	2020 Actual	2021 Original Budget	2021 Amended Budget	2022 Tentative Budget
55-84-97	Fleet Leases	.00	.00	.00	10,000.00	10,000.00
	Total WATER - OTHER EXPENSES:	361,435.01	388,790.36	895,436.00	905,436.00	910,218.00
TRANSFERS & CONTINGENCIES						
55-90-99	Pension	.00	.00	20,000.00	20,000.00	20,000.00
	Total TRANSFERS & CONTINGENCIES:	.00	.00	20,000.00	20,000.00	20,000.00
	WATER FUND Revenue Total:	1,826,696.56	1,863,338.64	2,281,403.00	2,288,865.00	2,359,245.00
	WATER FUND Expenditure Total:	1,595,397.80	1,747,087.71	2,281,403.00	2,288,865.00	2,359,245.00
	Net Total WATER FUND:	231,298.76	116,250.93	.00	.00	.00

Account Number	Account Title	2019 Actual	2020 Actual	2021 Original Budget	2021 Amended Budget	2022 Tentative Budget
STORM WATER UTILITY FUND						
OPERATING REVENUE						
58-37-11	Storm Sys. Maint. & Const. Fee	184,592.29	192,575.81	185,000.00	185,000.00	185,000.00
58-37-17	Penalties	1,512.75	69.75	1,000.00	1,000.00	1,000.00
58-37-90	Fund Balance	.00	.00	159,100.00	168,562.00	186,991.00
58-37-91	Storm Water Impact Fee Balance	.00	.00	13,937.00	13,937.00	13,937.00
Total OPERATING REVENUE:		186,105.04	192,645.56	359,037.00	368,499.00	386,928.00
OTHER FINANCING SOURCES						
58-38-05	Storm Water Impact Fees	117,853.99	223,376.52	105,100.00	105,100.00	105,100.00
58-38-45	Transfer From Spec Rev Fund	.00	56,208.00	.00	.00	.00
58-38-70	Interest Earnings	31,845.23	7,999.37	20,000.00	20,000.00	20,000.00
58-38-91	DEVELOPER CONTRIBUTIONS	360,765.16	776,003.00	.00	.00	.00
58-38-99	Pension	.00	.00	20,000.00	20,000.00	20,000.00
Total OTHER FINANCING SOURCES:		510,464.38	1,063,586.89	145,100.00	145,100.00	145,100.00
PRIMARY OPERATING EXPENSES						
58-81-11	Salaries and Wages	62,672.06	85,674.40	78,350.00	77,923.00	92,022.00
58-81-13	Benefits	28,531.30	31,572.73	44,991.00	44,880.00	49,210.00
58-81-27	Storm Sys. Maint. & Repair	20,219.53	8,279.84	11,000.00	11,000.00	11,000.00
58-81-28	Construction	.00	.00	10,000.00	10,000.00	10,000.00
58-81-34	Credit Card Fees	1,331.20	1,495.78	1,100.00	1,100.00	1,100.00
58-81-40	Sweeping & Preventative Care	16,535.82	5,985.86	12,000.00	12,000.00	12,000.00
58-81-42	Strm Sys Maint & Phs II Comp.	1,815.00	489.98	2,500.00	2,500.00	2,500.00
58-81-43	Secondary Water	.00	.00	5,000.00	5,000.00	5,000.00
Total PRIMARY OPERATING EXPENSES:		131,104.91	133,498.59	164,941.00	164,403.00	182,832.00
STORM WTR UTILITY - OTHER EXP.						
58-84-05	Storm System Impact Fee Proj.	81,685.00	16,796.24	119,037.00	119,037.00	119,037.00
58-84-20	Risk Management	1,838.00	1,911.79	3,500.00	3,500.00	3,500.00
58-84-30	Depreciation	110,201.63	121,038.80	64,000.00	64,000.00	64,000.00
58-84-38	Auditor & Accounting Support	1,374.50	1,298.00	1,500.00	1,500.00	1,500.00
58-84-44	Vehicle Replacement	.00	.00	11,000.00	11,000.00	11,000.00
58-84-83	Capital Projects	.00	27,866.26	117,659.00	117,659.00	117,659.00
58-84-90	Fleet Expense	957.15	1,148.94	2,500.00	2,500.00	2,500.00
58-84-97	Fleet Leases	.00	.00	.00	10,000.00	10,000.00
Total STORM WTR UTILITY - OTHER EXP.:		196,056.28	170,060.03	319,196.00	329,196.00	329,196.00
Department: 90						
58-90-99	Pension	.00	.00	20,000.00	20,000.00	20,000.00
Total Department: 90:		.00	.00	20,000.00	20,000.00	20,000.00
STORM WATER UTILITY FUND Revenue Total:		696,569.42	1,256,232.45	504,137.00	513,599.00	532,028.00
STORM WATER UTILITY FUND Expenditure Total:		327,161.19	303,558.62	504,137.00	513,599.00	532,028.00
Net Total STORM WATER UTILITY FUND:		369,408.23	952,673.83	.00	.00	.00

Account Number	Account Title	2019 Actual	2020 Actual	2021 Original Budget	2021 Amended Budget	2022 Tentative Budget
DEBT SERVICE						
MISCELLANEOUS REVENUE						
70-36-10	Interest Earnings	1,117.67	476.08	.00	.00	.00
Total MISCELLANEOUS REVENUE:		1,117.67	476.08	.00	.00	.00
TRANSFERS AND CONTRIBUTIONS						
70-39-20	General Fund Transfer	107,000.00	107,000.00	107,055.00	107,055.00	.00
Total TRANSFERS AND CONTRIBUTIONS:		107,000.00	107,000.00	107,055.00	107,055.00	.00
FUNDING USES						
70-84-10	Debt Service - City Hall	101,000.00	103,000.00	106,000.00	106,000.00	.00
70-84-15	Interest on Bonds	5,147.30	3,208.27	1,055.00	1,055.00	.00
Total FUNDING USES:		106,147.30	106,208.27	107,055.00	107,055.00	.00
DEBT SERVICE Revenue Total:		108,117.67	107,476.08	107,055.00	107,055.00	.00
DEBT SERVICE Expenditure Total:		106,147.30	106,208.27	107,055.00	107,055.00	.00
Net Total DEBT SERVICE:		1,970.37	1,267.81	.00	.00	.00

Account Number	Account Title	2019 Actual	2020 Actual	2021 Original Budget	2021 Amended Budget	2022 Tentative Budget
CDRA FUND						
REVENUE						
85-31-10	Property Tax Increment	157,890.00	149,947.00	140,000.00	140,000.00	140,000.00
	Total REVENUE:	157,890.00	149,947.00	140,000.00	140,000.00	140,000.00
Source: 38						
85-38-80	Interest Earnings	393.51	159.34	.00	.00	.00
	Total Source: 38:	393.51	159.34	.00	.00	.00
EXPENDITURES						
85-44-63	Administration	.00	25.00	.00	.00	.00
85-44-65	Long-term Debt Expense	107,000.00	111,000.00	115,000.00	115,000.00	119,000.00
	Total EXPENDITURES:	107,000.00	111,025.00	115,000.00	115,000.00	119,000.00
Department: 84						
85-84-15	Interest Expense	29,976.50	26,135.20	25,000.00	25,000.00	21,000.00
	Total Department: 84:	29,976.50	26,135.20	25,000.00	25,000.00	21,000.00
	CDRA FUND Revenue Total:	158,283.51	150,106.34	140,000.00	140,000.00	140,000.00
	CDRA FUND Expenditure Total:	136,976.50	137,160.20	140,000.00	140,000.00	140,000.00
	Net Total CDRA FUND:	21,307.01	12,946.14	.00	.00	.00
	Net Grand Totals:	2,305,661.38	4,703,585.39	.00	.00	.00

City Council Staff Report

Subject: General Plan Amendment – 1800 N 4500 W
Author: Bryn MacDonald
Department: Community Development
Date: May 3, 2022



Background

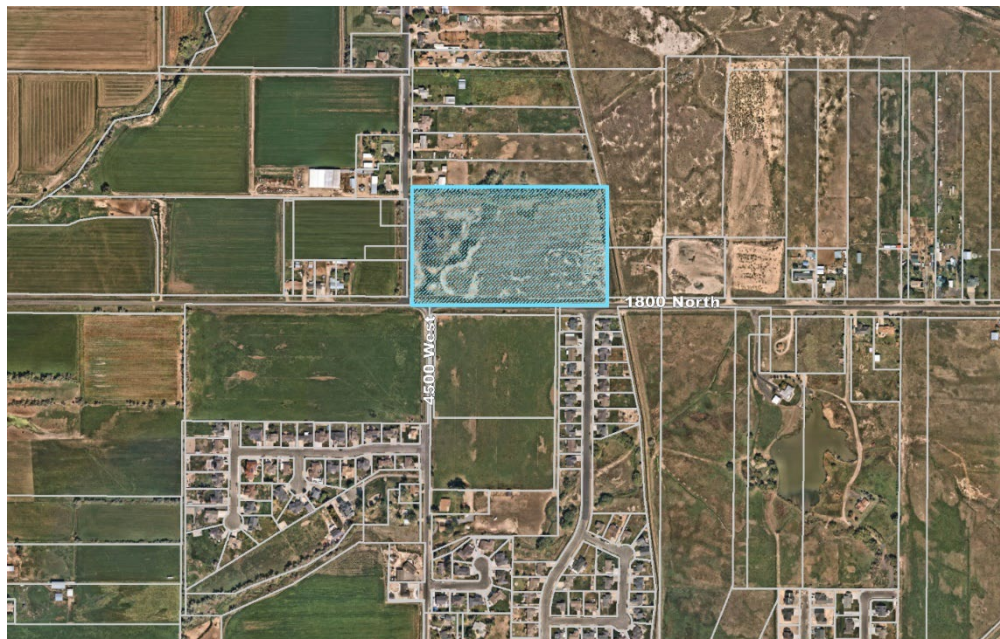
The applicant, Rick Scadden, (who has received approval from the Davis School District to act as the agent on their property) requests to change the General Plan designation on the property located at 1800 N 4500 W (16.5 acres) from Public/Institutional to R-5 (Multi-Family Residential).

Process

West Point City Land Use and Development code [17.00.090](#) allows amendments to the General Plan. These amendments may be initiated by a property owner during March and September. The applicant has submitted all of the required documentation for review. The Planning Commission held a public hearing on April 14, 2022, and recommended denial of the proposed change. The City Council must now hold a public hearing and either approve, modify, or deny the request.

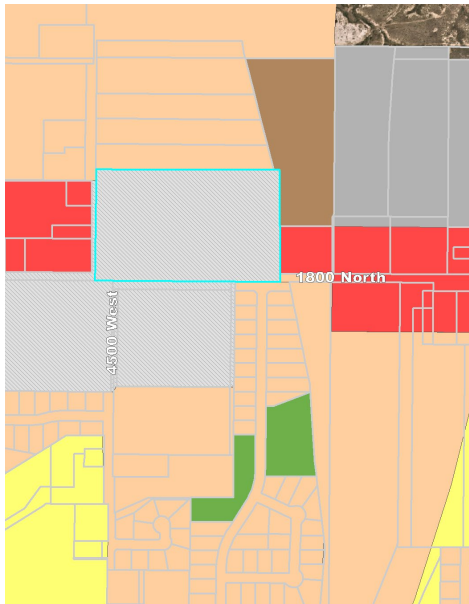
Analysis

The property is currently owned by the Davis School District and is therefore shown on the General Plan as “Public/Institutional”. The applicant is requesting R-5, which allows up to 20 units an acre. However, the plan they have submitted is showing townhomes at approximately 10 units per acre. The R-4 zone only allows 8 units per acre, so the applicant has asked for R-5 to accommodate their proposed plan.

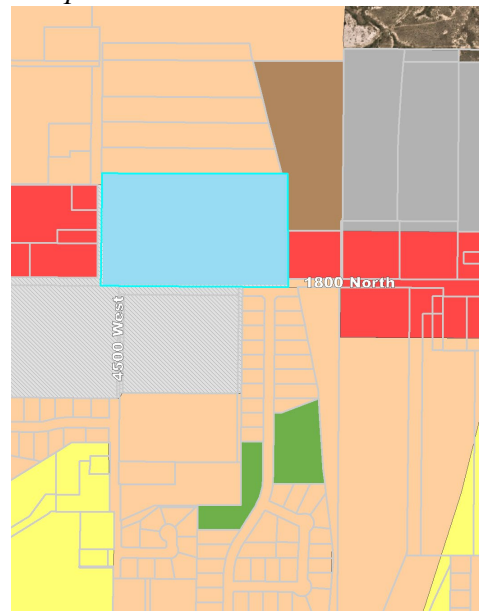


If the change to R-5 is approved, the property will still need to be rezoned. During the rezone process, the Council could place a zoning condition on the property limiting the density to 10 units per acre. A development agreement could also allow the Council and developer to agree to a density. If, for example, the Council changed the general plan to R-4, with a density of 8 units per acre, a development agreement could be approved that would allow greater density for this project. Utah State Code 10-9a-532 allows a city to approve a development agreement that is different from the zoning ordinance, as long as it is enacted using the same procedures for enacting a land use regulation, including a review and recommendation from the Planning Commission and a public hearing.

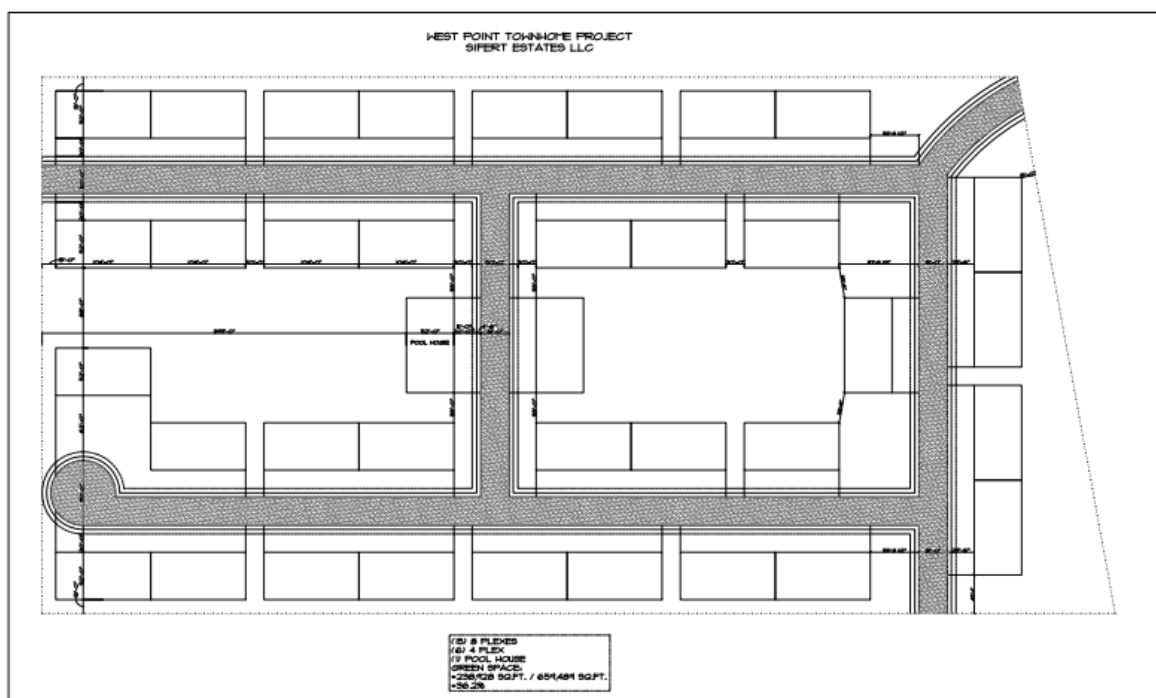
Current General Plan



Proposed General Plan



Proposed Site Plan and Elevations





Recommendation

The Planning Commission recommended denial of the proposed change to R-5. This item is on for discussion only. A public hearing will be scheduled for the next City Council meeting.

Significant Impacts

There are no significant impacts related to the proposed amendments

Attachments

Application & Documents



3200 West 300 North
West Point, UT 84015
PH: 801.776.0970
FAX: 801.525.9150
www.westpointcity.org

General Plan Amendment Application

This type of application is considered legislative. The City Council shall only accept applications to amend the General Plan twice a year, during the months of April and October. All applications submitted must be made in accordance with Title 17 of the West Point City Code.

Note: If the application for a change of General Plan amendment is denied by the City Council a new application for the same request affecting the same property shall not be eligible for reconsideration for one year subsequent to such denial.

For Office Use Only		
Received Payment:		
\$ 550.0	3/31/22	
AMOUNT PAID	DATE RECEIVED	INITIAL
550.00	General Plan Amendment	

Subject Property Information

Approximate Address:	Total Acreage:	Parcel ID Number:	Current Zoning:
NE Corner 1800 North 4500 West	16.5	14-038-0085	Gov't/Public

Owner/Agent Information

Applicant Name:	Phone Number:	Owner of Property?	
NE Corner 1800 North 4500 West	801-725-0789	☐ YES	☒ NO
Mailing Address:	City:	State:	Zip:
118 E Lomond View Dr	North Ogden	Utah	84414
Email Address:			
rickscadden@gmail.com			

General Plan Amendment Information / Checklist

Below is a list of information that is required to be submitted with the application in order for West Point City to process the request. If any of the required information is not submitted, the application will be considered incomplete and will not be accepted.

Written Proposal

- ☒ Description of the proposed amendment request.
- ☒ Written statement specifying the potential use of property within the area of the proposed amendment.
- ☒ Written statement explaining why the existing General Plan Designation for the area is no longer appropriate or feasible.
- ☒ Analysis of the potential impacts of the proposed amendment on existing infrastructure and public services (traffic, streets, intersections, water, sewer, storm drains, electrical power, fire and police protection, garbage collections, etc.)

Text Amendments (if applicable)

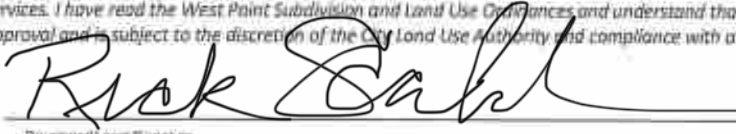
- ☒ Written statement showing the desired language change.
- ☒ Map showing affected areas if the text change will affect specific geographic areas.

Map Amendments (if applicable)

- ☒ A complete and accurate legal description of the area to be changed.
- ☒ Map showing the area of the proposed amendment.
- ☐ Current copies of the Davis County parcel Map showing the area of the proposed amendment.
- ☐ Mapped inventory of existing land uses within the area of the proposed amendment and extending ¼ mile beyond such area.
- ☐ Correct property addresses of parcels included within the area of the proposed amendment.
- ☐ Signatures of the majority of the property owners within the area proposed for a General Plan Map or Policy amendments.

NOTE: If the agent listed above is not the property owner, he/she must be authorized as the assigned "AGENT" by completing the **STATEMENT OF OWNERSHIP/DESIGNATION OF AGENT** section below. This authorization only needs to be completed once, prior to concept approval.

I hereby certify that the requested Subdivision would comply with all required conditions and standards of the West Point City Subdivision and Land Use Ordinance, be harmonious with neighboring uses, fit the goals of the community's General Plan, and impose no insatiable demands for public services. I have read the West Point Subdivision and Land Use Ordinances and understand that submitting this Application does not guarantee approval and is subject to the discretion of the City Land Use Authority and compliance with all requirements of West Point City's Municipal Code.



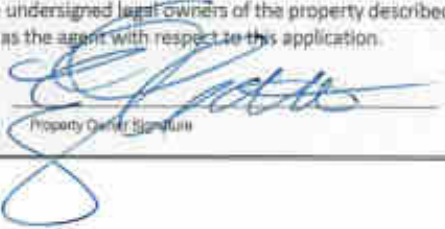
Developer/Agent Signature

3/31/2

Date

Statement of Ownership/Designation of Agent (provide a small plat map showing ownership)

As the undersigned legal owners of the property described on a short plat map, we designate Rick Scadden to act as the agent with respect to this application.



Property Owner Signature



Print Name

3-30-22

Date

**GENERAL PLAN AMENDMENT APPLICATION FOR PARCEL 14-038-0085
APPLICATION NARRATIVE ANSWERS**

WRITTEN PROPOSAL

DESCRIPTION OF PROPOSED AMENDMENT REQUEST

-Request that parcel ID 14-038-0085 zoning of Gov't/Public change to R-5 with a limit of 9.9 units per acre.

WRITTEN STATEMENT SPECIFYING THE POTENTIAL USE OF PROPERTY WITHIN THE AREA OF THE PROPOSED AMENDMENT

-Property will have townhomes constructed with amenities similar to the attached site and elevation drawings.

WRITTEN STATEMENT EXPLAINING WHY THE EXISTING GENERAL PLAN DESIGNATION FOR THE AREA IS NO LONGER APPROPRIATE OR FEASIBLE

-Applicant is acquiring property 14-038-0085 from the Davis School District after negotiating a land swap for their new junior high school project to be built on applicant's prior anticipated property development project of ~35 acres. The property will not need to remain zoned Gov't/Public (school).

ANALYSIS OF THE POTENTIAL IMPACTS OF THE PROPOSED AMENDMENT ON EXISTING INFRASTRUCTURE AND PUBLIC SERVICES

-The proposed project will need to have access to utility services needed for similar developments in the community including water, sanitary sewer, storm sewer, electrical, garbage, etc. The housing development will also require police, fire, and road access for the proposed community.

TEXT AMENDMENTS

WRITTEN STATEMENT SHOWING THE DESIRED LANGUAGE CHANGE

-Request that parcel ID 14-038-0085 zoning of Gov't/Public change to R-5 with a limit of 9.9 units per acre.

MAP SHOWING AFFECTED AREAS IF THE TEXT CHANGE WILL AFFECT SPECIFIC GEOGRAPHIC AREAS

-See attached map with proposed site overlay on page 2 of package of information following application.

**GENERAL PLAN AMENDMENT APPLICATION FOR PARCEL 14-038-0085
APPLICATION NARRATIVE ANSWERS (CONT'D)**

MAP AMENDMENTS

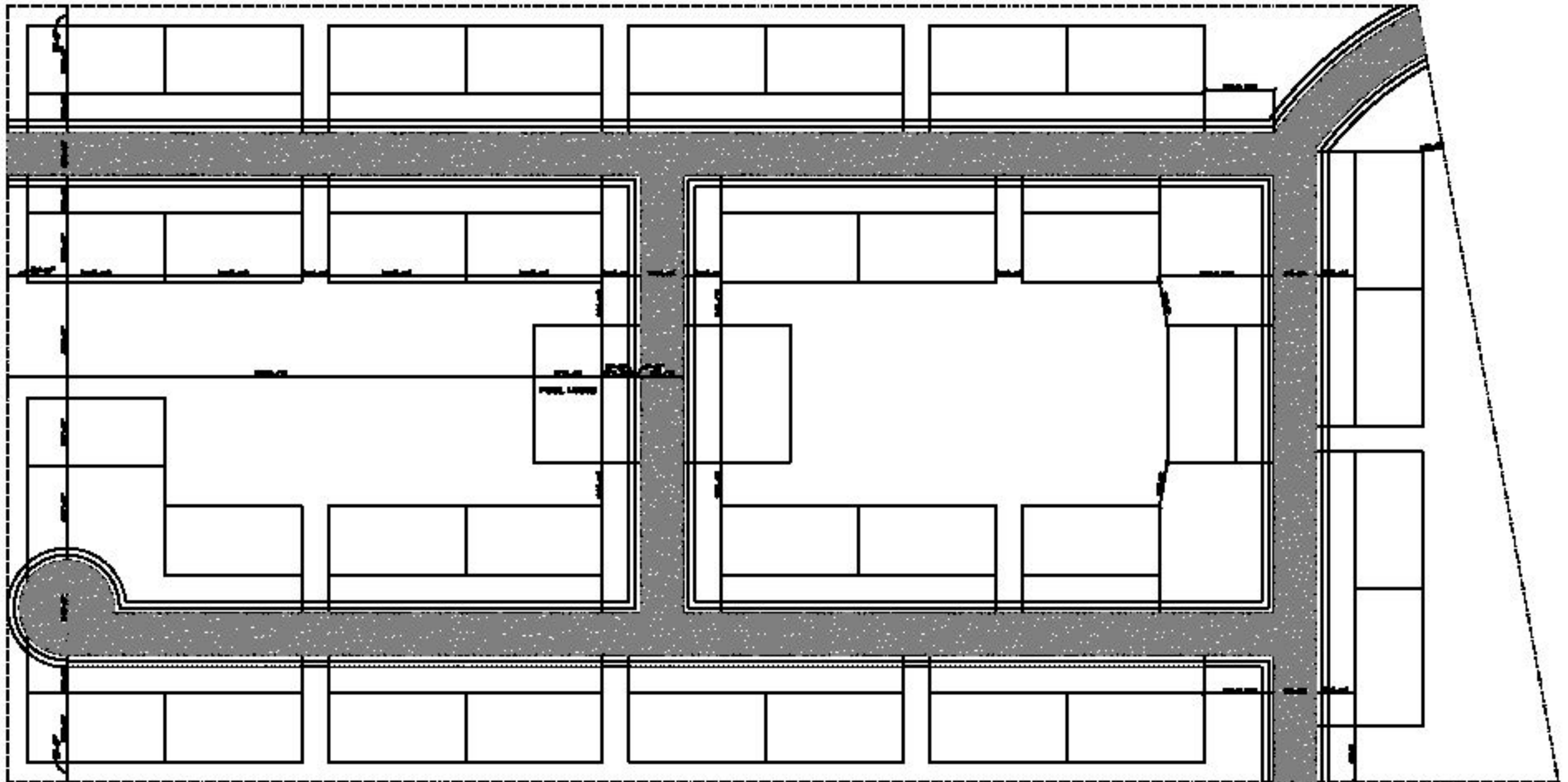
A COMPLETE AND ACCURATE LEGAL DESCRIPTION OF THE AREA TO BE CHANGED

-BEG AT THE CENTER OF SEC 30-T5N-R2W, SLM; & RUN TH N 89°59'32" W 106.07 FT ALG THE 1/4 SEC TO THE EXTENSION OF THE E LINE OF 4500 WEST STR; TH N 0°24'35" E 660.04 FT TO & ALG THE E LINE OF 4500 WEST STR, ALSO BEING ALG A FENCE LINE TO THE S LINE OF LOT 4, DAVIS FARMS WEST SUB; TH S 89°59'08" E 1082.00 FT ALG THE S LINE OF LOT 4, DAVIS FARMS WEST SUB & BEYOND; TH S 0°48'41" E 660.08 FT TO THE 1/4 SEC LINE; TH N 89°58'02" W 990.00 FT ALG SD 1/4 SEC TO THE POB. CONT. 16.50 ACRES

MAP SHOWING AREA OF THE PROPOSED AMENDMENT

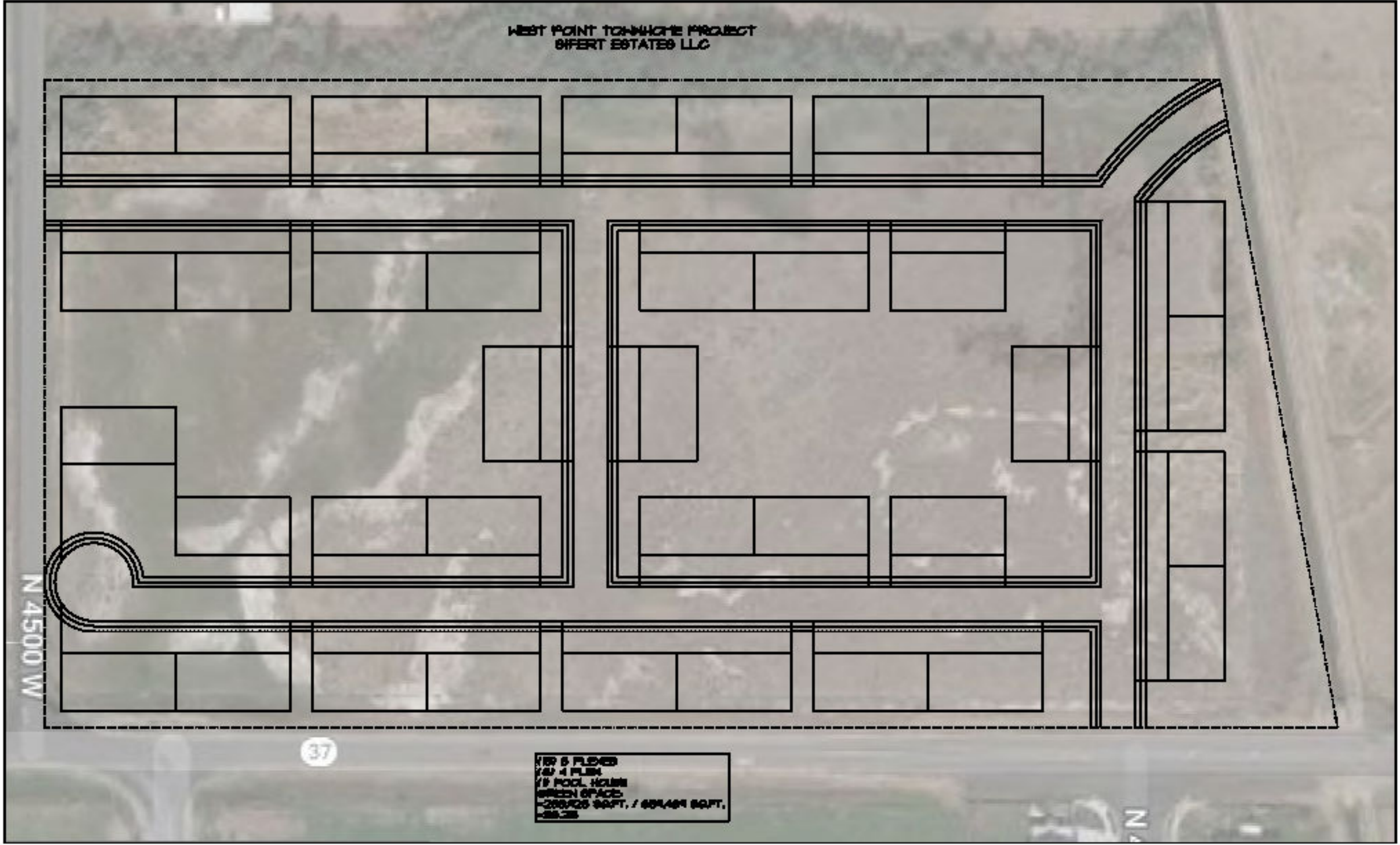
-See attached map with proposed site overlay on page 2 of package of information following application.

**WEST POINT TOWNHOME PROJECT
BIFERT ESTATES LLC**



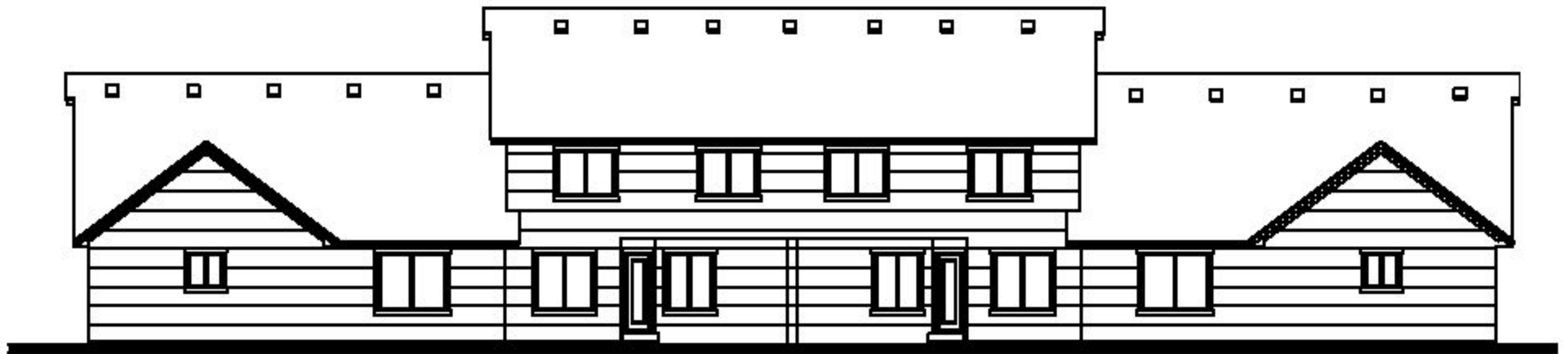
1/2" 5 PLY
 1/2" 4 PLY
 1/2" POOL HOUSE
 OPEN SPACE
 -200'25 SQFT. / 60'48" SQFT.
 -200'25

WEST POINT TONNICHIE PROJECT
SHFERT ESTATES LLC

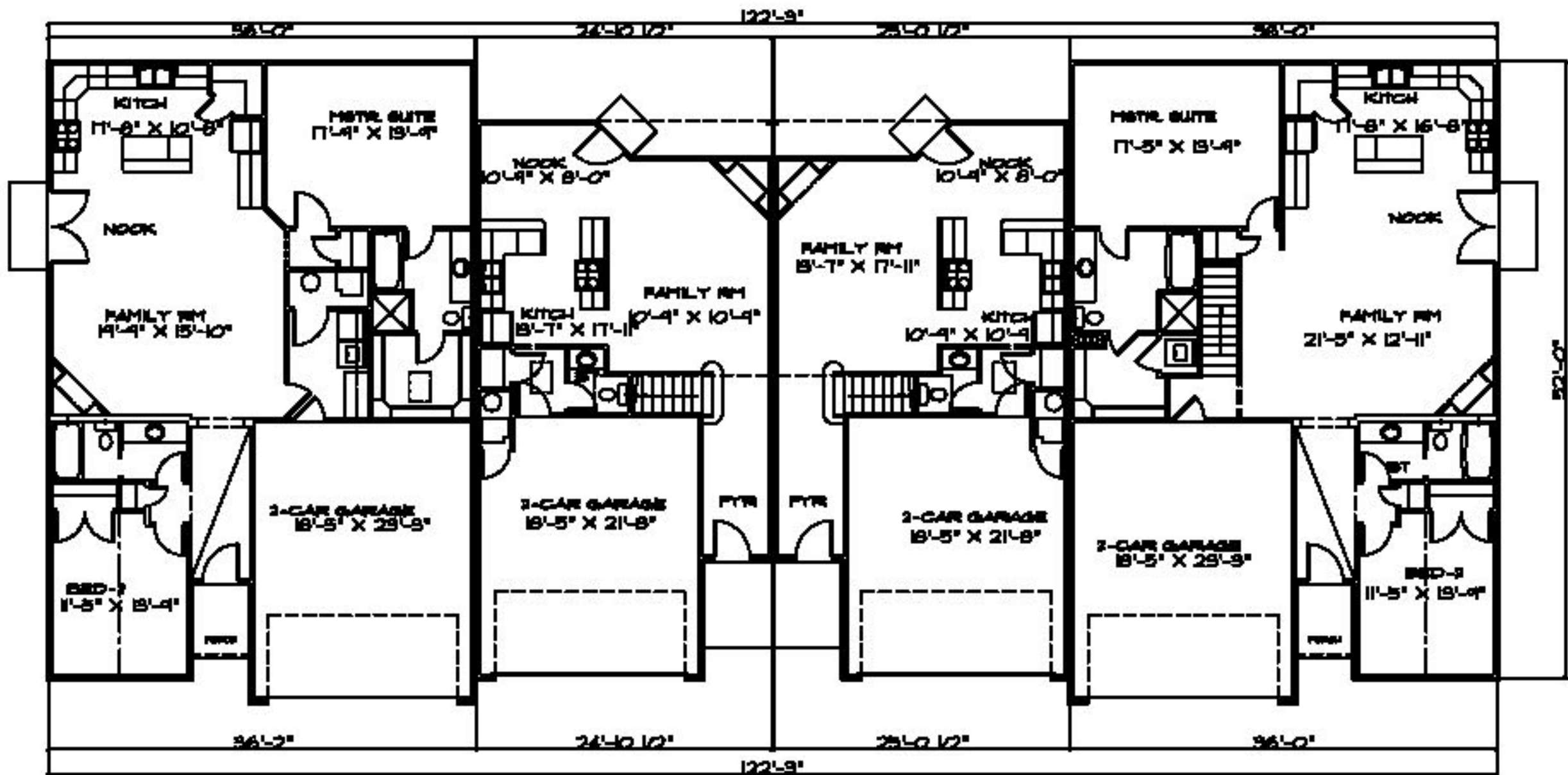


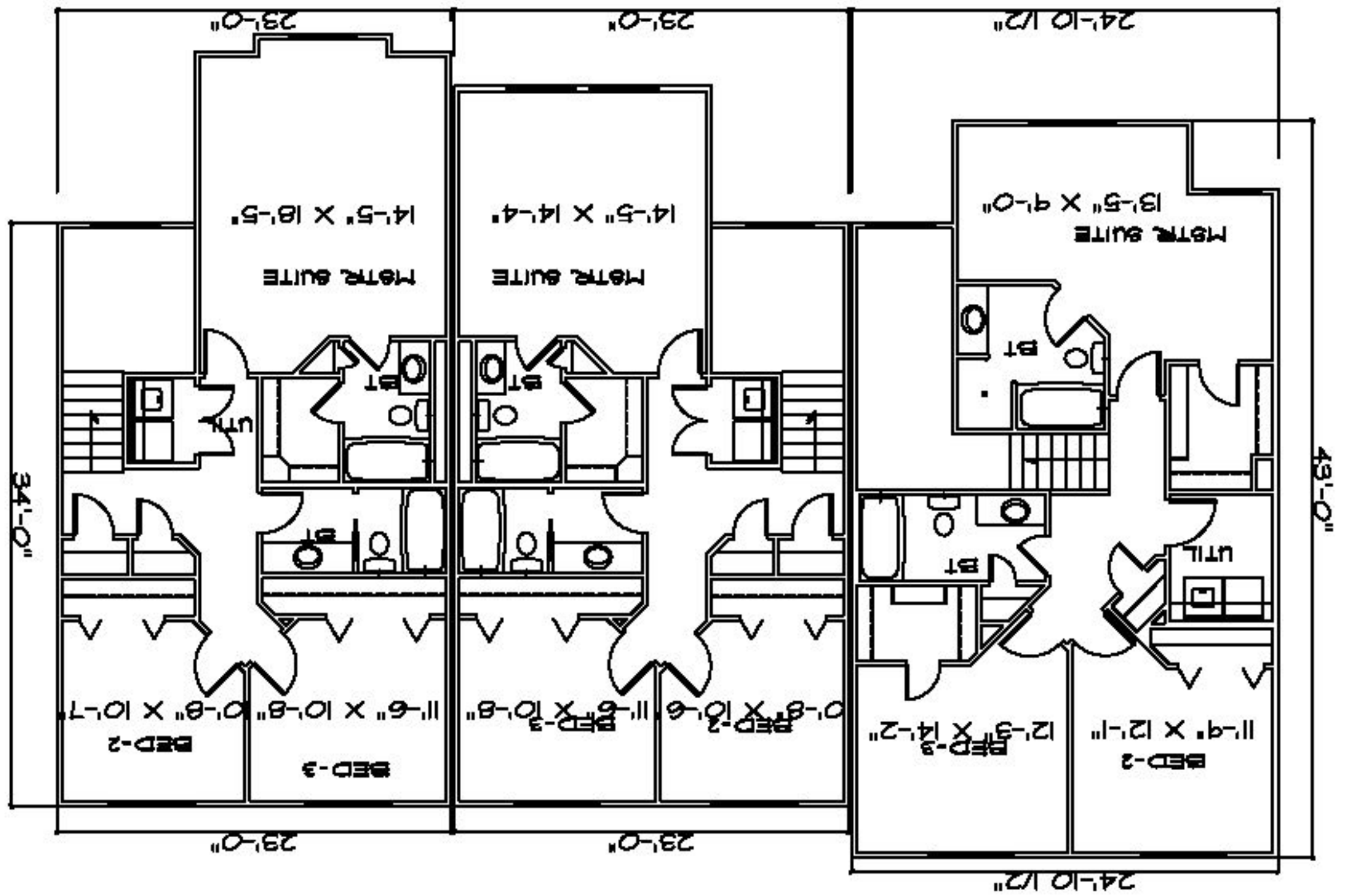


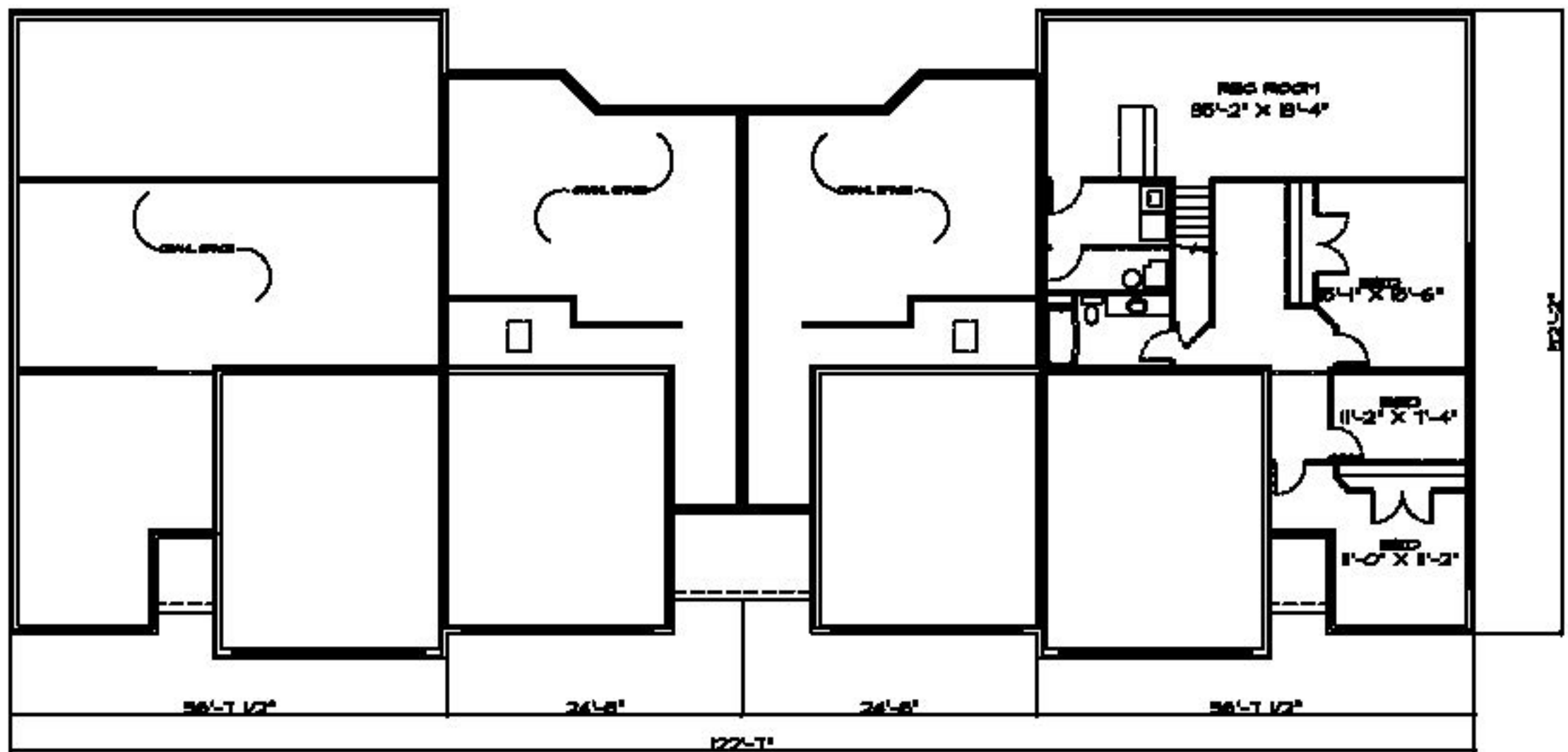












CITY COUNCIL STAFF REPORT



Subject: Drought Restrictions

Author: Boyd Davis

Department: Engineering

Meeting Date: May 3, 2022

Background

At the last City Council meeting staff discussed the drought conditions and the water restriction that have been put into place by both Weber Basin and the Davis & Weber Canal Co. Staff was asked to come back with more information on the parks and possible strategies on how to manage the parks this year. We have met with the staff from the Davis & Weber Canal Co. and would like to discuss the outcomes of that meeting with the City Council.

Analysis

As a recap from the previous meeting, staff presented the following information regarding water restrictions.

Culinary Water

According to Weber Basin, we are in an “extreme” drought condition with reservoirs are currently at 45% capacity and will likely only reach 56% after this year’s runoff. Based upon the amount of storage and the “extreme” drought designation, previously agreed upon restrictions have been triggered. These restrictions and the trigger levels are outlined in a document called the “Drought Contingency Plan” prepared by Weber Basin. That document shows that in the “extreme” condition the following reductions will be implemented:

	Reduction
Secondary Water	60%
Agriculture Water	40%
Culinary Water	10%

Weber Basin supplies all the culinary water to West Point City and our contract will be reduced by 10%. We currently have 700 AF contracted and that will be reduced to 623 AF. On a typical year we use between 550 to 600 AF. However, with severe restrictions on the secondary water we expect that our culinary water usage will increase as residents water lawns and gardens with culinary water. We have a real concern that we may exceed our contracted amount, which will result in penalties. Every Acre-ft over our contracted amount will be charged at 200% of normal rate, or roughly \$600 per AF.

With a real chance of exceeding our contract, we believe it would be wise to explore some other options for water supply. The City has a culinary water well that could be used to supplement the supply. The well is good working order, is flushed weekly, and tested regularly so that it is ready to go, however, we need to research any regulations that may need to be addressed prior to use. Additionally, the City owns several water shares that could be converted to culinary water, but there is a process to make that happen, plus the fees for treating and delivering the water. We believe that both options should be explored.

Another option to consider is to impose a higher fee to residents who use more than 6,000 gallons per month. We have a tiered system and it may be prudent to consider a fee increase to encourage residents to conserve water this year.

Splash Pad

The Council also needs to make a decision on the Splash Pad for this year. The Splash Pad uses culinary water but was designed to be adjusted in many ways. For example, it can be programmed to be limited to the number of days it will turn on and also the timeframe each day that it will operate. Should the Splash Pad operate at all during this extreme drought year? If so, how many days per week and how many hours per day? We have had several requests from the schools asking about end of year parties and using the Splash Pad for a couple of hours for each of those parties.

Secondary Water

The Davis and Weber Counties Canal Company, who owns and operates the secondary water system in West Point City, has also announced restrictions this year as follows:

- Delayed start to May 2nd
- Limited to one day per week until Memorial Day
- Limited to two days per week from Memorial Day to Labor Day
- Limited to one day per week after Labor Day until the end of the season
- They do not recommend new landscaping

D&W has asked the City to consider prohibiting landscaping, but regardless even new landscaping will be subject to the restrictions which would make it difficult to install new sod. The Council's direction was to not prohibit landscaping, but to discourage it.

Recommendation

Staff would like direction from the Council regarding water restrictions for the parks and any other measures we should be looking into to assist with water conservation.

Significant Impacts

None

Attachments

None

CITY COUNCIL STAFF REPORT



Subject: Discussion regarding request to develop Harvest Fields Phase 8 simultaneously with other phases
Author: Bryn MacDonald
Department: Community Development
Meeting Date: May 3, 2022

Background

The applicant is seeking an exception from the City Council to construct Phase 8 of the Harvest Fields PRUD subdivision located at approximately 1200 South 4500 West. Phase 8 consists of 16 lots. The applicant previously received approval to construct phases 2-7. The code does not allow multiple phases to be developed at the same time, unless an exception is granted by the City Council.

Analysis

Preliminary approval for the entire development was granted in March, 2020. Phases 1-4, totaling 101 lots, were granted final plat approval in July 2020. Phases 5 and 6 were given final plat approval in March 2021. Phases 7 and 8 were given final plat approval in July 2021,

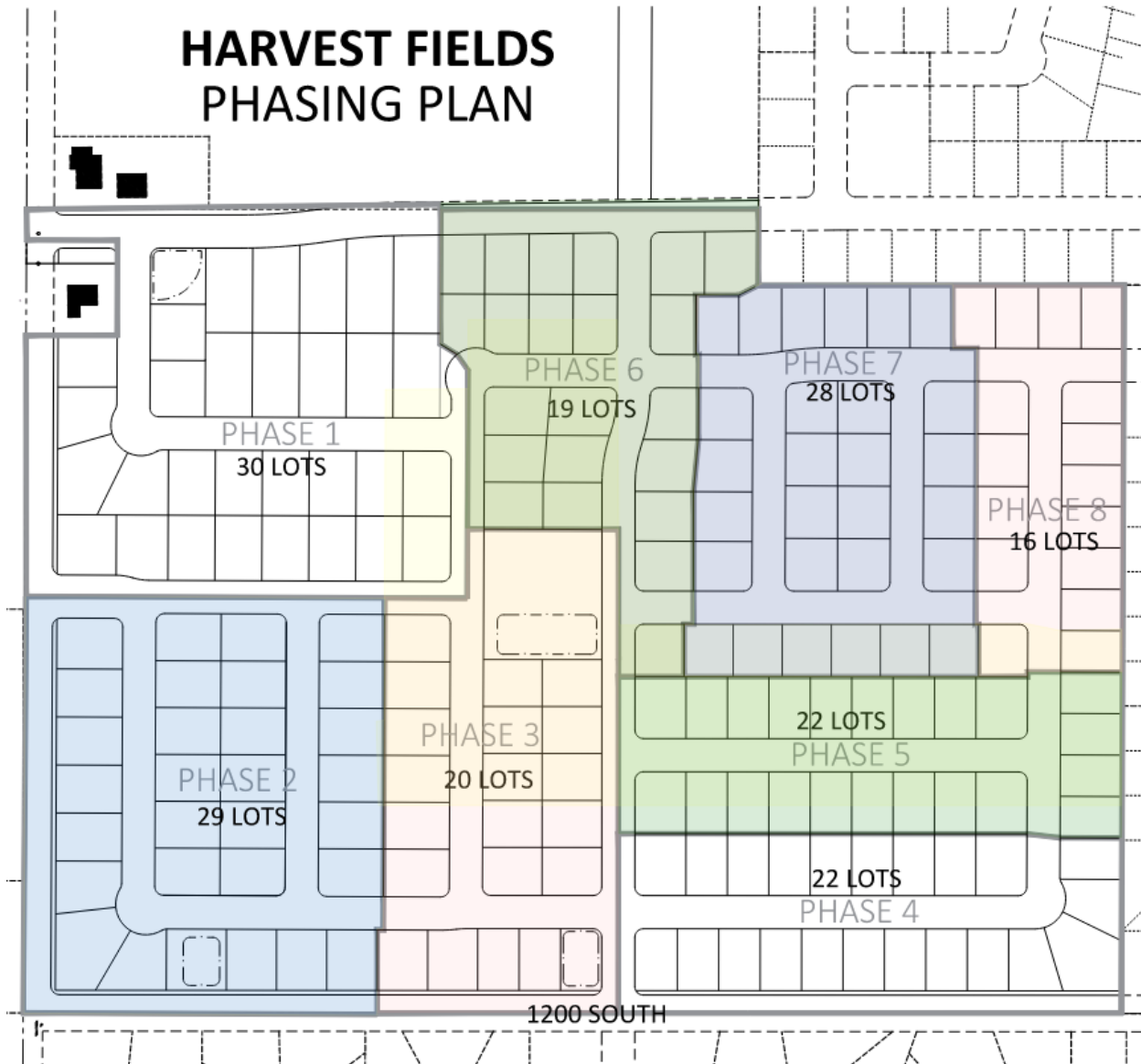
16.05.09 Subdivision Standards

D. Lots

In no case shall more than two phases be developed consecutively. The city council may grant exceptions to these rules if deemed appropriate.

The City Council granted an exception in February 2021 to allow phases 3-6 be submitted and constructed at the same time. The applicant received an exception to allow phases 2 and 7 to be constructed in May 2021.

Phase	Number of lots	Permits issued
1	30	0
2	29	5
3	20	20
4	22	22
5	22	20
6	19	19
7	28	16
8	16	0



Recommendation

This item is on for discussion only. No action is required at this time.

Attachments

- A. Phasing Plan

CITY COUNCIL STAFF REPORT

Subject: Discussion – North Davis County Active Transportation Implementation Plan (ATIP)
Author: Troy Moyes, City Planner
Department: Community Development
Date: May 3, 2022



Background

In March 2019, West Point City in partnership with, Syracuse, Clearfield, Clinton, and Sunset were awarded \$100,000 from the Wasatch Front Regional Council (WFRC) as part of the Transportation and Land Use Connection (TLC) grant program, to complete an active transportation plan. This joint effort has been undertaken with Clearfield City as the lead municipality for this project. Together, the local communities matched the WFRC funds with \$10,000 split between the communities. The plan was undertaken as a joint effort with the five North Davis communities to be more competitive in the selection process as well as to have a unified active transportation plan that serves this northwest section of Davis County. The project was intended to be completed by Summer 2020, but due to the COVID-19 pandemic as well as challenges with UDOT the project did not get to near completion until late Spring 2021.

It is to be noted that the adoption of an active transportation implementation plan will provide greater opportunities for grant funding of trail and active transportation infrastructure in the involved communities.

Analysis

An active transportation plan or in this case, and active transportation implementation plan is similar to a city master transportation plan, parks and trails plan, or moderate-income housing plan. These plans do not have the same regulatory authority as a zoning ordinance but a similar advisory document authority as a General Plan but would be adopted by resolution and not ordinance. Active transportation plans are important aspects of planning as they look to address sidewalk connects, bicycle infrastructure, the interconnectedness of trails and walkways, and pedestrian safety. Just like there needs to be a variety of housing options there also needs to be a variety of transportation options to meet the needs of all ages and lifestyles in the community. The most important aspect of an active transportation plan is planning for the right type of facility (trail, sidewalk, bike lane, protected bike lane, etc.) for the context to promote safety and reduce auto-pedestrian accidents and fatalities.

In-person public outreach took place in the Fall of 2019 with booths at the North Davis Fire District and Clinton City Fire Stations during Fire Prevention Week. A web-based public comment map was used throughout the project to receive initial input and feedback regarding proposed active transportation routes. The project team received valuable input from the public on social media platforms, the web-based project map, and with in-person workshops. Additionally, key stakeholder meetings were held with UTA, Military Installation Development Authority (MIDA)/Hill AFB, Davis School District, Freeport Center Associates and UDOT to receive initial input and feedback on the proposed plan. A review of these

stakeholder meetings and the public outreach is included in the draft Active Transportation Implementation Plan (ATIP).

Recommendation

This item is on for discussion only. No action is required at this time.

Attachments

Active Transportation Plan

CITY COUNCIL STAFF REPORT

Subject: Site Plan – Deseret First Credit Union
Author: Bryn MacDonald, Community Development Director
Department: Community Development
Date: May 3, 2022



Background

The applicant, Spencer Park, (representing Deseret First Credit Union) is seeking site plan approval to construct a credit union on property located at 267 North 2000 West, within The Point development. The lot is located just south of Culver's, along 2000 West and is recorded as Lot 10 of The Point Subdivision.

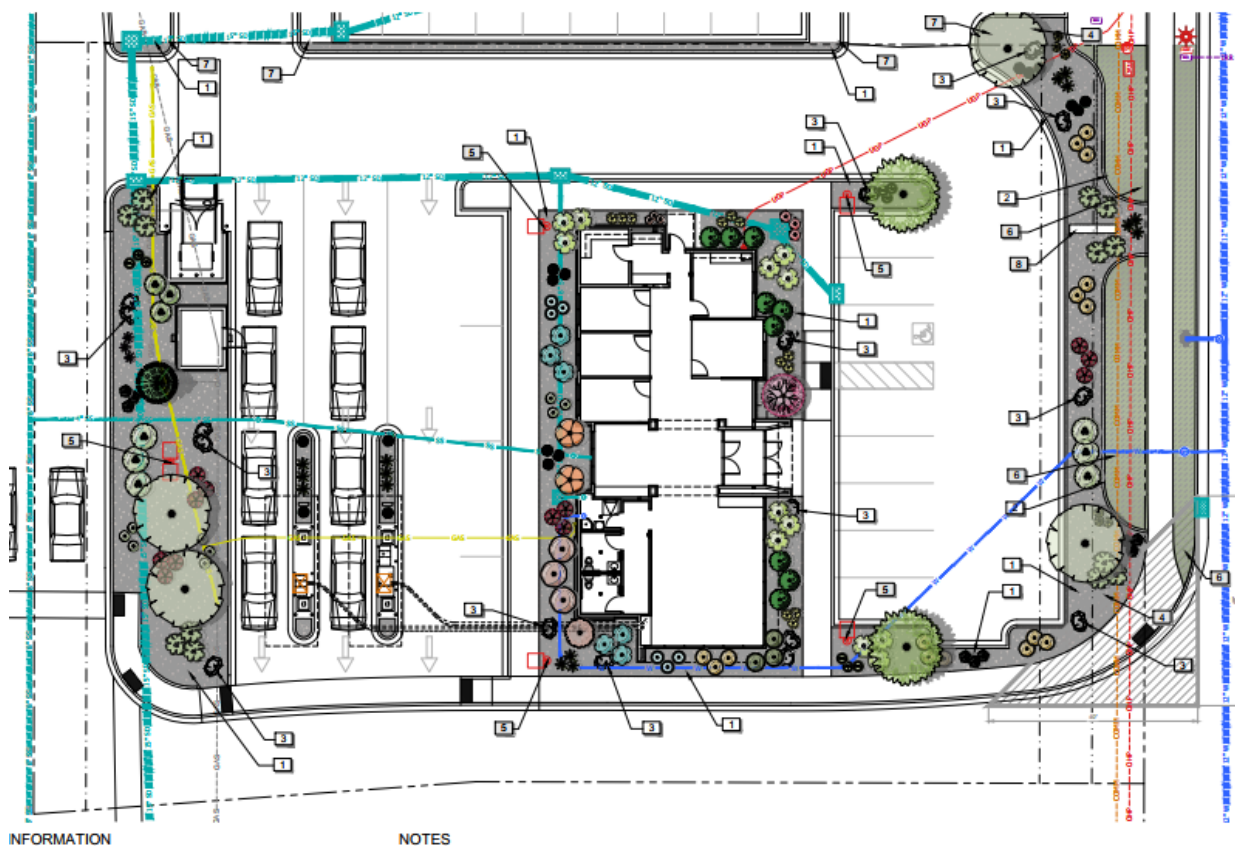
Analysis

The proposed site plan sits on .69 acres of land that is currently zoned C-C (Community Commercial). It will consist of a 2,714 sqft building, a drive-thru with canopies, parking located in front and rear of the building, a small accessory building, and a dumpster enclosure. A revised site plan showing the removal of access next to 2000 West has been submitted. The following are a few of the standards and requirements that were reviewed:

<i>Zoning:</i>	"Financial Institutions" are required to obtain a conditional use from the Planning Commission. The PC approved the conditional use on April 14, 2022. The setbacks meet the standard.
<i>Parking:</i>	The proposed parking calculation is 11 total parking stalls with 1 being reserved for ADA compliance. With a total area of 2,714 square feet of building space 6 parking stalls are required for this use (see WPCC 17.100.040). One additional parking stall is required for each employee per shift. The applicant has confirmed that no more than 5 employees will be working at once in the building.
<i>Landscaping:</i>	The site is required to have 15% landscaping. Landscaping requirements have all been satisfied as found in WPCC 17.60.140(C)(4-5).
<i>Architecture:</i>	West Point City Code has architectural standards that apply to newly constructed commercial buildings. These requirements are outlined in WPCC 17.60.140. Additionally, West Point City and The Point Development entered into a Developers Agreement that uses the same language that was in the previous version of the code that addressed masonry standards in commercial developments. The building complies with these requirements.
<i>Lighting:</i>	All lighting meets the ordinance as outlined in WPCC 17.120.
<i>Access:</i>	This site plan is proposing 4 access points. WPCC does not have any specific regulations on spacing distance or locations for those access points.



Images from the Bountiful Branch. The look and finish will be identical to this building.



Proposed Landscape Plan.

Recommendation

The Planning Commission recommended approval of the site plan for the Deseret First Credit Union.

Significant Impacts

There are no significant impacts related to the proposed amendments.

Attachments

Plans

△	MARK	REVISION	DATE

INDEX OF DRAWINGS

CIVIL

- C100 COVER & INDEX
- C101 NOTES & LEGEND
- C200 TOPOGRAPHIC PLAN
- C300 DEMOLITION PLAN
- C400 SITE PLAN
- C500 GRADING PLAN
- C600 UTILITY PLAN
- C900 SITE DETAILS
- C910 UTILITY DETAILS
- EC100 EROSION CONTROL PLAN

LANDSCAPE

- L101 LANDSCAPE PLAN
- L501 LANDSCAPE DETAILS
- LI101 IRRIGATION PLAN
- LI501 IRRIGATION DETAILS

ARCHITECTURAL

- AS101 ARCHITECTURAL SITE PLAN
- AS501 ARCHITECTURAL SITE DETAILS
- AS502 ARCHITECTURAL SITE DETAILS
- AS503 ARCHITECTURAL SITE DETAILS
- A201 EXTERIOR ELEVATIONS
- A202 EXTERIOR ELEVATIONS
- A203 PRESENTATION PERSPECTIVES
- A204 PRESENTATION PERSPECTIVES

ELECTRICAL

- ES101 ELECTRICAL SITE PLAN
- ES102 PHOTOMETRIC SITE PLAN
- ES501 SITE ELECTRICAL DETAILS
- ES601 EXTERIOR LIGHTING FIXTURE SCHEDULE
- ES602 EXTERIOR LIGHTING CUT SHEETS
- ES603 EXTERIOR LIGHTING CUT SHEETS

CURTIS MINER
ARCHITECTURE

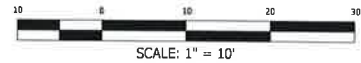
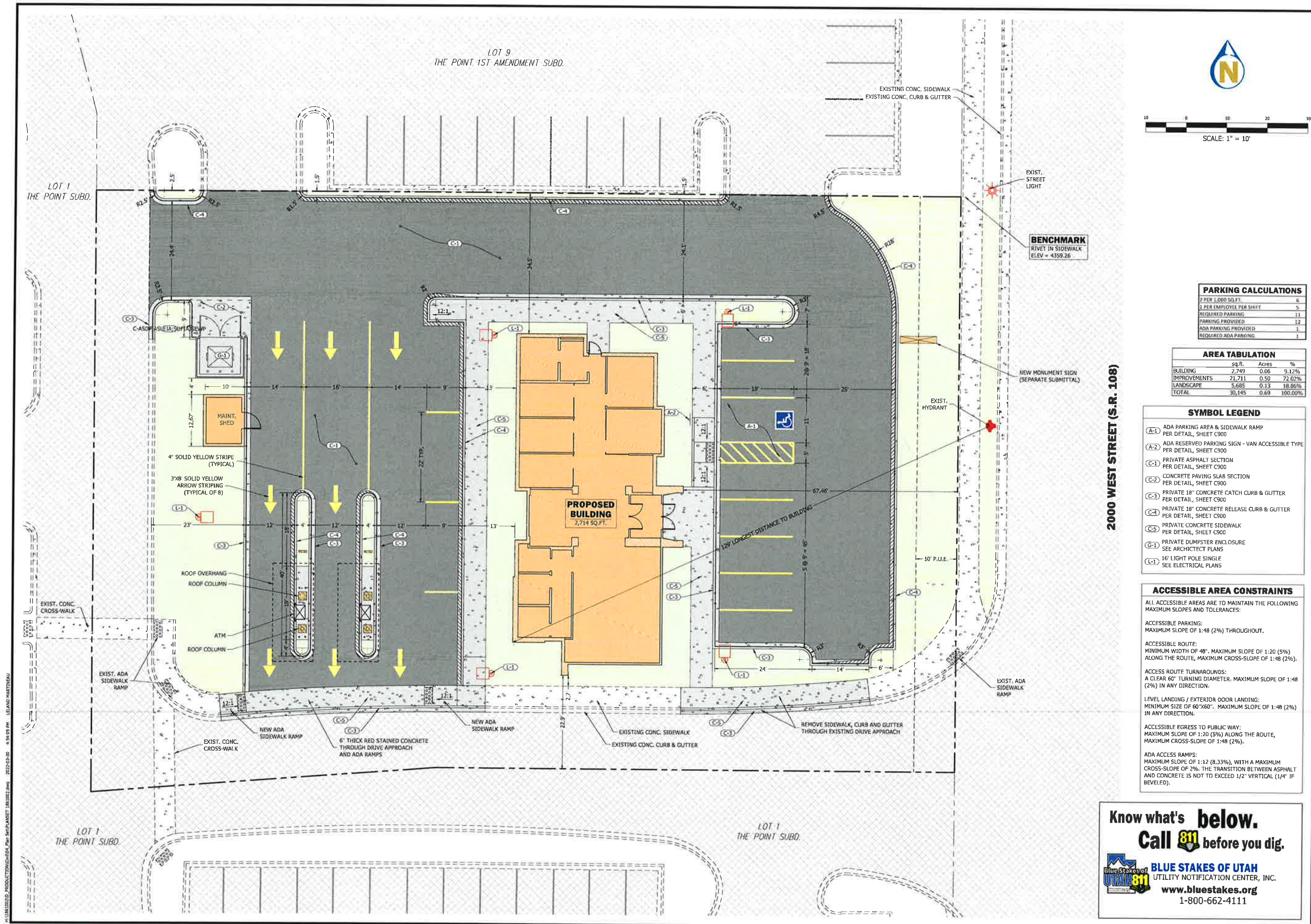
**DESERET FIRST CREDIT UNION -
WEST POINT BRANCH**

267 NORTH 2000 WEST
WEST POINT, UTAH 84015
MAR. 02, 2022



BIM 360://21-093 DFCU West Point/21-093 - DFCU West Point.rvt
4/5/2022 11:29:35 AM

 233 SOUTH PLEASANT GROVE BLVD. SUITE #105 PLEASANT GROVE, UT 84062 PHONE: (801) 769-3000 cma@cmaarch.com		DATE: MAR. 02, 2022 PROJECT #: 21-093 PROJ. MAN.: JSJ CHECKED BY: CHM	
PROJECT: DESERET FIRST CREDIT UNION - WEST POINT BRANCH 267 NORTH 2000 WEST WEST POINT, UTAH 84015			
SHEET DESCRIPTION: COVER SHEET		SHEET: CVR	



PARKING CALCULATIONS			
2 PER 1,000 SQ. FT.	6		
1 PER EMPLOYEE PER SHIFT	5		
REQUIRED PARKING	11		
PARKING PROVIDED	12		
ADA PARKING PROVIDED	1		
REQUIRED ADA PARKING	2		

AREA TABULATION			
	sq.ft.	Acres	%
BUILDING	2,749	0.06	9.12%
IMPROVEMENTS	21,711	0.50	72.02%
LANDSCAPE	5,685	0.13	18.86%
TOTAL	30,145	0.69	100.00%

SYMBOL LEGEND	
(A-1)	ADA PARKING AREA & SIDEWALK RAMP PER DETAIL, SHEET C900
(A-2)	ADA RESERVED PARKING SIGN - VAN ACCESSIBLE TYPE PER DETAIL, SHEET C900
(C-1)	PRIVATE ASPHALT SECTION PER DETAIL, SHEET C900
(C-2)	CONCRETE PAVING SLAB SECTION PER DETAIL, SHEET C900
(C-3)	PRIVATE 18" CONCRETE CATCH CURB & GUTTER PER DETAIL, SHEET C900
(C-4)	PRIVATE 18" CONCRETE RELEASE CURB & GUTTER PER DETAIL, SHEET C900
(C-5)	PRIVATE CONCRETE SIDEWALK PER DETAIL, SHEET C900
(G-1)	PRIVATE DUMPSTER ENCLOSURE SEE ARCHITECT PLANS
(L-1)	16' LIGHT POLE SINGLE SEE ELECTRICAL PLANS

ACCESSIBLE AREA CONSTRAINTS	
ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:	
ACCESSIBLE PARKING: MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.	
ACCESSIBLE ROUTE: MINIMUM WIDTH OF 48", MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).	
ACCESS ROUTE TURNAROUNDS: A CLEAR 60" TURNING DIAMETER, MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.	
LEVEL LANDING / EXTERIOR DOOR LANDING: MINIMUM SIZE OF 60"x60", MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.	
ACCESSIBLE EGRESS TO PUBLIC WAY: MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).	
ADA ACCESS RAMPS: MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF BEVELED).	

Know what's below.
Call **811** before you dig.

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com

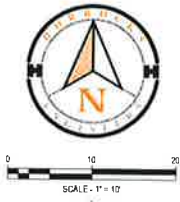
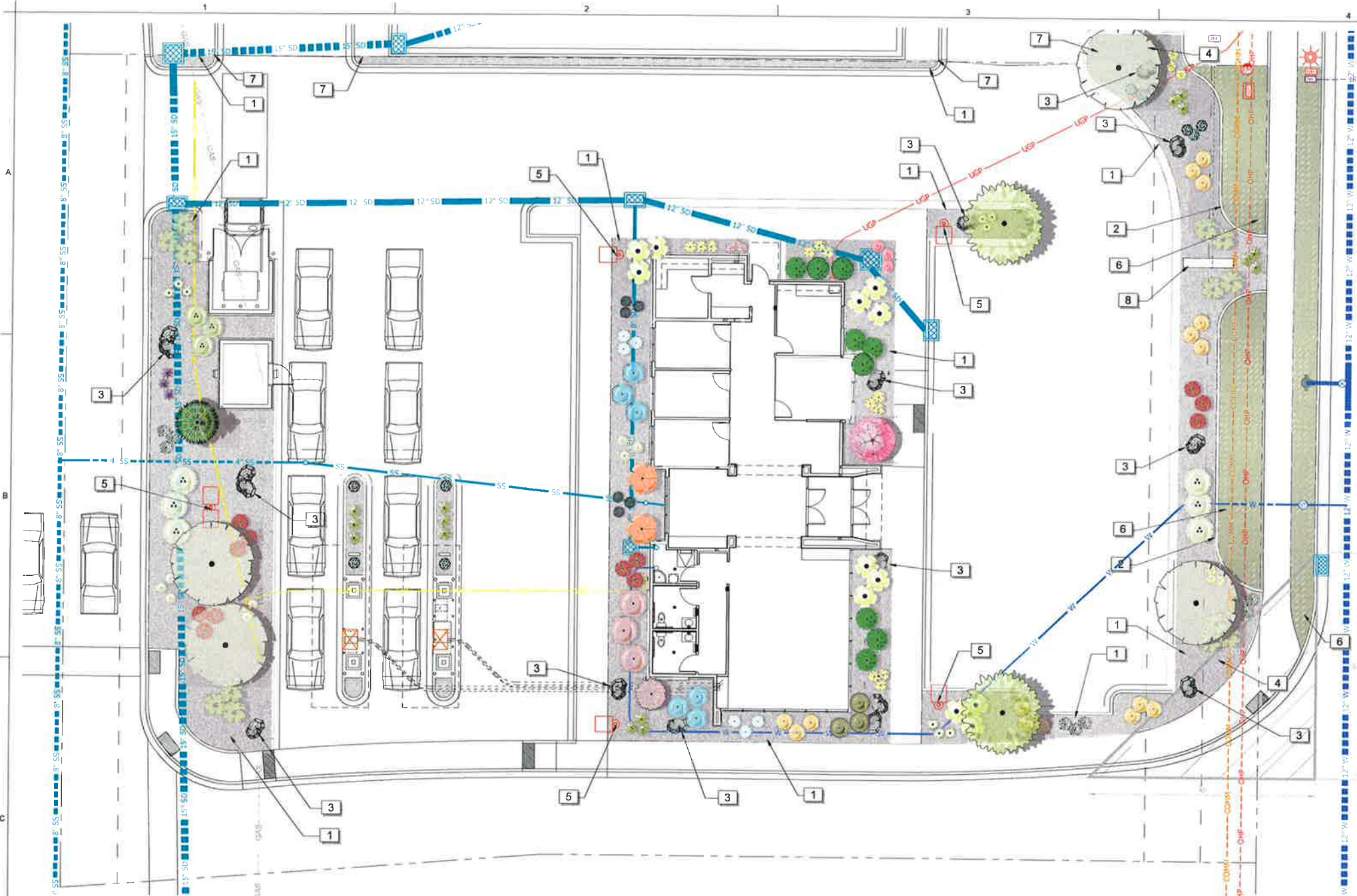
DEVELOPER
DESERET FIRST CREDIT UNION
P.O. BOX 45046
SALT LAKE CITY, UT 84145
CONTACT: V.P. SPENCER PARK
SPENCER.PARK@FOL.COM

DESERET FIRST CREDIT UNION - WEST POINT
267 N 2000 WEST STREET
LOT 10 OF THE POINT 1ST AMENDMENT SUBDIVISION
LOCATED IN THE NE 1/4 OF SECTION 4, T-4N., R-2W., S.L.B.#4.
WEST POINT CITY, DAVIS COUNTY, UTAH

REVISIONS

DRAWN:	LKM
APPROVED:	LKM
PROJECT #:	1861002
DATE:	3/30/2022

C400
SITE PLAN



HORROCKS ENGINEERS

2162 West Grove Pkwy, Suite 400
Pleasant Grove, UT 84062
(801) 763-5100
www.horrockse.com

WARNING

IF THIS BAR DOES NOT
MATCH THE SCALE THEN
DRAWING IS NOT TO SCALE

REVISIONS

DATE 3-30-2022

DESIGNED ZS

DRAWN ZS

CHECKED ZS

PROJECT UT-4910-22

SEE GENERAL NOTES SHEET

PRELIMINARY NOT FOR CONSTRUCTION

WEST POINT DESERET FIRST CREDIT UNION

267 NORTH 2000 WEST
WEST POINT, UTAH

LANDSCAPE PLAN

LANDSCAPE PLAN

PLANT SCHEDULE SITE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	CERCIS CANADENSIS 'LAVENDER TWIST'	2" CAL	85B	1
	LAVENDER TWIST REDBUD	2" CAL	85B	1
	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	2" CAL	85B	1
	COLUMNAR SWEET GUM	6-7' HT.	85B	1
	PAUS RADKA 'ARNDOLD BENTLEY'	2" CAL	85B	1
	ARNDOLD BENTLEY AUSTRIAN BLACK PINE	2" CAL	85B	1
	PIRUS CALLERYANA 'CHANTICLEER'	2" CAL	85B	1
	CHANTICLEER FLOWERING PEAR	2" CAL	85B	1
	TRILIA GORDATA 'GORDANA'	2" CAL	85B	1
	CORYMPHAN LITTLE LEAF LINDEN	2" CAL	85B	1
	BERBERIS THUNBERGII 'SUNJOY TANGLED'	2 GAL	15	
	SUNJOY BARBERRY	2 GAL	15	
	BURUS MICROPHYLLA 'WINTERGREEN'	2 GAL	3	
	WINTERGREEN BOXWOOD	2 GAL	3	
	CORNUS ALBA 'IVORY HALO' TM	2 GAL	8	
	TATARIAN DOGWOOD	2 GAL	8	
	EUCONYMUS FORTUNEI 'EMERALD GABITY'	2 GAL	12	
	EMERALD GABITY EUCONYMUS	2 GAL	12	
	JUNIPERUS HORIZONTALIS BLUE CHIP	2 GAL	6	
	BLUE CHIP JAPANESE	2 GAL	6	
	PHYSCOCARPUS OPAULIFOLIUS 'DART'S GOLD'	2 GAL	2	
	YELLOW MINEBARK	2 GAL	2	
	PHYSCOCARPUS OPAULIFOLIUS 'SUMMER WINE'	2 GAL	2	
	SUMMER WINE MINEBARK	2 GAL	2	
	RHAMNUS FRANGULA 'FINE LINE'	2 GAL	3	
	FINE LINE BUCKTHORN	2 GAL	3	
	RHUS AROMATICA 'GRO-LOW'	2 GAL	13	
	GRO-LOW FRAGRANT SUMAC	2 GAL	13	
	ROSA X 'RADAZZ'	2 GAL	12	
	KNOX ENT BIRCH ROSE	2 GAL	12	
	TAXUS MEDIA DARK GREEN SPREADER	2 GAL	8	
	DARK GREEN SPREADER ANGIOLEAF YEW	2 GAL	8	
	YUCCA FILAMENTOSA 'ETABURIST'	1 GAL	15	
	YELLOW AGAVE'S NEEDLE	1 GAL	15	
	HEUCHERA X 'OBSESSAN'	1 GAL	3	
	CORAL BELLS	1 GAL	3	
	LEUCANTHEMUM X SUPERBLUM 'SNOWCAP'	1 GAL	3	
	SNOWCAP WHITE DAISSY	1 GAL	3	
	SALVIA NEMOROSA 'CARDONNA'	1 GAL	10	
	CARDONNA PERENNIAL SALVIA	1 GAL	10	
	SEDUM SPECTABILE 'PURPLE EMPEROR'	1 GAL	3	
	SHOWY STONECROP	1 GAL	3	
	SEDUM SPECTABILE 'PURPLE EMPEROR'	1 GAL	3	
	SHOWY STONECROP	1 GAL	3	
	CALAMAGROSTIS X ACUTIFLORA 'AVALANCHE'	1 GAL	3	
	FEATHER REED GRASS	1 GAL	3	
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	1 GAL	3	
	FEATHER REED GRASS	1 GAL	3	
	MAKONCHIDA MACRA 'ALL GOLD'	1 GAL	12	
	ALL GOLD JAPANESE FOREST GRASS	1 GAL	12	
	HELIOTRICHON SEMPERVIRENS 'BLUE OATS'	1 GAL	6	
	BLUE OAT GRASS	1 GAL	6	
	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GAL	6	
	LITTLE BUNNY FOUNTAIN GRASS	1 GAL	6	
	ANNUAL SUPERBIALS			
	BOTANICAL / COMMON NAME	SIZE		
	EUPHORBIA POLYCHROMA 'BONFIRE'	1 GAL	3	
	MULTICOLOR CUSHION SPURGE	1 GAL	3	
	HEUCHERA X 'OBSESSAN'	1 GAL	3	
	CORAL BELLS	1 GAL	3	
	LEUCANTHEMUM X SUPERBLUM 'SNOWCAP'	1 GAL	3	
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REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
	5' DEPTH OF 24" DECORATIVE LANDSCAPE COBBLE MATCH COLOR TO ADJACENT PROPERTIES.	5,112 SF	50,591
	6' X 6' CONCRETE MOWCUPS		46,521
	DESCRIPTION	QTY	DETAIL
	24" BOULDER	16	8A,101
	PRESERVE EXISTING SHRUBS IF APPLICABLE. ENSURE NEW IRRIGATION PROVIDES ADEQUATE COVERAGE.		
	LIGHT POLE - SEE ELECTRICAL PLAN		
	DESCRIPTION	QTY	DETAIL
	EXISTING TURF GRASS TO REMAIN	1,085 SF	
	BLEND EXISTING LANDSCAPE INTO NEW IMPROVEMENTS		
	MONUMENT SIGN - SEE ARCHITECTURAL PLANS		

INFORMATION

TOTAL SITE AREA:	0.69 ACRES / 30,146 SF
REQUIRED LANDSCAPE AREA:	15% / 4,521 SF
PROVIDED LANDSCAPE AREA:	16% / 4,912 SF
STREET TREE REQUIREMENT:	2 TREES PER 50' OF PARK STRIP
STREET TREES PROVIDED:	PARK STRIP IS OUTSIDE OF PROPERTY LINE AND IN UDOT ROW. SOME FRONTAGE TREES AND ADDITIONAL SITE TREES PROVIDED INSTEAD. 2 TREES PROVIDED FOR ~125 LF OF FRONTAGE.
SITE TREE REQUIREMENT:	2" CALIPER TREES IN PARKING LOT ISLANDS, 30% EVERGREENS FOR SITE TREES
SITE TREES PROVIDED:	17 TREES PROVIDED, ALL 2" CALIPER OR 6-7' HEIGHT, 5 (30%) ARE EVERGREEN
SHRUB REQUIREMENT:	5" SHRUB BEDS REQUIRED AROUND BUILDING.
SHRUBS PROVIDED:	MIN. 5' BEDS PROVIDED WITH ~70% VEGETATIVE COVERAGE

NOTES

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
- PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. IF SUBSTITUTIONS ARE WANTED, PROPOSED CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
- TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS:
 - 6" DEPTH IN ALL PLANTER BED AREAS
 - 4" DEPTH IN ALL TURF SOD AREAS
 - 4" DEPTH IN ALL NEW SEED AREAS
 - 2" DEPTH IN ALL RESTORATION AREAS THAT WERE PREVIOUSLY VEGETATED.
- EDGING SHALL BE IMPLEMENTED BETWEEN ALL VARYING LANDSCAPE MATERIALS SUCH AS TURF GRASS AND BARK MULCH, BARK MULCH AND ROCK MULCH, TURF GRASS AND BROADCAST SEED, ETC. EXACT TYPE OF EDGING SHALL BE INDICATED ON THE PLANS. IF NO EDGING IS INDICATED ON THE PLANS A 6" X 6" SUP FORMED, SQUARE CONCRETE CURB SHALL BE USED.
- ROCK MULCH COLOR AND TYPE TO BE APPROVED BY OWNER. SUBMIT SAMPLES FOR APPROVAL PRIOR TO INSTALLATION. MULCH MATERIAL SHALL BE IMPLEMENTED IN ALL PLANTER BED AREAS INDICATED ON THE PLANS AT THE FOLLOWING DEPTHS:
 - 1-2" DIAMETER FRACTURED STONE: 4"
 - 2-4" DIAMETER FRACTURED STONE: 6"
 - 1-2" COBBLE MULCH: 4"
 - 2-4" COBBLE MULCH: 6"
 - PULL MULCH MIN. OF 3' AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6' AWAY FROM ALL TREES.
- ALL TREES IN TURF GRASS AREAS SHALL HAVE A MIN 4" DIAMETER RING TO SEPARATE THE ROOT ZONE FROM THE TURF GRASS. EDGING AROUND RING SHALL BE AS SPECIFIED PER THE PLANS. THE RING SHALL BE SHOVEL CUT TO A DEPTH OF 2" BELOW THE TURF SOD ROOT MAT.
- INSTALLATION SHALL COMPLY WITH ALL NATIONAL, STATE AND LOCAL LAWS AND ORDINANCES.
- ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF THE QUALITY AND PERFORMANCE SPECIFIED, AND SHALL MEET THE REQUIREMENTS OF THIS SYSTEM. USE MATERIALS AS SPECIFIED, NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT WRITTEN PERMISSION OF THE OWNER OR LANDSCAPE ARCHITECT
- BASE PLAN & LOCATION OF EXISTING EQUIPMENT ARE SCHEMATIC IN NATURE. FIELD VERIFY ALL BASE & EXISTING ELEMENTS PRIOR TO CONSTRUCTION & PROVIDE NECESSARY ADJUSTMENTS.
- ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED ON A REGULAR SCHEDULE DURING THE FIRST GROWING SEASON.
- THE CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR ONE-YEAR AFTER DATE OF FINAL ACCEPTANCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND AVOIDANCE OF ALL UNDERGROUND UTILITIES DURING THE INSTALLATION OF LANDSCAPE AND IRRIGATION ELEMENTS. SHOULD ANY DAMAGE OCCUR TO UNDERGROUND UTILITIES THE CONTRACTOR SHALL REPLACE OR REPAIR THE DAMAGE AT NO ADDITIONAL COST TO THE OWNER.

MARK	REVISION	DATE



REFERENCE PROJECT: DFCU BOUNTIFUL

 CURTIS MINER ARCHITECTURE	233 SOUTH PULSANI CROWN BLVD. SUITE #105 PULSANI CROWN, UTAH 84062 PHONE: (801) 769-3000 cm@cmuutah.com	DATE: MAR. 02, 2022 PROJECT #: 21-093 PROJ. MAN.: JSJ CHECKED BY: CNM
	THE INFORMATION IS ONLY THE PROPERTY OF CURTIS MINER ARCHITECTURE AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT. © 2022 CURTIS MINER ARCHITECTURE, LLC.	
PROJECT: <i>DESERET FIRST CREDIT UNION - WEST POINT BRANCH</i> 267 NORTH 2000 WEST WEST POINT, UTAH 84015		
SHEET DESCRIPTION: <i>PRESENTATION PERSPECTIVES</i>	SHEET: <i>A204</i>	

CITY COUNCIL STAFF REPORT



Subject: Discussion of Bluff View Subdivision Phase 4
Author: Bryn MacDonald
Department: Community Development
Meeting Date: May 3, 2022

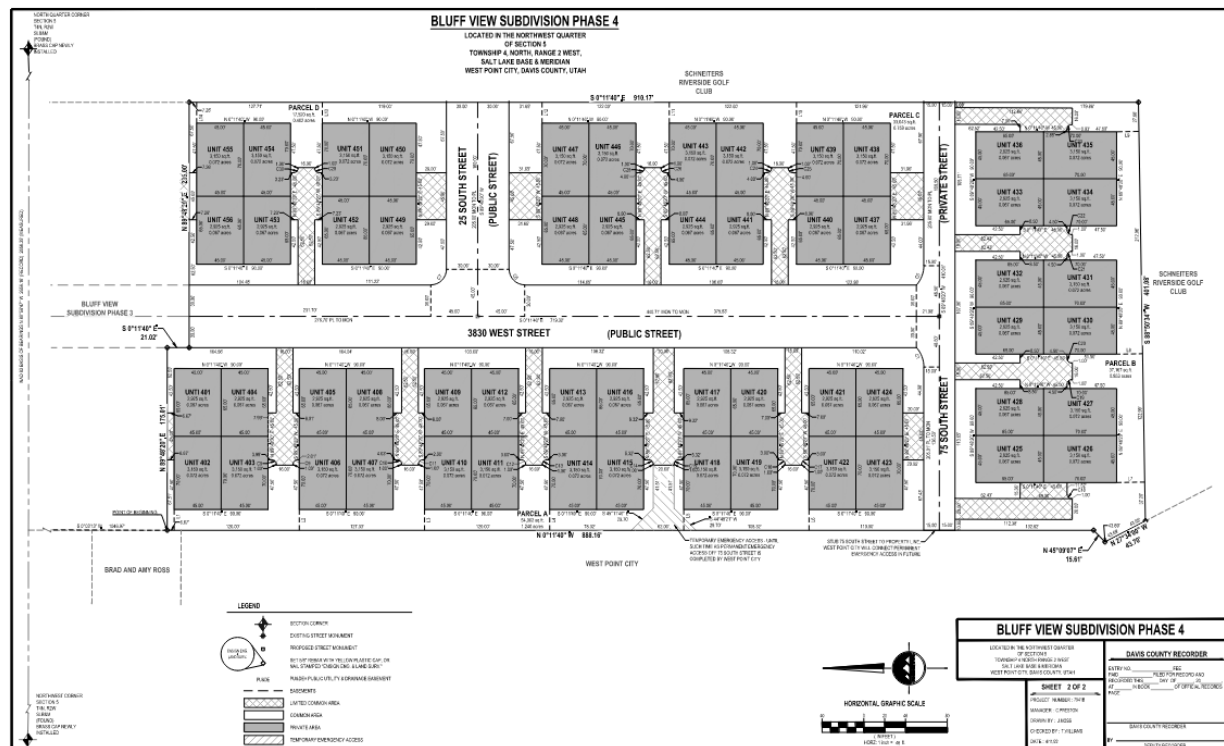
Background

The applicant, Nilson Land Development, is seeking final plat approval for Bluff View Subdivision phase 4, located at approximately 3830 W 300 N. Phase 4 (located directly south of phase 3) will consist of 14 buildings (each building having 4 attached units) for a total of 56 units.

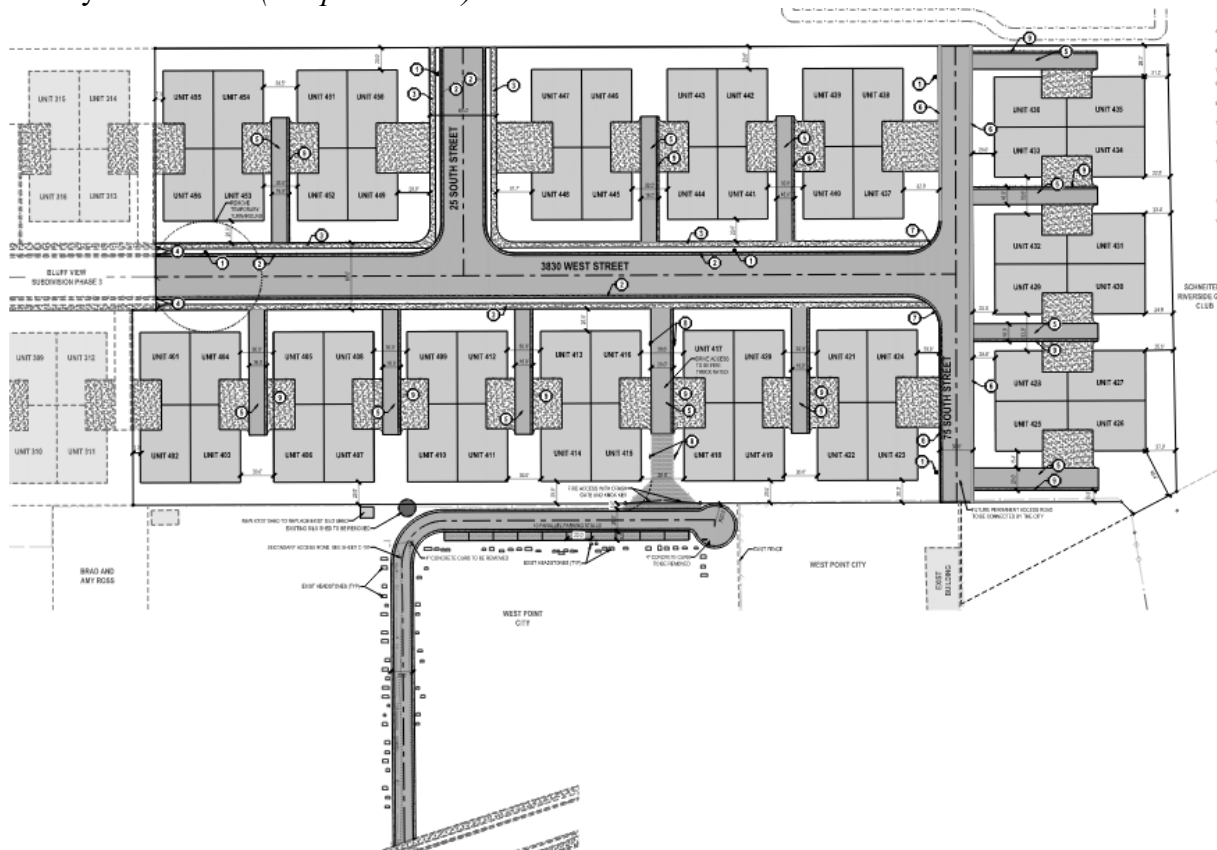
The City Council rezoned this property to R-4 (Residential- 8 units per acre). The Planning Commission granted preliminary approval for this project on August 13, 2020. The development consists of 27.5 acres of land with 202 units (7.3 units per acre) that are divided up into 6 phases. The development will be a mix of “patio” style homes (116) and traditional “townhomes” (86). The project will consist of private and public streets and will provide adequate off-street parking spaces.

Analysis

Staff has reviewed the plans and provided comments back to the developer and project engineer. All of the items that are required before Final Plat have been addressed including the required approval letters.



The code states that the city shall not approve more than 30 lots without requiring the construction of a second access road. Phase 4 is 56 units and will require the construction of a second access. The applicant is proposing to construct a second access through the City cemetery to the west. (See plan below)



Recommendation

Staff recommends approval of Bluff View Phase 4.

Attachments

A. Plans



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

Know what's below.
Call before you dig.

BENCHMARK

NORTH QUARTER CORNER
SECTION 5
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4297.17'

BLUFF VIEW SUBDIVISION

PHASE 4

3830 WEST 300 NORTH
WEST POINT, UTAH

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
April 26, 2022

INDEX OF DRAWINGS

- 1 OF 2
- BLUFF VIEW SUBDIVISION PHASE 4 PLAT
- 2 OF 2
- BLUFF VIEW SUBDIVISION PHASE 4 PLAT
- C-001
- GENERAL NOTES
- C-002
- OVERALL DEVELOPMENT SITE PLAN
- C-100
- SITE PLAN
- C-101
- EMERGENCY ACCESS ROAD SITE PLAN
- C-200
- GRADING PLAN
- C-201
- DRAINAGE PLAN
- C-202
- STORM DRAIN CALCULATIONS
- C-300
- UTILITY PLAN
- C-400
- EROSION CONTROL PLAN
- PP-1
- 3830 WEST STREET PLAN AND PROFILE
- PP-2
- 3830 WEST STREET PLAN AND PROFILE
- PP-3
- 50 SOUTH STREET PLAN AND PROFILE
- PP-4
- 50 NORTH STREET PLAN AND PROFILE
- PP-5
- EMERGENCY ACCESS ROAD PLAN AND PROFILE
- PP-6
- EMERGENCY ACCESS ROAD PLAN AND PROFILE
- C-500
- DETAILS
- C-501
- DETAILS

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

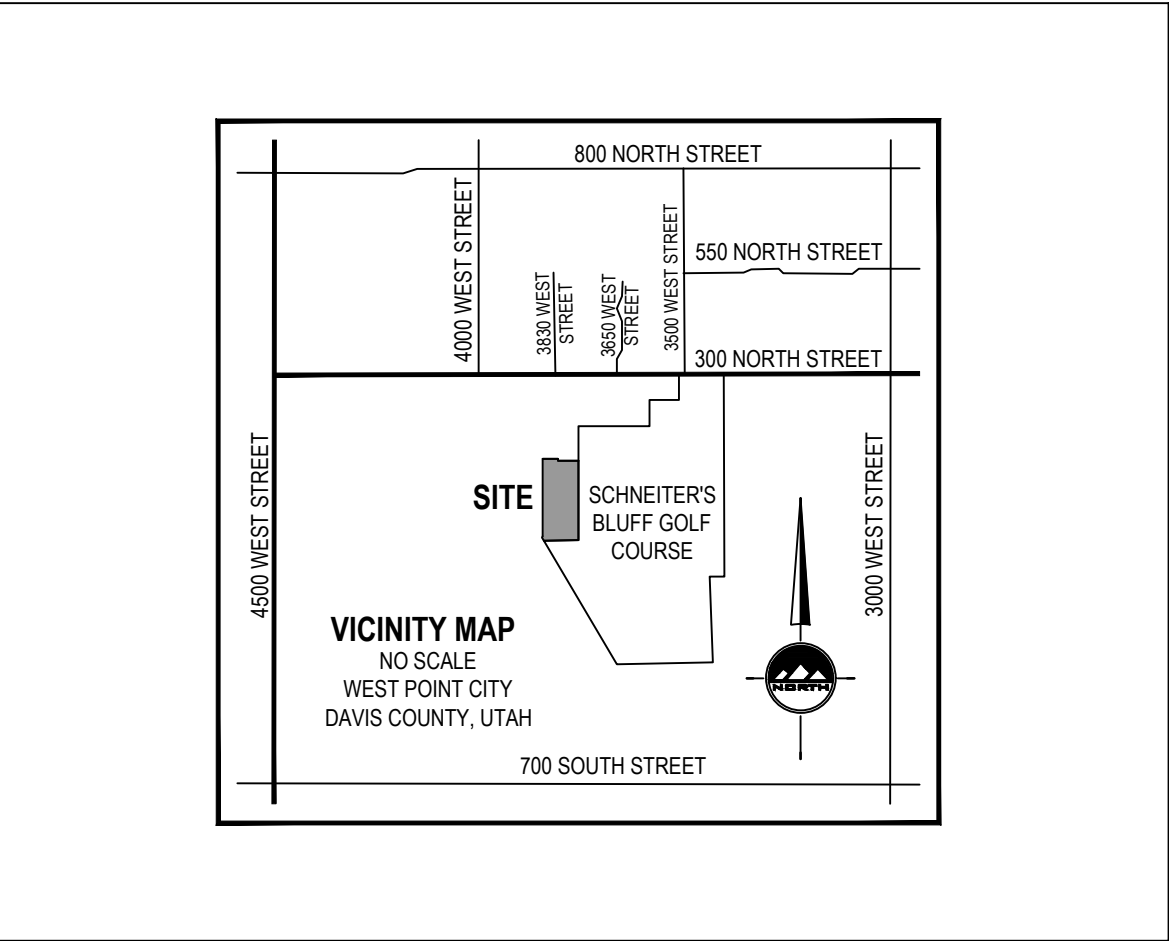
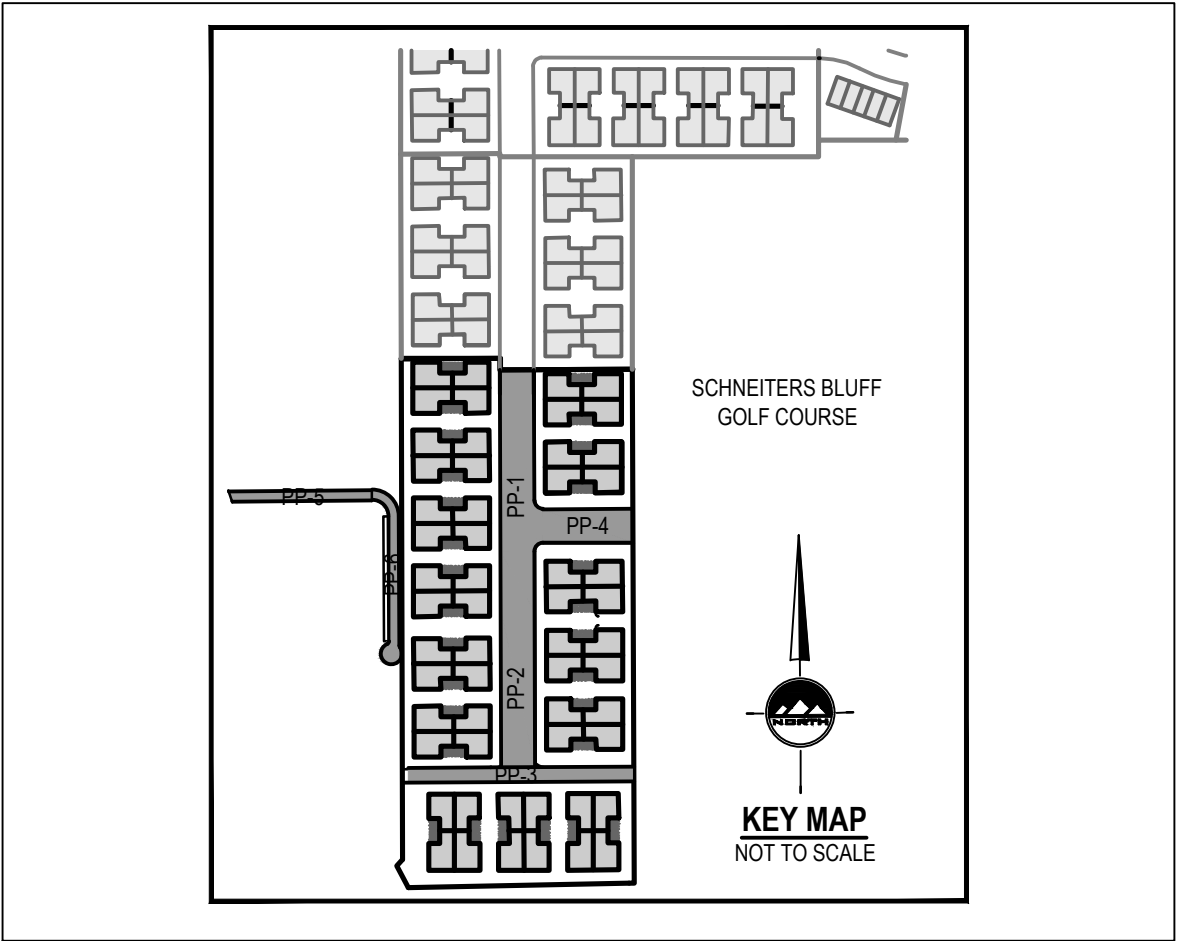
CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



GENERAL NOTES

1.
- ALL WORK SHALL CONFORM TO WEST POINT CITY STANDARDS & SPECIFICATIONS.
2.
- CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____
CITY ENGINEER



THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.866.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
Nison Land Development LLC
1493 E Ridgeline Dr. Ste 52
OGDEN, UTAH 84405
CONTACT:
BRYAN BAYLES
PHONE: 801-634-2129

BLUFF VIEW SUBDIVISION
PHASE 4
3830 WEST 300 NORTH
WEST POINT, UTAH



NO.	DATE	REVISION	BY
1		FOR REVIEW	
2			
3			
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COVER

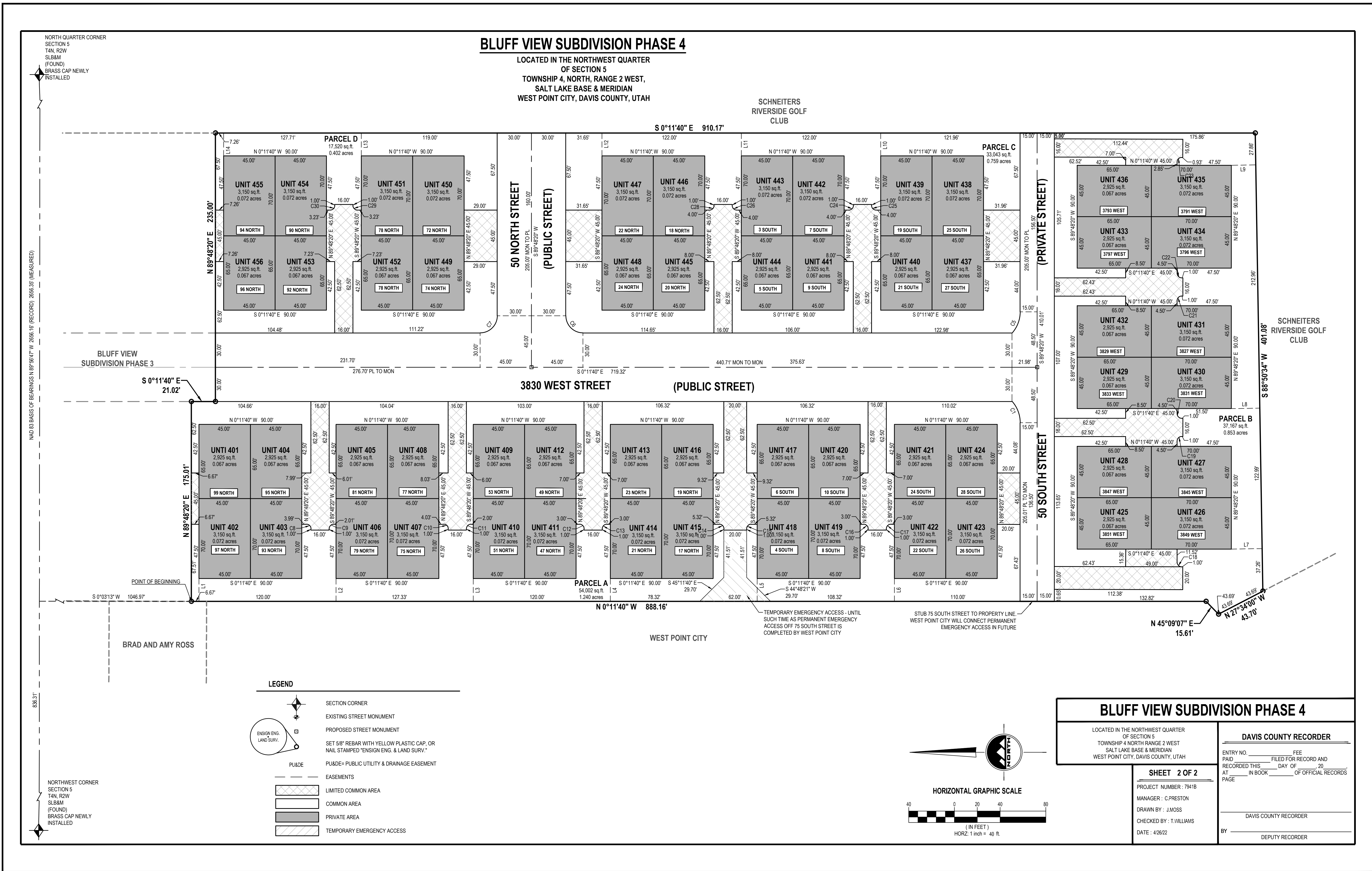
PROJECT NUMBER
7941B

PRINT DATE
4/26/22

DRAWN BY
J. MOSS

CHECKED BY
C. PRESTON

PROJECT MANAGER
C. PRESTON





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CONSTRUCTION.
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BENCHMARK

NORTH QUARTER CORNER
SECTION 5
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
ELEV = 4297.17'



EN SIGN
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Layton, UT 84041
Phone: 801.547.1100

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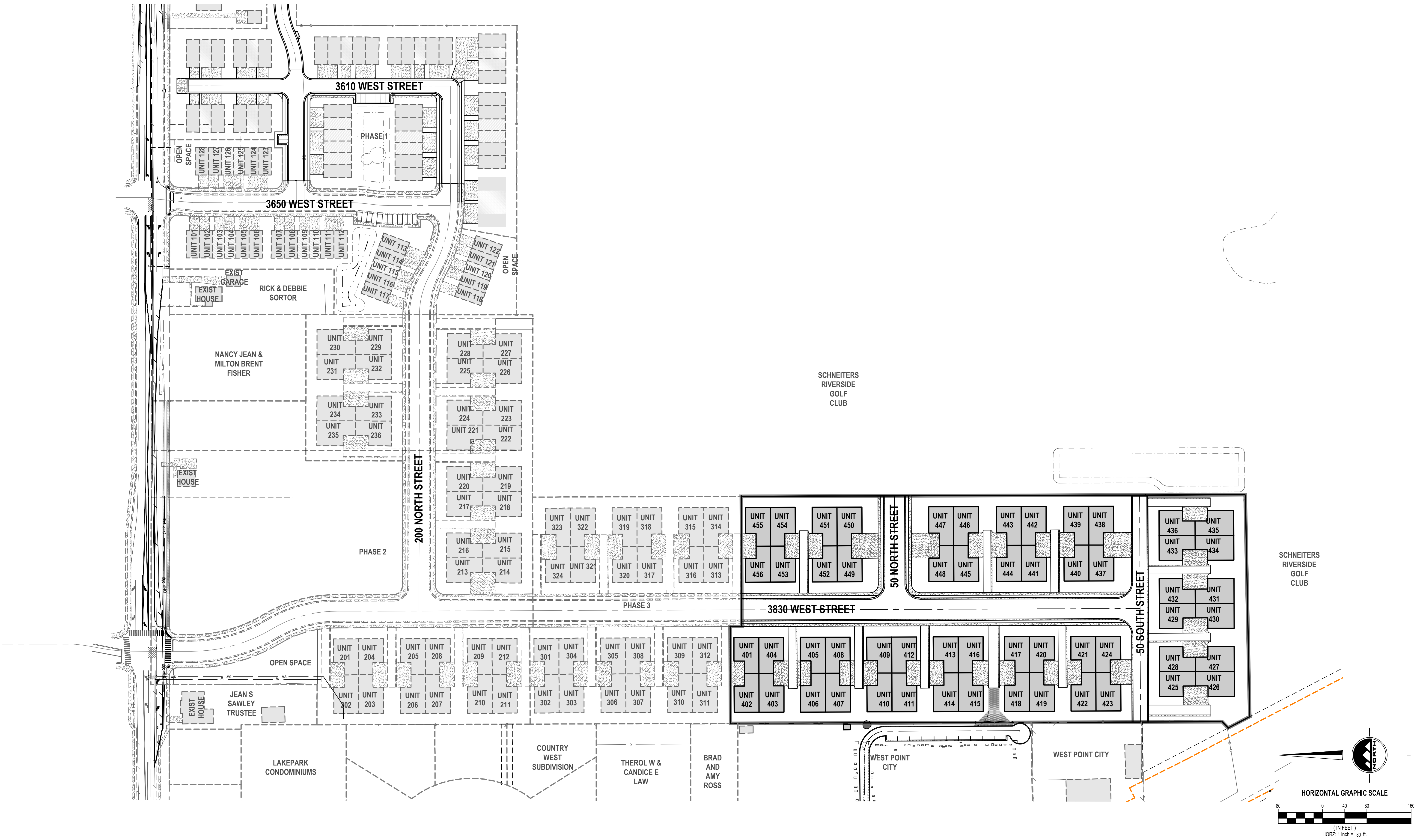
CEDAR CITY
Phone: 435.866.1453

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Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
Nelson Land Development LLC
1493 E Ridgeline Dr. Ste 52
OGDEN, UTAH 84405

CONTACT:
BRYAN BAYLES
PHONE: 801-634-2129



**BLUFF VIEW SUBDIVISION
PHASE 4
3830 WEST 300 NORTH
WEST POINT, UTAH**



NO. DATE REVISION BY
1
2 FOR REVIEW
3
4
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**OVERALL DEVELOPMENT
SITE PLAN**

PROJECT NUMBER: 7941B
PRINT DATE: 4/26/22
DRAWN BY: J. MOSS
CHECKED BY: C. PRESTON
PROJECT MANAGER: C. PRESTON

C-002

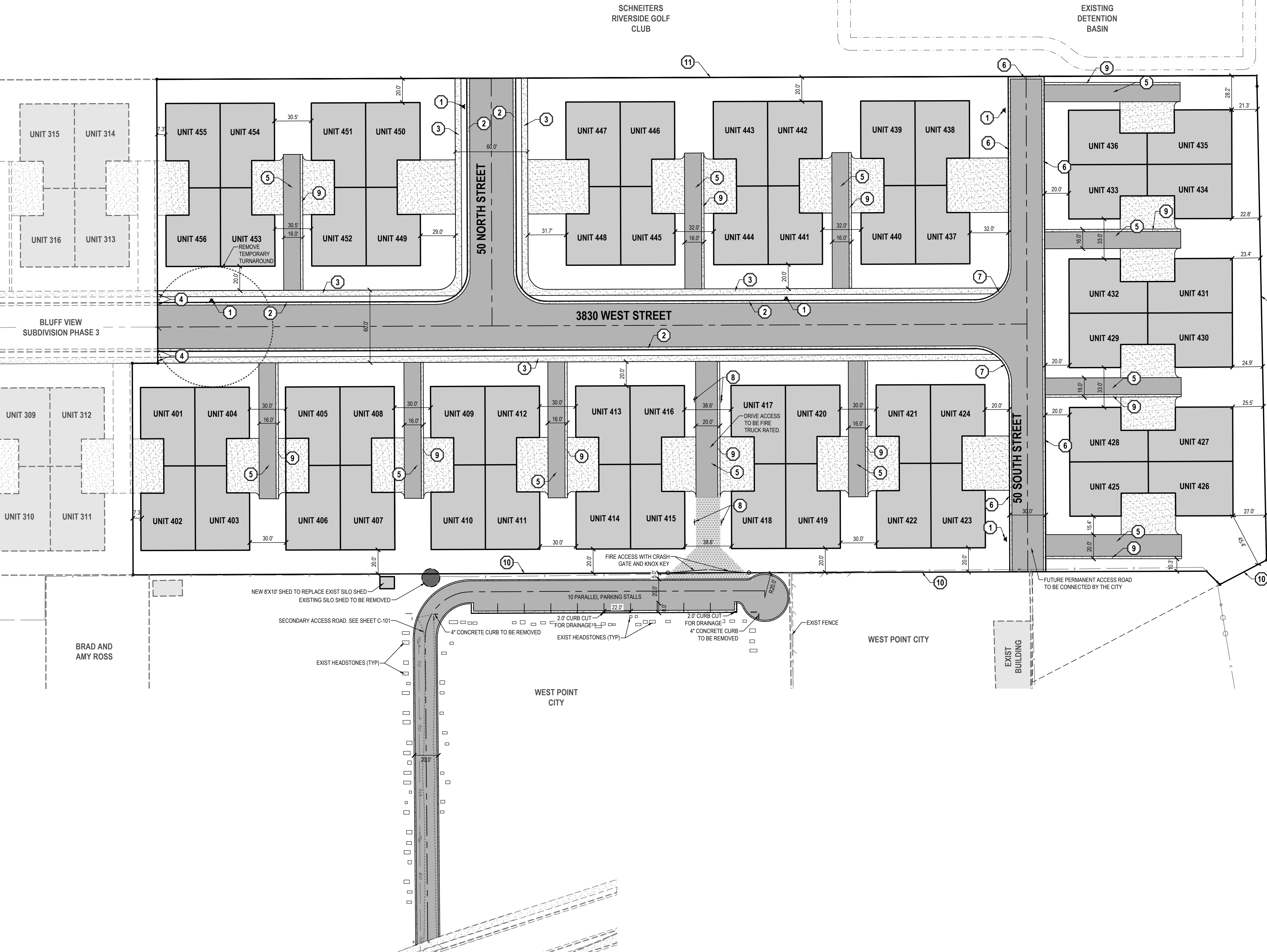
811

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SALT LAKE BASE AND MERIDIAN
ELEV = 4297.17'



SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1

INSTALL FIRE HYDRANT AND VALVE PER WEST POINT CITY STANDARDS AND SPECIFICATIONS

2

INSTALL 2.5' TYPE "A" CURB & GUTTER PER APWA PLAN # 205 (TYP)

3

INSTALL 5' SIDEWALK PER APWA PLAN # 231 (TYP)

4

MATCH EXISTING IMPROVEMENTS

5

DRIVEWAY TO UNITS PER INDIVIDUAL BUILDING PLANS (TYP)

6

INSTALL 24" MODIFIED APWA TYPE "F" DETAIL 1/C-501

7

TRANSITION FROM 2.5' TYPE "A" CURB AND GUTTER TO 24" MOUNTABLE CURB AND GUTTER

8

"NO PARKING IN FIRE LANE AT ANY TIME" SIGN

9

INSTALL 2' CONCRETE WATERWAY. SEE DETAIL 16/C-500

10

INSTALL WHITE 6" VINYL FENCE ALONG PROPERTY LINE

11

INSTALL BLACK EXTRUDED ALUMINUM FENCE ALONG PROPERTY LINE

- NOTES
1.

ALL WORK TO COMPLY WITH WEST POINT CITY'S STANDARDS AND SPECIFICATIONS.
2.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3.

ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
4.

ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
5.

SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
6.

THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
7.

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
8.

ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
9.

NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
10.

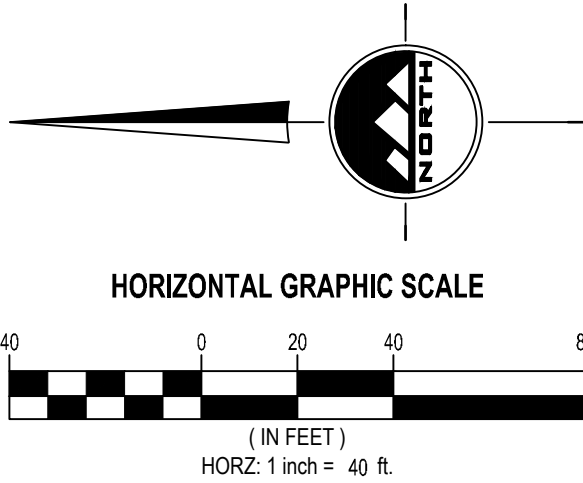
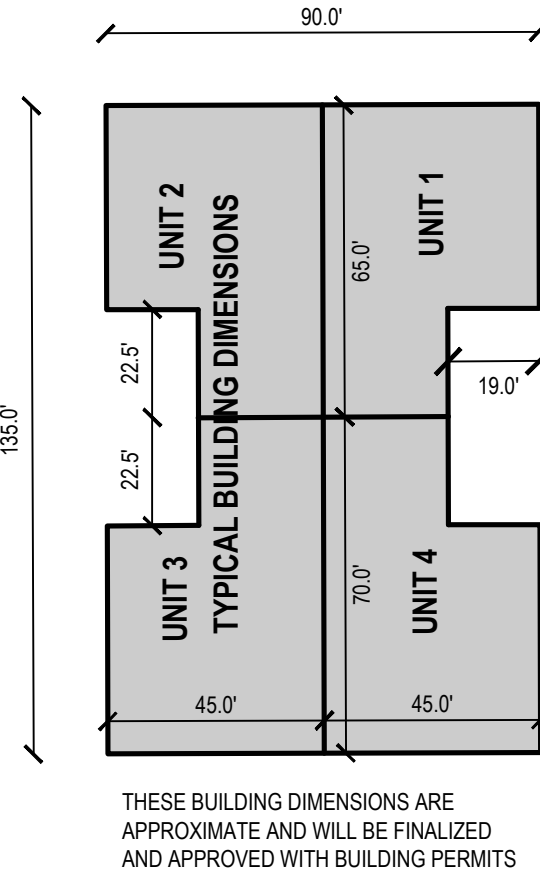
FIRE HYDRANTS AND ACCESS ROADS SHALL BE INSTALLED PRIOR TO THE CONSTRUCTION OF ANY BUILDINGS.
11.

ALL HYDRANTS SHALL BE PLACED WITH THE 4-1/2" CONNECTION FACING THE POINT OF ACCESS FOR FIRE DEPARTMENT APPARATUS.
12.

PRIOR TO BEGINNING CONSTRUCTION OF ANY BUILDINGS, A FIRE FLOW TEST OF THE NEW HYDRANTS SHALL BE CONDUCTED TO VERIFY THE ACTUAL FIRE FLOW FOR THIS PROJECT. THE FIRE PREVENTION DIVISION OF NORTH DAVIS FIRE DISTRICT SHALL WITNESS THIS TEST AND SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO THE TEST.
13.

ALL SECONDARY WATER IMPROVEMENTS TO BE INSTALLED PER DAVIS AND WEBER COUNTIES CANAL COMPANY STANDARDS AND SPECIFICATIONS.
14.

CULINARY WATER AND SANITARY SEWER LATERALS SHALL BE INSTALLED WITH A MINIMUM OF 10' HORIZONTAL SEPARATION.



EN SIGN

THE STANDARD IN ENGINEERING

LAYTON

919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.866.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
Nelson Land Development LLC
1493 E Ridgeline Dr. Ste 52
OGDEN, UTAH 84405
CONTACT:
BRYAN BAYLES
PHONE: 801-634-2129

BLUFF VIEW SUBDIVISION
PHASE 4
3830 WEST 300 NORTH
WEST POINT, UTAH

PROFESSIONAL ENGINEER

C. PRESTON

NO. 5049039

4-26-22

STATE OF UTAH

CAROL HESS PRESTON

NO. DATE REVISION BY

1

2

3

4

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6

7

8

SITE PLAN

PROJECT NUMBER
7941B

PRINT DATE
4/26/22

DRAWN BY
J. MOSS

CHECKED BY
C. PRESTON

PROJECT MANAGER
C. PRESTON

C-100

West Point City Council

60

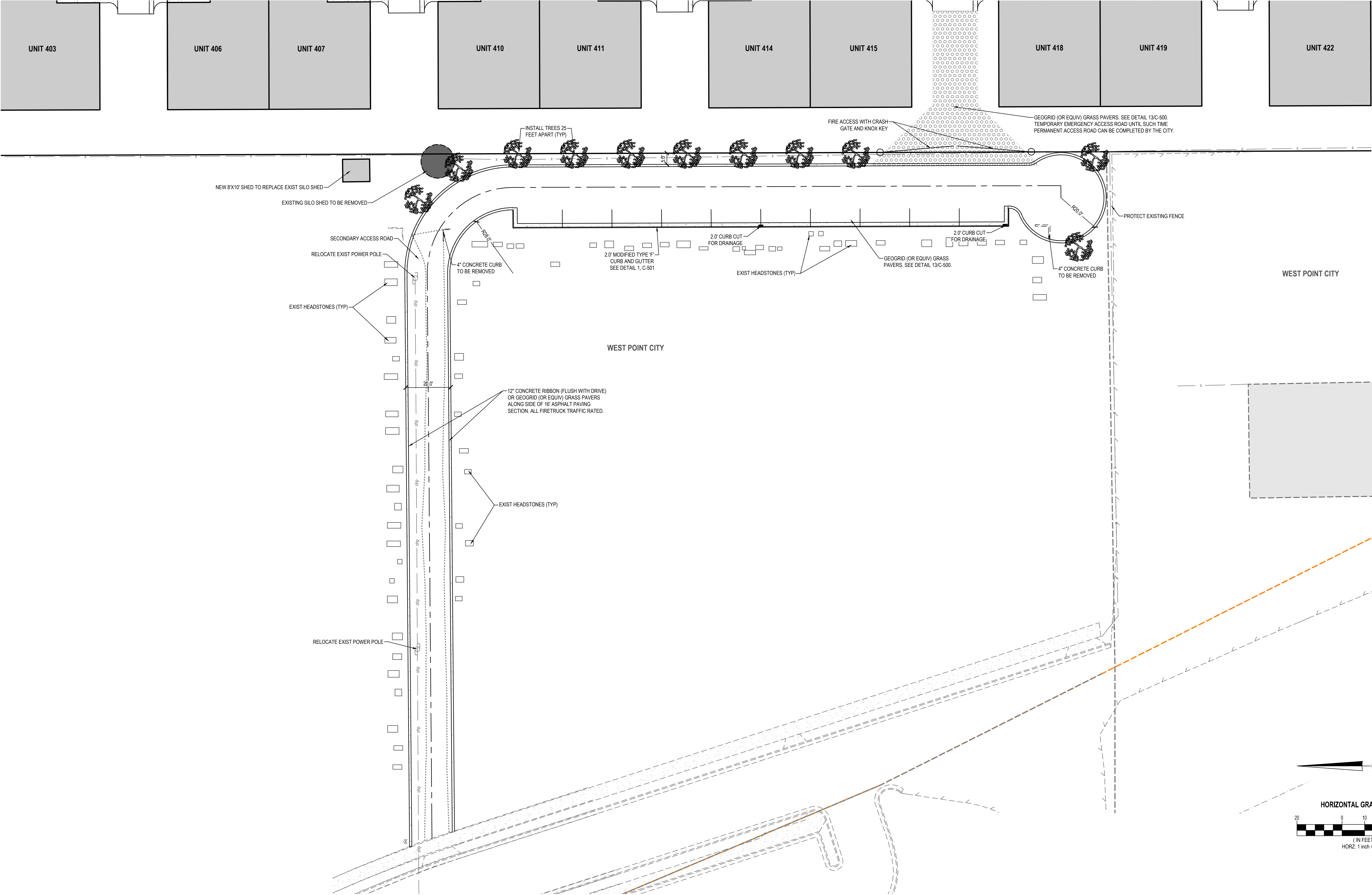
May 3, 2022



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BENCHMARK

NORTH QUARTER CORNER
SECTION 5
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
ELEV = 4297.17'





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**BLUFF VIEW SUBDIVISION
PHASE 4
3830 WEST 300 NORTH
WEST POINT, UTAH**



PROFESSIONAL ENGINEER
No. 5049039
4-26-22
GARON HESS PRESTON
STATE OF UTAH

NO.	DATE	REVISION	BY
1		FOR REVIEW	
2			
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**EMERGENCY ACCESS
ROAD SITE PLAN**

PROJECT NUMBER 7941B	PRINT DATE 4/26/22
DRAWN BY J. MOSS	CHECKED BY C. PRESTON
PROJECT MANAGER C. PRESTON	

C-101

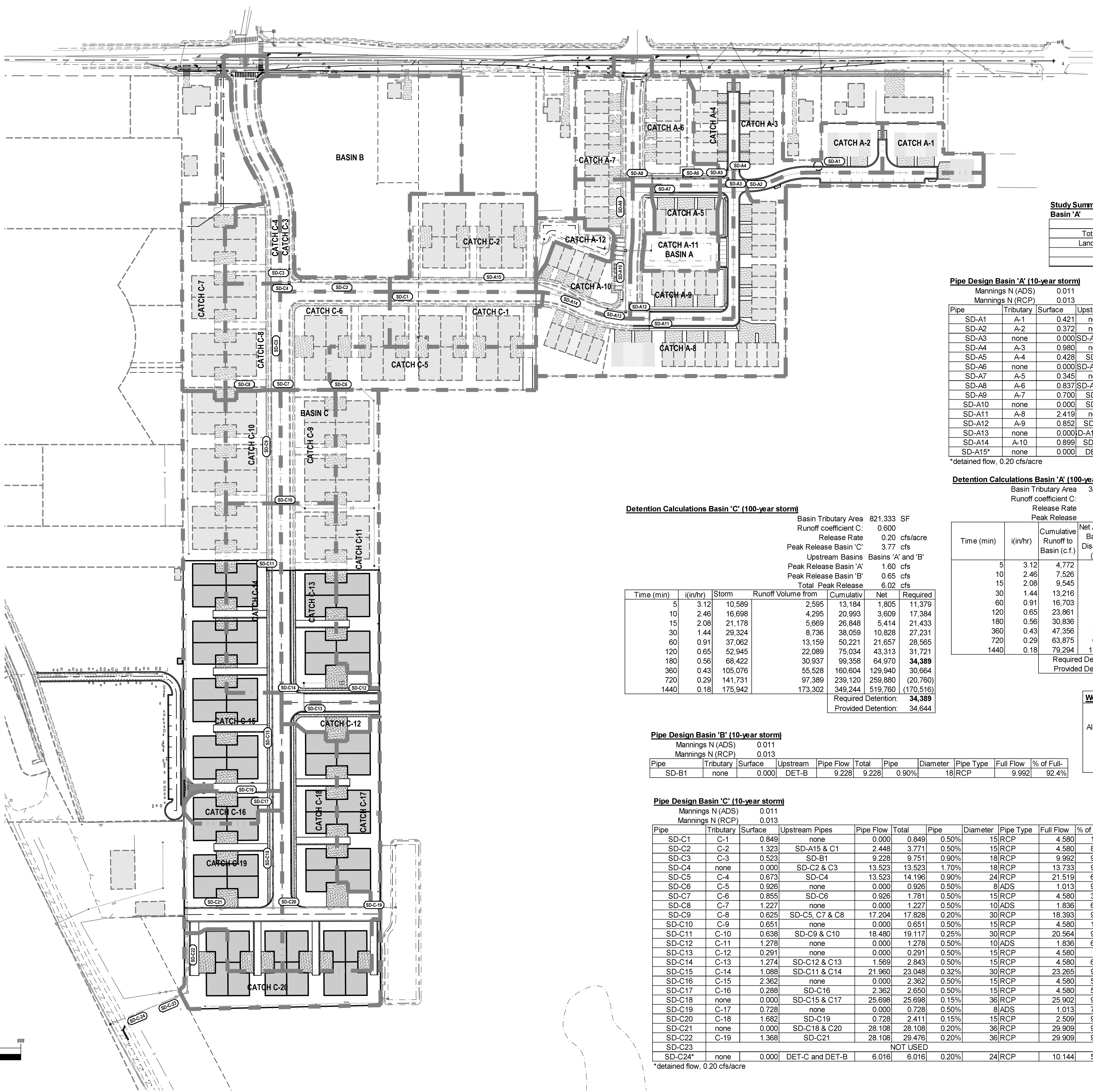
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Basin 'A' 80th Percentile Retention Volume	
i =	0.65
d =	0.45 in
d =	0.04 ft
R _v =	0.57
A =	348,275 sf
V _{gcal} =	7,462 cf
V _{provided} =	7,604 cf
80th %ile HWL =	4,281.90 ft

Basin 'A'	
Weir Calculations: $Q=C_w(L-0.2H)^{3/2}$	
High Water Elevation:	4,282.65 FT
Weir Elevation:	4,281.90 FT
Allowed Basin Discharge*	1,599 CFS
C _w	3.32
Weir Height (H):	0.75 FT
Weir Length (L):	0.89 FT
Weir Length (L):	10.69848 IN

Study Summary Statistics Basin 'A'		
	Area	C Value
Total Hardscape	226,472	0.9
Landscaped Area	121,803	0.15
Total Area	348,275	
Weighted Average C	0.638	

Pipe Design Basin 'A' (10-year storm)											
Mannings N (ADS)		0.011									
Mannings N (RCP)		0.013									
Pipe	Tributary	Surface	Upstream	Pipe Flow	Total	Pipe	Diameter	Pipe Type	Full Flow	% of Full-	
SD-A1	A-1	0.421	none	0.000	0.421	0.50%	15	RCP	4.580	9.2%	
SD-A2	A-2	0.372	none	0.000	0.372	0.50%	15	RCP	4.580	8.1%	
SD-A3	none	0.000	SD-A1 & A2	0.793	0.793	0.50%	15	RCP	4.580	17.3%	
SD-A4	A-3	0.980	none	0.000	0.980	1.00%	15	RCP	6.477	15.1%	
SD-A5	A-4	0.428	SD-A4	0.980	1.408	1.00%	15	RCP	6.477	21.7%	
SD-A6	none	0.000	SD-A3 & A5	2.201	2.201	0.60%	15	RCP	5.017	43.9%	
SD-A7	A-5	0.345	none	0.000	0.345	0.50%	15	RCP	4.580	7.5%	
SD-A8	A-6	0.837	SD-A6 & A7	2.545	3.382	0.50%	15	RCP	4.580	73.9%	
SD-A9	A-7	0.700	SD-A8	3.382	4.082	1.25%	15	RCP	7.242	56.4%	
SD-A10	none	0.000	SD-A9	4.082	4.082	0.20%	18	RCP	4.710	86.7%	
SD-A11	A-8	2.419	none	0.000	2.419	1.00%	15	RCP	6.477	37.4%	
SD-A12	A-9	0.852	SD-A11	2.419	3.272	1.00%	15	RCP	6.477	50.5%	
SD-A13	none	0.000	SD-A10 & A1	7.354	7.354	0.20%	24	RCP	10.144	72.5%	
SD-A14	A-10	0.899	SD-A13	7.354	8.253	0.20%	24	RCP	10.144	81.4%	
SD-A15*	none	0.000	DET-A	1.599	1.599	0.50%	15	RCP	4.580	34.9%	

*detained flow, 0.20 cfs/acre

Detention Calculations Basin 'A' (100-year storm)						
Basin Tributary Area	348,275	SF				
Runoff coefficient C:	0.638					
Release Rate	0.20	cfs/acre				
Peak Release	1.599	cfs				
Time (min)	i(in/hr)	Cumulative Runoff to Basin (c.f.)	Net Allowed Basin** Discharge (c.f.)	Required Storage (c.f.)		
5	3.12	4,772	480	4,293		
10	2.46	7,526	959	6,566		
15	2.08	9,545	1,439	8,105		
30	1.44	13,216	2,878	10,337		
60	0.91	16,703	5,757	10,946		
120	0.65	23,861	11,513	12,348		
180	0.56	30,836	17,270	13,567		
360	0.43	47,356	34,540	12,816		
720	0.29	63,875	69,079	(5,204)		
1440	0.18	79,294	138,159	(58,865)		
				Required Detention:	13.567	
				Provided Detention:	13.728	

Catchment Calculations Basin 'A' (100-year storm)					
Time of Concentration:	15	min			
Rainfall Intensity I:	1.72	in/hr			
Mannings N	0.013				
Catchment	Area (SF)	C	Flow (CFS)	Destination	
A-1	16,576	0.638	0.421	SD-A1	
A-2	14,671	0.638	0.372	SD-A2	
A-3	38,589	0.638	0.980	SD-A4	
A-4	16,847	0.638	0.428	SD-A5	
A-5	13,570	0.638	0.345	SD-A7	
A-6	32,968	0.638	0.837	SD-A8	
A-7	27,557	0.638	0.700	SD-A9	
A-8	95,288	0.638	2.419	SD-A11	
A-9	33,570	0.638	0.852	SD-A12	
A-10	35,396	0.638	0.899	SD-A14	
A-11	12,342	0.150	0.074	DET-A	
A-12	10,903	0.150	0.065	DET-A	

Basin 'C'	
Weir Calculations: $Q=C_w(L-0.2H)^{3/2}$	
High Water Elevation:	4,270.50 FT
Weir Elevation:	4,269.75 FT
Allowed Basin Discharge*	6.016 CFS
C _w	3.32
Weir Height (H):	0.75 FT
Weir Length (L):	2.94 FT
Weir Length (L):	35.27652 IN

Basin 'C' 80th Percentile Retention Volume	
i =	0.72
d =	0.45 in
d =	0.04 ft
R _v =	0.63
A =	821,333 sf
V _{gcal} =	19,550 cf
V _{provided} =	19,563 cf
80th %ile HWL =	4,269.75 ft

Detention Calculations Basin 'C' (100-year storm)						
Basin Tributary Area	821,333	SF				
Runoff coefficient C:	0.600					
Release Rate	0.20	cfs/acre				
Peak Release Basin 'C'	3.77	cfs				
Upstream Basins	Basins 'A' and 'B'					
Peak Release Basin 'A'	1.60	cfs				
Peak Release Basin 'B'	0.65	cfs				
Total Peak Release	6.02	cfs				
Time (min)	i(in/hr)	Storm	Runoff Volume from	Cumulativ	Net	Required
5	3.12	10,589	2,595	13,184	1,805	11,379
10	2.46	16,698	4,295	20,993	3,609	17,384
15	2.08	21,178	5,669	26,848	5,414	21,433
30	1.44	29,324	8,736	38,059	10,828	27,231
60	0.91	37,062	13,159	50,221	21,657	28,565
120	0.65	52,945	22,089	75,034	43,313	31,721
180	0.56	68,422	30,937	99,358	64,970	34,389
360	0.43	105,076	55,528	160,604	129,940	30,664
720	0.29	141,731	97,389	239,120	259,880	(20,760)
1440	0.18	175,942	173,302	349,244	519,760	(170,516)
					Required Detention:	34,389
					Provided Detention:	34,644

Pipe Design Basin 'B' (10-year storm)										
Mannings N (ADS)		0.011								
Mannings N (RCP)		0.013								
Pipe	Tributary	Surface	Upstream	Pipe Flow	Total	Pipe	Diameter	Pipe Type	Full Flow	% of Full-
SD-B1	none	0.000	DET-B	9.228	9.228	0.90%	18	RCP	9.992	92.4%

Pipe Design Basin 'C' (10-year storm)										
Mannings N (ADS)		0.011								
Mannings N (RCP)		0.013								
Pipe	Tributary	Surface	Upstream Pipes	Pipe Flow	Total	Pipe	Diameter	Pipe Type	Full Flow	% of Full-
SD-C1	C-1	0.849	none	0.000	0.849	0.50%	15	RCP	4.580	18.5%
SD-C2	C-2	1.323	SD-A15 & C1	2.448	3.771	0.50%	15	RCP	4.580	82.3%
SD-C3	C-3	0.523	SD-B1	9.228	9.751	0.90%	18	RCP	9.992	97.6%
SD-C4	none	0.000	SD-C2 & C3	13.523	13.523	1.70%	18	RCP	13.733	98.5%
SD-C5	C-4	0.673	SD-C4	13.523	14.196	0.90%	24	RCP	21.519	66.0%
SD-C6	C-5	0.926	none	0.000	0.926	0.50%	8	ADS	1.013	91.5%
SD-C7	C-6	0.855	SD-C6	0.926	1.781	0.50%	15	RCP	4.580	38.9%
SD-C8	C-7	1.227	none	0.000	1.227	0.50%	10	ADS	1.836	66.8%
SD-C9	C-8	0.625	SD-C5, C7 & C8	17.204	17.828	0.20%	30	RCP	18.393	96.9%
SD-C10	C-9	0.651	none	0.000	0.651	0.50%	15	RCP	4.580	14.2%
SD-C11	C-10	0.638	SD-C9 & C10	18.480	19.117	0.25%	30	RCP	20.564	93.0%
SD-C12	C-11	1.278	none	0.000	1.278	0.50%	10	ADS	1.836	69.6%
SD-C13	C-12	0.291	none	0.000	0.291	0.50%	15	RCP	4.580	6.4%
SD-C14	C-13	1.274	SD-C12 & C13	1.569	2.843	0.50%	15	RCP	4.580	62.1%
SD-C15	C-14	1.088	SD-C11 & C14	21.980	23.048	0.32%	30	RCP	23.265	99.1%
SD-C16	C-15	2.362	none	0.000	2.362	0.50%	15	RCP	4.580	51.6%
SD-C17	C-16	0.288	SD-C16	2.362	2.650	0.50%	15	RCP	4.580	57.9%
SD-C18	none	0.000	SD-C15 & C17	25.698	25.698	0.15%	36	RCP	25.902	99.2%
SD-C19	C-17	0.728	none	0.000	0.728	0.50%	8	ADS	1.013	71.9%
SD-C20	C-18	1.682	SD-C19	0.728	2.411	0.15%	15	RCP	2.509	96.1%
SD-C21	none	0.000	SD-C18 & C20	28.108	28.108	0.20%	36	RCP	29.909	94.0%
SD-C22	C-19	1.368	SD-C21	28.108	29.476	0.20%	36	RCP	29.909	98.6%
SD-C23										
SD-C24*	none	0.000	DET-C and DET-B	6.016	6.016	0.20%	24	RCP	10.144	59.3%

*detained flow, 0.20 cfs/acre

Catchment Calculations Basin 'C' (10-year storm)					
Time of Concentration:	15	min			
Rainfall Intensity I:	1.72	in/hr			
Mannings N	0.013				
Catchment	Area (SF)	C	Flow (CFS)	Destination	
C-1	35,543	0.600	0.849	SD-C1	
C-2	55,384	0.600	1.323	SD-C2	
C-3	21,899	0.600	0.523	SD-C3	
C-4	28,185	0.600	0.673	SD-C5	
C-5	38,773	0.600	0.926	SD-C6	
C-6	35,789	0.600	0.855	SD-C7	
C-7	51,346	0.600	1.227	SD-C8	
C-8	26,156	0.600	0.625	SD-C9	
C-9	27,255	0.600	0.651	SD-C10	
C-10	26,703	0.600	0.638	SD-C11	
C-11	53,487	0.600	1.278	SD-C12	
C-12	12,196	0.600	0.291	SD-C13	
C-13	53,322	0.600	1.274	SD-C14	
C-14	45,528	0.600	1.088	SD-C15	
C-15	98,889	0.600	2.362	SD-C16	
C-16	12,038	0.600	0.288	SD-C17	
C-17	30,477	0.600	0.728	SD-C19	
C-18	70,429	0.600	1.682	SD-C20	
C-19	57,245	0.600	1.368	SD-C22	
C-20	40,691	0.600	0.972	OFFSITE	

TOTAL FLOW 15.599

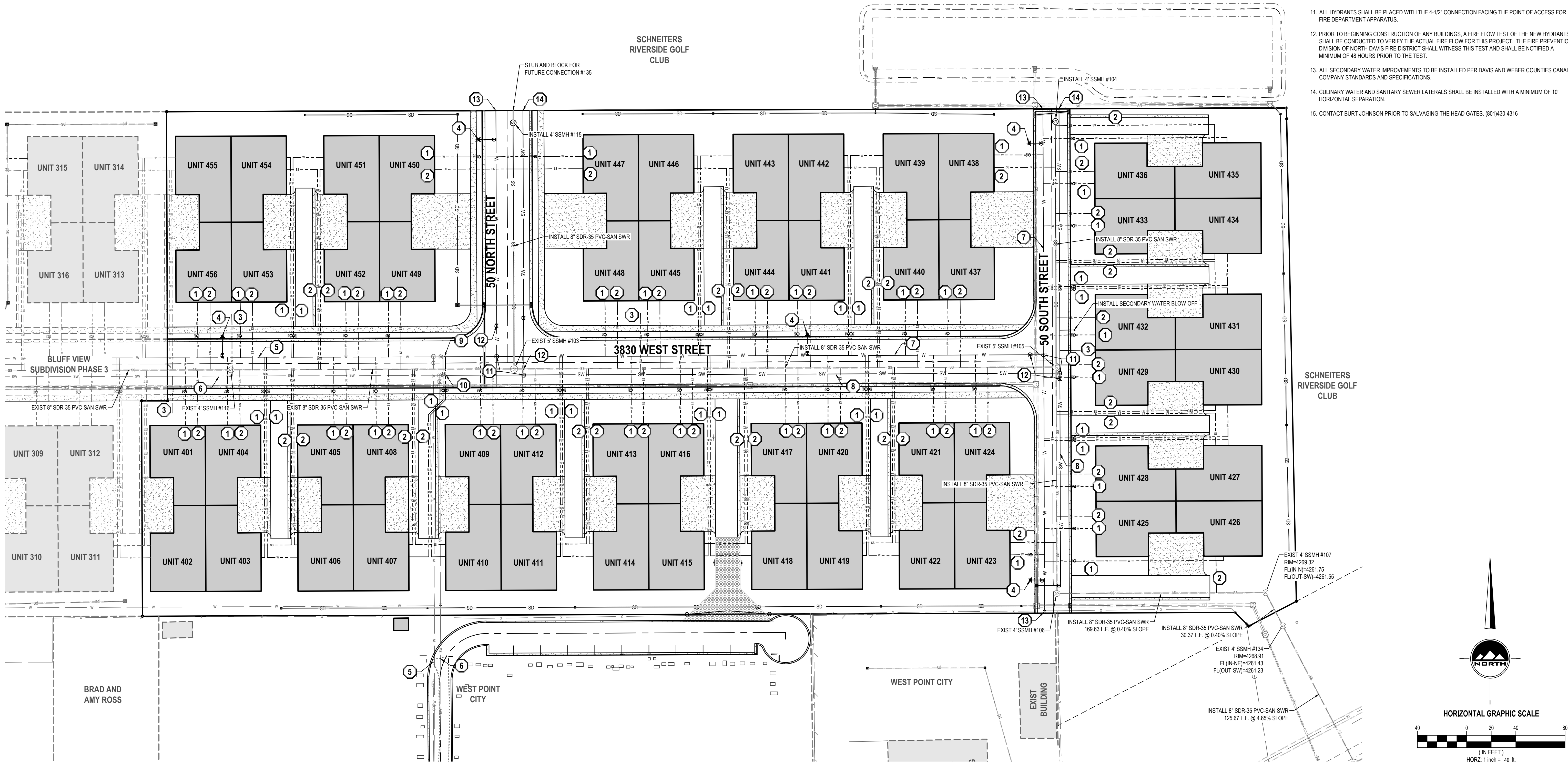


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ELEV = 4297.17



- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED. THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 INSTALL TYPICAL WATER CONNECTION PER WEST POINT CITY STANDARDS AND SPECIFICATIONS
 - 2 INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.00% MINIMUM SLOPE PER WEST POINT CITY STANDARDS AND SPECIFICATIONS.
 - 3 INSTALL 1" METERED SERVICE PER DAVIS AND WEBER COUNTIES CANAL COMPANY STANDARDS.
 - 4 INSTALL FIRE HYDRANT AND VALVE PER WEST POINT CITY STANDARDS AND SPECIFICATIONS
 - 5 EXIST 8" C900 DR18 CULINARY WATERLINE
 - 6 EXIST 8" C900 DR14 "PURPLE" SECONDARY WATERLINE
 - 7 INSTALL 8" C900 DR18 CULINARY WATERLINE
 - 8 INSTALL 8" C900 DR14 "PURPLE" SECONDARY WATERLINE
 - 9 FIELD LOCATE AND CONNECT TO EXIST CULINARY WATERLINE
 - 10 FIELD LOCATE AND CONNECT TO EXIST SECONDARY WATERLINE
 - 11 INSTALL 8" TEE AND THRUST BLOCK
 - 12 INSTALL 8" GATE VALVE
 - 13 CAP AND BLOCK CULINARY WATERLINE FOR FUTURE CONNECTION PER WEST POINT CITY STANDARDS AND SPECIFICATIONS
 - 14 CAP AND BLOCK SECONDARY WATERLINE FOR FUTURE CONNECTION WITH 2" TEMPORARY AIR/VAC PER DAVIS AND WEBER COUNTIES CANAL COMPANY STANDARDS AND SPECIFICATIONS

- GENERAL NOTES**
- ALL WORK TO COMPLY WITH WEST POINT CITY'S STANDARDS AND SPECIFICATIONS.
 - EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
 - ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 - ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
 - SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
 - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 - ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
 - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
 - FIRE HYDRANTS AND ACCESS ROADS SHALL BE INSTALLED PRIOR TO THE CONSTRUCTION OF ANY BUILDINGS.
 - ALL HYDRANTS SHALL BE PLACED WITH THE 4-1/2" CONNECTION FACING THE POINT OF ACCESS FOR FIRE DEPARTMENT APPARATUS.
 - PRIOR TO BEGINNING CONSTRUCTION OF ANY BUILDINGS, A FIRE FLOW TEST OF THE NEW HYDRANTS SHALL BE CONDUCTED TO VERIFY THE ACTUAL FIRE FLOW FOR THIS PROJECT. THE FIRE PREVENTION DIVISION OF NORTH DAVIS FIRE DISTRICT SHALL WITNESS THIS TEST AND SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO THE TEST.
 - ALL SECONDARY WATER IMPROVEMENTS TO BE INSTALLED PER DAVIS AND WEBER COUNTIES CANAL COMPANY STANDARDS AND SPECIFICATIONS.
 - CULINARY WATER AND SANITARY SEWER LATERALS SHALL BE INSTALLED WITH A MINIMUM OF 10' HORIZONTAL SEPARATION.
 - CONTACT BURT JOHNSON PRIOR TO SALVAGING THE HEAD GATES. (801)430-4316

THE STANDARD IN ENGINEERING

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BLUFF VIEW SUBDIVISION
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WEST POINT, UTAH

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UTILITY PLAN

PROJECT NUMBER
7941B

PRINT DATE
4/26/22

DRAWN BY
J. MOSS

CHECKED BY
C. PRESTON

PROJECT MANAGER
C. PRESTON

C-300

West Point City Council

63

May 3, 2022

811

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PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1

INSTALL TYPICAL WATER CONNECTION PER WEST POINT CITY STANDARDS AND SPECIFICATIONS
- 2

INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.00% MINIMUM SLOPE PER WEST POINT CITY STANDARDS AND SPECIFICATIONS.
- 3

INSTALL 1" METERED SERVICE PER DAVIS AND WEBER COUNTIES CANAL COMPANY STANDARDS.
- 4

INSTALL FIRE HYDRANT AND VALVE PER WEST POINT CITY STANDARDS AND SPECIFICATIONS
- 5

EXIST 8" C900 DR18 CULINARY WATERLINE
- 6

EXIST 8" C900 DR14 "PURPLE" SECONDARY WATERLINE
- 7

INSTALL 8" C900 DR18 CULINARY WATERLINE
- 8

INSTALL 8" C900 DR14 "PURPLE" SECONDARY WATERLINE
- 9

FIELD LOCATE AND CONNECT TO EXIST CULINARY WATERLINE
- 10

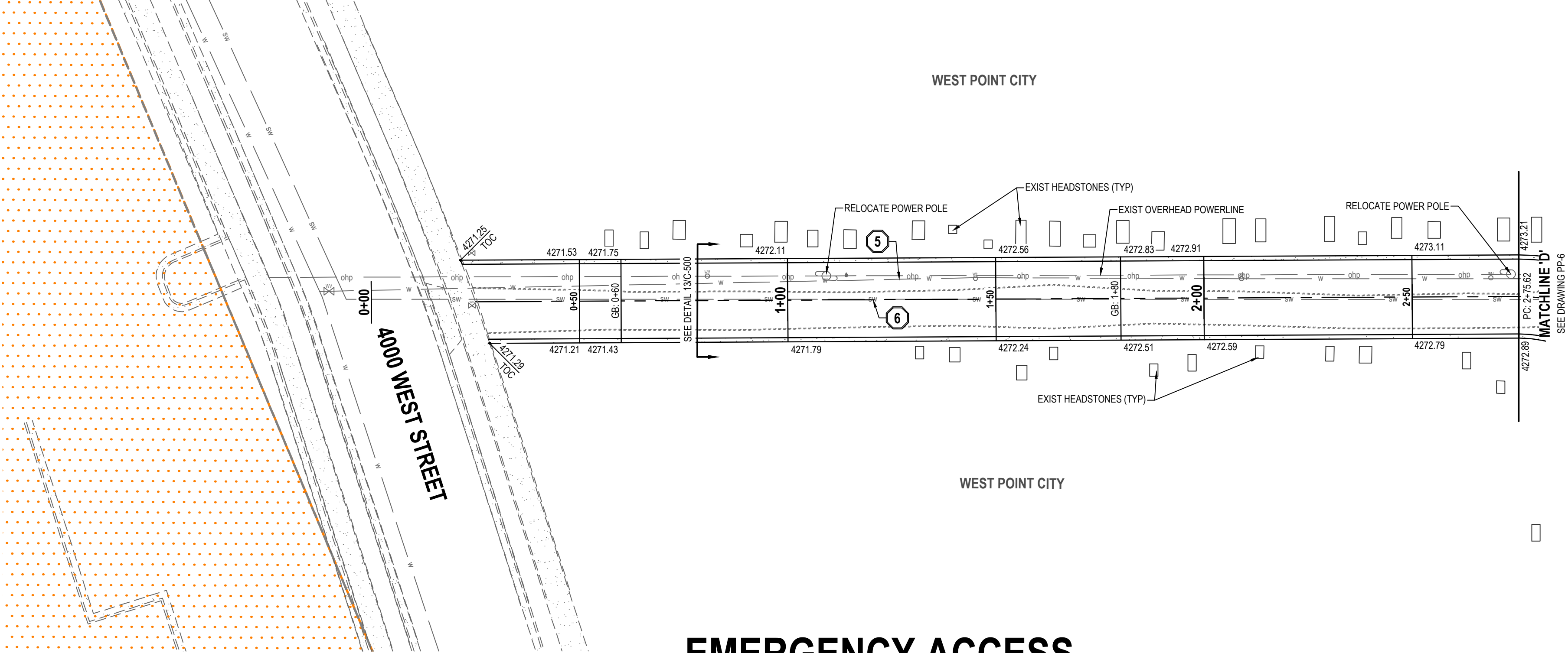
FIELD LOCATE AND CONNECT TO EXIST SECONDARY WATERLINE
- 11

INSTALL 8" TEE AND THRUST BLOCK
- 12

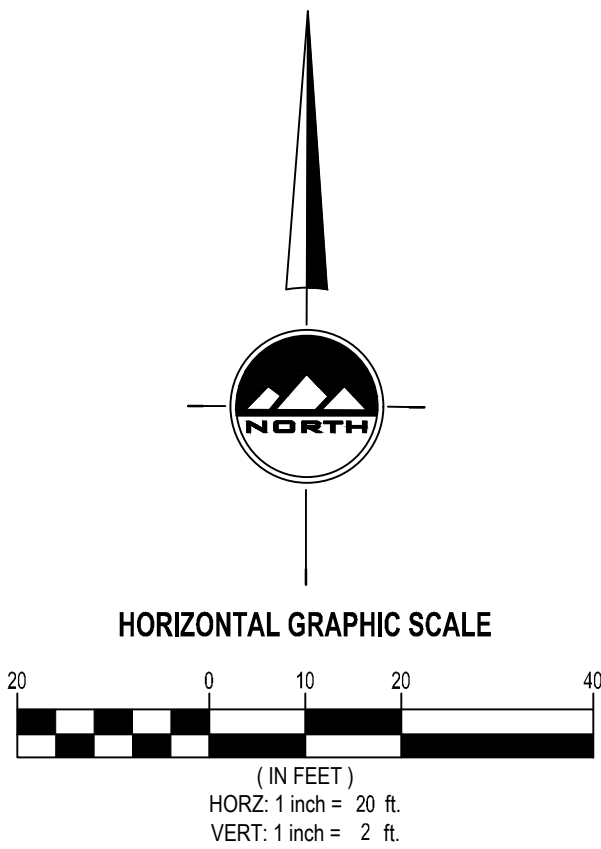
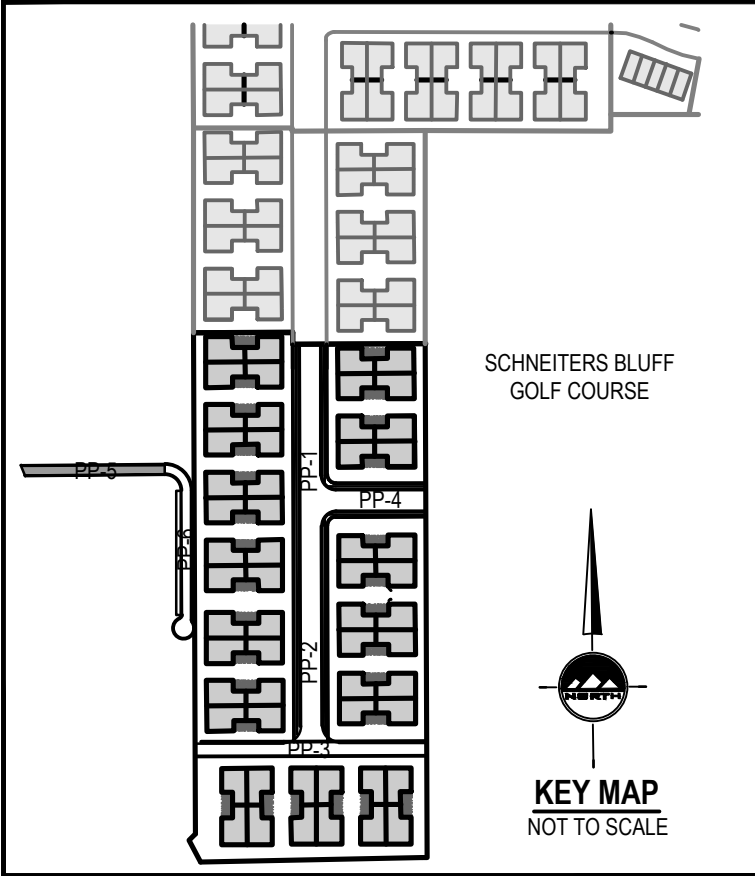
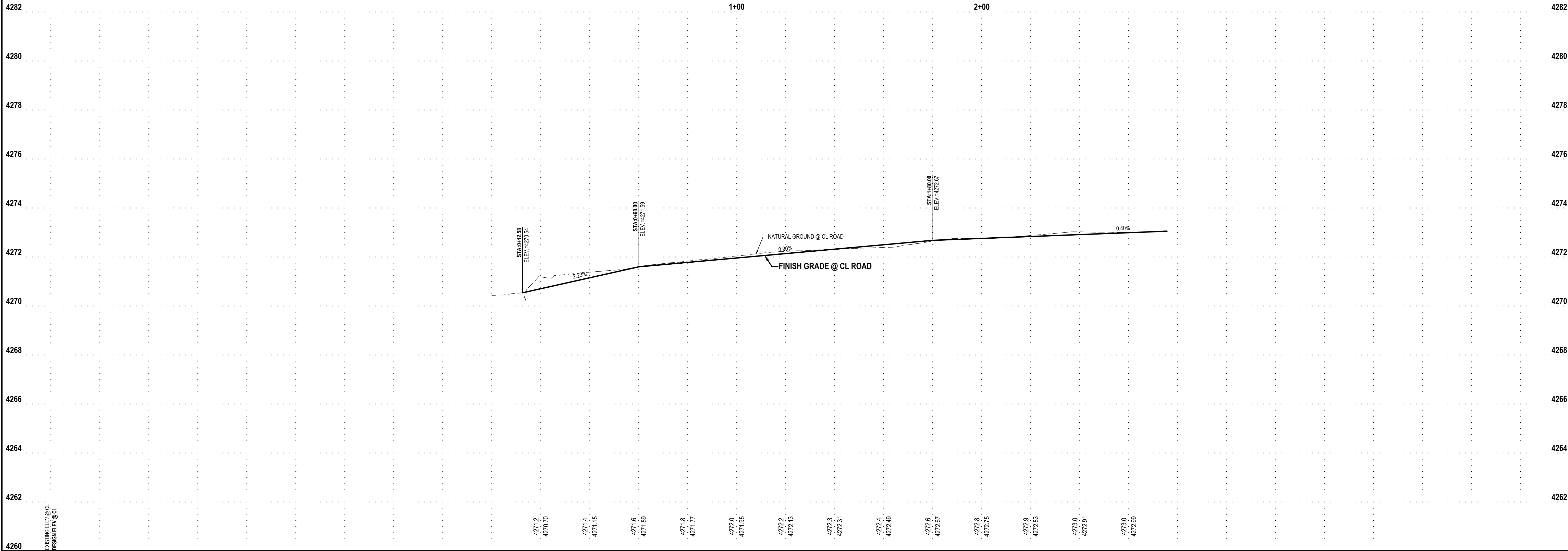
INSTALL 8" GATE VALVE
- 13

CAP AND BLOCK CULINARY WATERLINE FOR FUTURE CONNECTION PER WEST POINT CITY STANDARDS AND SPECIFICATIONS
- 14

CAP AND BLOCK SECONDARY WATERLINE FOR FUTURE CONNECTION WITH 2" TEMPORARY AIRVAC PER DAVIS AND WEBER COUNTIES CANAL COMPANY STANDARDS AND SPECIFICATIONS



EMERGENCY ACCESS



EN SIGN

THE STANDARD IN ENGINEERING

LAYTON

919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.866.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
Nison Land Development LLC
1493 E Ridgeline Dr. Ste 52
OGDEN, UTAH 84405

CONTACT:
BRYAN BAYLES
PHONE: 801-634-2129

**BLUFF VIEW SUBDIVISION
PHASE 4**
3830 WEST 300 NORTH
WEST POINT, UTAH



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

**EMERGENCY ACCESS
ROAD PLAN AND
PROFILE**

PROJECT NUMBER
7941B

PRINT DATE
4/26/22

DRAWN BY
J.MOSS

CHECKED BY
C. PRESTON

PROJECT MANAGER
C. PRESTON

PP-5

811

Know what's below.
Call before you dig.

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

BENCHMARK

NORTH QUARTER CORNER
SECTION 5
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4297.17'

- SCOPE OF WORK:
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1

INSTALL TYPICAL WATER CONNECTION PER WEST POINT CITY STANDARDS AND SPECIFICATIONS

2

INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.00% MINIMUM SLOPE PER WEST POINT CITY STANDARDS AND SPECIFICATIONS.

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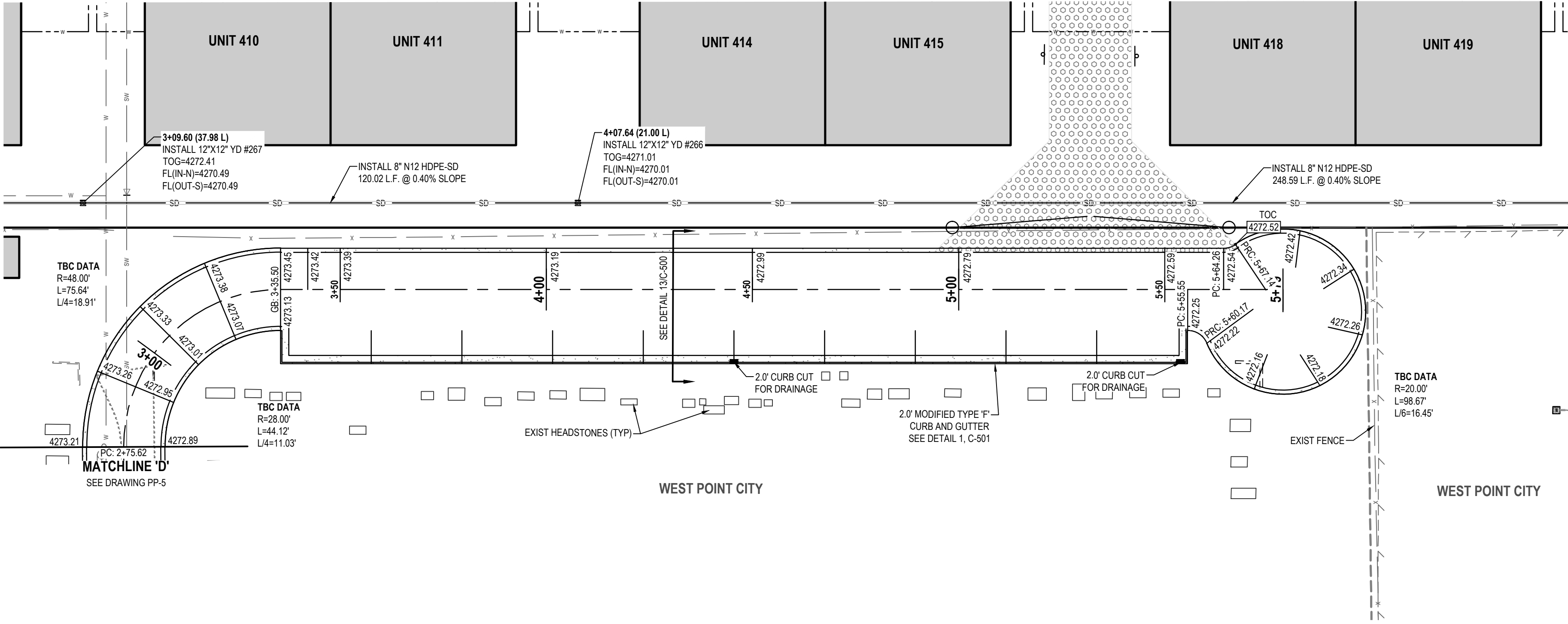
INSTALL 8" GATE VALVE

13

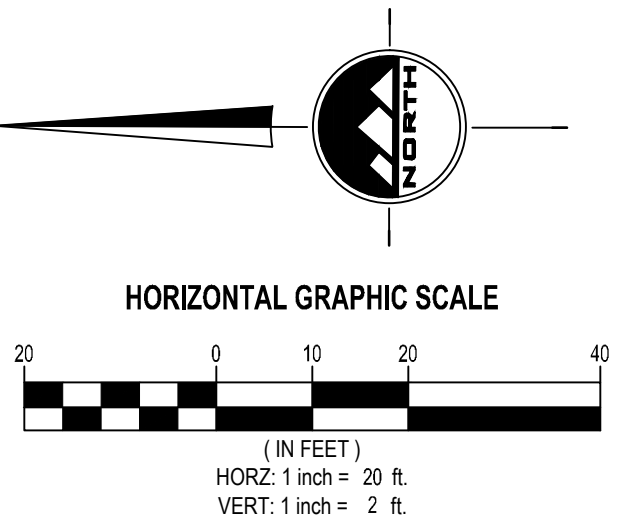
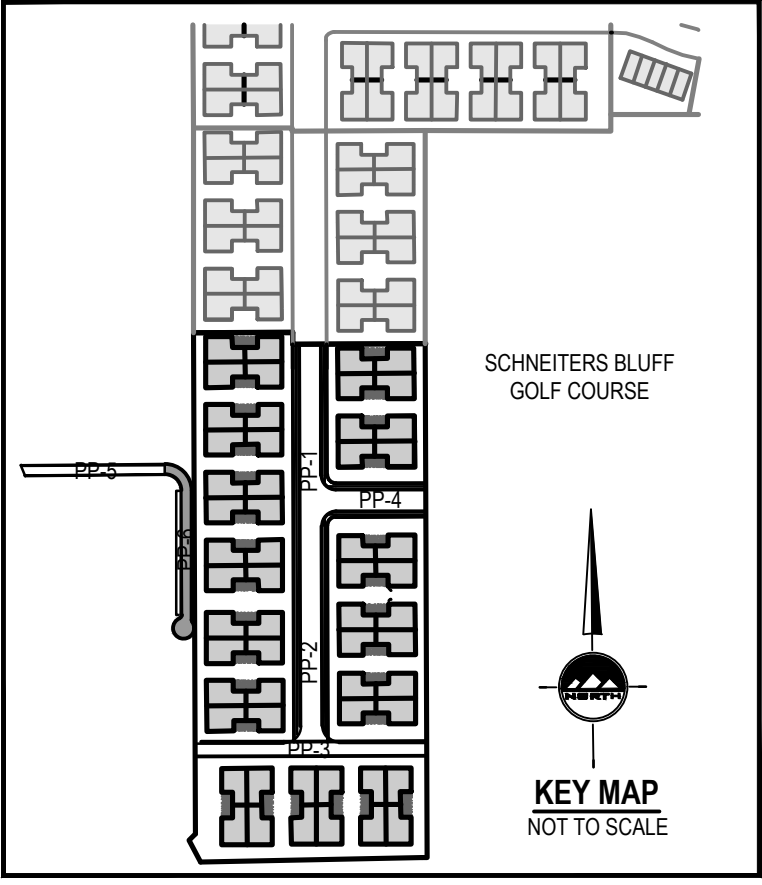
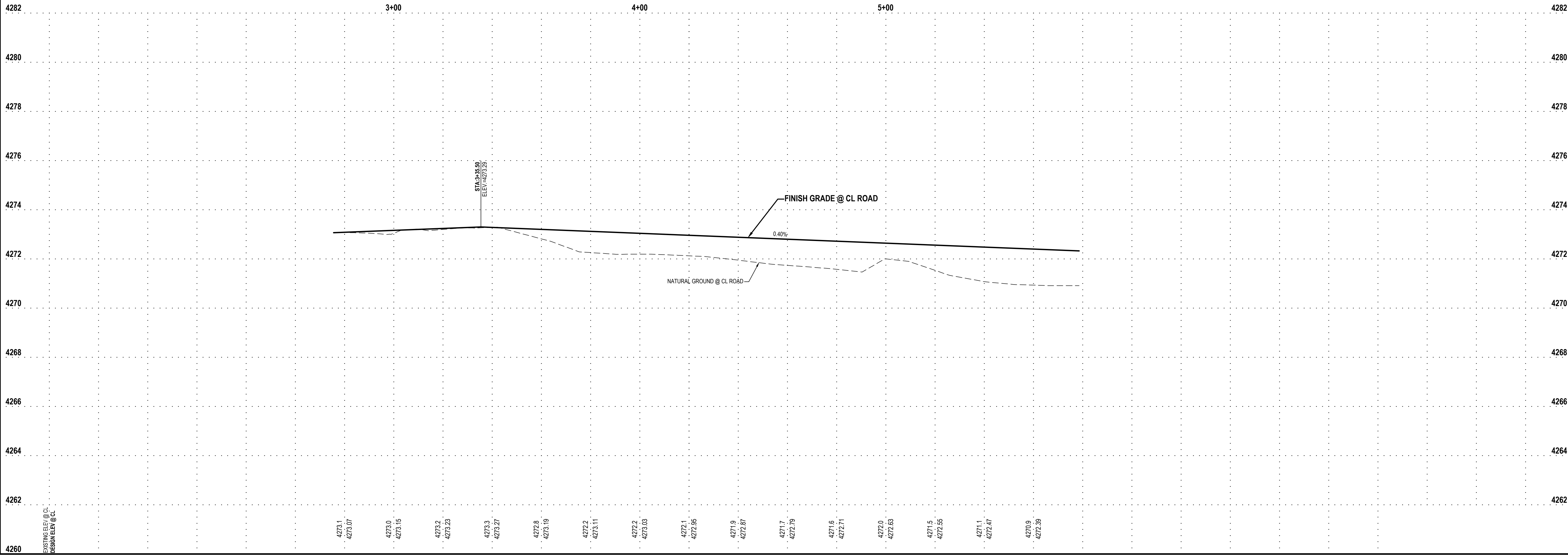
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CAP AND BLOCK SECONDARY WATERLINE FOR FUTURE CONNECTION WITH 2" TEMPORARY AIRVAC PER DAVIS AND WEBER COUNTIES CANAL COMPANY STANDARDS AND SPECIFICATIONS



EMERGENCY ACCESS



EN SIGN

THE STANDARD IN ENGINEERING

LAYTON

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CONTACT:
BRYAN BAYLES
PHONE: 801-634-2129

BLUFF VIEW SUBDIVISION
PHASE 4
3830 WEST 300 NORTH
WEST POINT, UTAH

PROFESSIONAL ENGINEER

AARON HESS PRESTON

NO. DATE REVISION BY

1 2 3 4 5 6 7 8

FOR REVIEW

EMERGENCY ACCESS
ROAD PLAN AND
PROFILE

PROJECT NUMBER
7941B

PRINT DATE
4/26/22

DRAWN BY
J.MOSS

CHECKED BY
C. PRESTON

PROJECT MANAGER
C. PRESTON

PP-6

West Point City Council

65

May 3, 2022

DEVELOPMENT AGREEMENT
Bluff View Subdivision Phase 4
West Point, Utah

This Development Agreement (this "**Agreement**") is made and entered into and made effective as of the date entered below (the "**Effective Date**"), by and among West Point City, a municipality and political subdivision of the State of Utah (the "**City**") and Bluff View Community LLC, a Utah limited liability company (the "**Developer**"). The City and Developer may from time to time be collectively referred to as the "**Parties**," and each may be referenced to individually as "**Party**."

RECITALS

A. Developer has prepared and presented to the City a development application for the Bluff View Subdivision Phase 4 development (hereinafter referred to as the "**Project**"). The final plat and plans application package has been submitted and is being reviewed by the City pursuant to the requirements of the City Code and related protocols and policies and other applicable zoning, engineering, fire safety and building requirements. The resulting preliminary and final approved development plan, preliminary and final approved subdivision plat, approved engineering drawings, conveyance documents, title reports and other documents submitted during the City's review and approval process will be referred to herein as the "**Bluff View Phase 4 Documents**" or the "**Development Documents**".

B. Pursuant to the authority of *Utah Code Ann.* • § 10-9a-102(2) and the specific provisions of the City Code, the City has determined to enter into this Agreement with Developer for the purpose of finalizing certain obligations of the Parties with respect to the Project, and such other matters as the City and the Developer have agreed.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

ARTICLE I

LEGAL AUTHORITY AND PURPOSE

- 1.1 **City Laws and Purpose.** The City represents that it has the legal authority to enter into and perform its obligations under this Agreement and that the City has determined that this Agreement effectuates the above-referenced public purposes, objectives and benefits.
- 1.2 **Conditions Precedent.** Each of the Parties is entering into this Agreement in anticipation of the satisfaction of certain conditions precedent, which, if not satisfied, will frustrate the purposes of this Agreement. Accordingly, if the Conditions Precedent are not satisfied or otherwise waived by the Parties, this Agreement shall be rendered null and void and none of the Parties shall have any further obligation to the other arising out of this Agreement. The Parties recognize that some of the Conditions Precedent may be satisfied contemporaneously with or prior to the execution of this Agreement, but such Conditions Precedent have been identified herein for purposes of setting forth the intent of the Parties.

For purposes of this Agreement, the following shall constitute the "**Conditions Precedent**":

- 1.2.1 the final non-appealable approval and acceptance of this Agreement by the City Council;
- 1.2.2 the final conditional administrative approval of the subdivision plat for Bluff View Subdivision Phase 4;
- 1.2.3 recording of the Bluff View Subdivision Phase 4 plat.

ARTICLE II PROJECT DEVELOPMENT

2.1 Developer Obligations.

2.1.1 Development. The Project will consist of the improvements as shown in **Exhibit A** and shall include these specific items.

- A. Developer to install a temporary emergency access through the Project that connects 3830 West Street in the Project, to 4000 West Street, through the West Point Memorial Cemetery. The improvement of said access shall include:
 - 1. A 20' hard surfaced through the cemetery from 4000 West to the common boundary of the city cemetery property and the Project. The hard-surface roadway cross-section shall consist of 18' of asphalt pavement with a 1' concrete ribbing curb on each side.
 - 2. The portion of the temporary emergency access that extends from the common boundary of the city cemetery and the Project through to 3830 West, shall be a minimum of 20' in width, hard-surfaced to the west end of the common driveway between units 415 / 416 and 417 / 418, then improved with a traffic rated grass-paving cross section (a detail for GeoGrid branded product is identified in the plans, which may be substituted with an equivalent product subject to availability).
 - 3. A total of 10 parallel parking stalls will be improved with the access road on the east side of the cemetery, as shown on the plans. A 2' concrete modified Type "F" curb will border the parking area.
 - 4. A 20' radius asphalt turnaround with 1' concrete ribbon curb will be improved on the south end of the new eastern cemetery road.
 - 5. A total of 11 deciduous trees (min 3" caliper) shall be planted between the new eastern cemetery road and the property boundary (and around the turnaround), as shown on the plans. The City shall determine what variety of tree(s) they want planted.
 - 6. Emergency access crash gates equipped with a Knox access key shall be

placed on the boundary line at the access point between the cemetery and the Property, as shown on the plans.

7. “No Parking at Any Time – Fire Lane” signs shall be posted along the common driveway and grass pavers between units 415 / 416 and 417 / 418.

8. Remove the existing “Silo Shed” on the common boundary and construct a new 8’x10’ shed in the same vicinity.

9. Extend the 50 South Street improvements to the common boundary between the City and the Project, for the purpose of a future permanent access road to be connected by the City at a later date.

2.1.2 Conveyance or Dedication of Required Easements.

A. Easements. Developer shall convey or dedicate to the City at no cost such required easements on or across the Project as is necessary to facilitate the temporary emergency access, and the future permanent access road on 50 South Street that is to be connected by the City at some time.

2.1.3 City Obligations.

- A. West Point City shall grant access to the Developer and its contractors to the cemetery property to make the improvements defined herein.
- B. City shall grant final plat approval of the Bluff View Subdivision Phase 4.

2.1.4 Development to be Consistent with the Development Documents. Except as expressly provided in this Agreement, all development, whether by the Developer or a successor in interest, will be consistent with this Agreement and the approved Development Documents.

ARTICLE III DEFAULT

3.1 Default. In the event of a failure by any party to comply with the commitments set forth herein, within thirty (30) days of written notice of such failure from the other party, the non-defaulting party shall have the right to pursue any or all of the following remedies, which right shall be cumulative:

3.1.3 To cure such default or enjoin such violation and otherwise enforce the requirements contained in this Agreement; and

2.1.2 To enforce all rights and remedies available at law and in equity including, but not limited to, injunctive relief, specific performance and/or damages.

3.2 Court Costs and Attorneys Fees. In the event of any legal action or defense between the Parties arising out of or related to this Agreement, or any of the documents provided for herein, the prevailing party shall be entitled, in addition

to the remedies and damages, if any awarded in such proceedings, to recover their costs and reasonable attorneys' fees.

ARTICLE IV GENERAL MATTERS

- 4.1 **Amendments.** Any alteration or change to this Agreement shall be made only after complying with the same procedures followed for the adoption and approval of this Agreement.
- 4.2 **Laws and Forum.** This Agreement shall be binding upon and shall inure to the benefit of the Parties hereto and their respective successors and assigns and shall be construed in accordance with Utah law. Any action brought in connection with this Agreement shall be brought in a court of competent jurisdiction located in Weber County, Utah.
- 4.3 **Legal Representation.** Each of the Parties hereto acknowledge that they either have been represented by legal counsel in negotiating this Agreement or that they had the opportunity to consult legal counsel and chose not to do so.
- 4.4 **No Third-Party Rights.** Unless otherwise specifically provided herein, the obligations of the Parties set forth in this Agreement shall not create any rights in or obligations to any other persons or third parties.
- 4.5 **Notices.** All notices shall be in writing and shall be deemed to have been sufficiently given or served when presented personally or when deposited in the United States mail, by registered or certified mail, addressed as follows:

City: West Point City
3200 West 300 North
West Point, UT 84015
Attention: Kyle Laws – City Manager
klaws@westpointcity.org

Developer: Bluff View Community, LLC
5617 S 1475 E
Ogden, Utah 84403
Attention: Bryan Bayles
bbayles@nilsonhomes.com

Such addresses may be changed by notice to the other party given in the same manner as above provided. Any notice given hereunder shall be deemed given as of the date delivered or mailed.

- 4.6 **Entire Agreement.** This Agreement, together with the Exhibit attached hereto, documents referenced herein, and all regulatory approvals given by the City for the Project, contain and constitute the entire agreement.

- 4.7 **Effective Date .** This Agreement shall be effective upon the signing and execution of this Agreement by all Parties which, upon its occurrence, shall be deemed to have occurred as of the Effective Date.
- 4.8 **Termination.** This Agreement shall terminate upon mutual written agreement of the parties hereto.
- 4.9 **Further Action.** The Parties hereby agree to execute and deliver such additional documents and to take all further actions as may become necessary or desirable to fully carry out the provisions and intent of this Agreement.

{The remainder of the page is intentionally left blank – Signature pages to follow}

IN WITNESS WHEREOF, the Parties have executed this Development Agreement.

CITY

West Point City

A municipality and political subdivision of the State of Utah

By: _____
Brian Vincent, Mayor

ATTEST:

City Recorder

DEVELOPER

Bluff View Community, LLC

A Utah limited liability company

By: _____
David Lowry, Manager

STATE OF UTAH)
 :SS.
COUNTY OF DAVIS)

On the _____ day of _____, 20____, personally appeared before me David Lowry, who being by me duly sworn did acknowledge that he is a Manager of Bluff View Community, LLC, and that the forgoing instrument was signed in behalf of said entity by authority of its governing documents, and that said entity executed the same.

Notary Public

[illegible]

DRAFT

CITY COUNCIL STAFF REPORT

Subject: Discussion of a plat amendment for Antelope Ridge
Author: Bryn MacDonald
Department: Community Development
Meeting Date: May 3, 2022



Background

The applicant, Rob Wilcox, is seeking a plat amendment for 3 lots located at approximately 3910 W 1300 N. The request is to amend the lot lines between 3 existing lots. No new lots are being created. The current lots are shown on the map below.



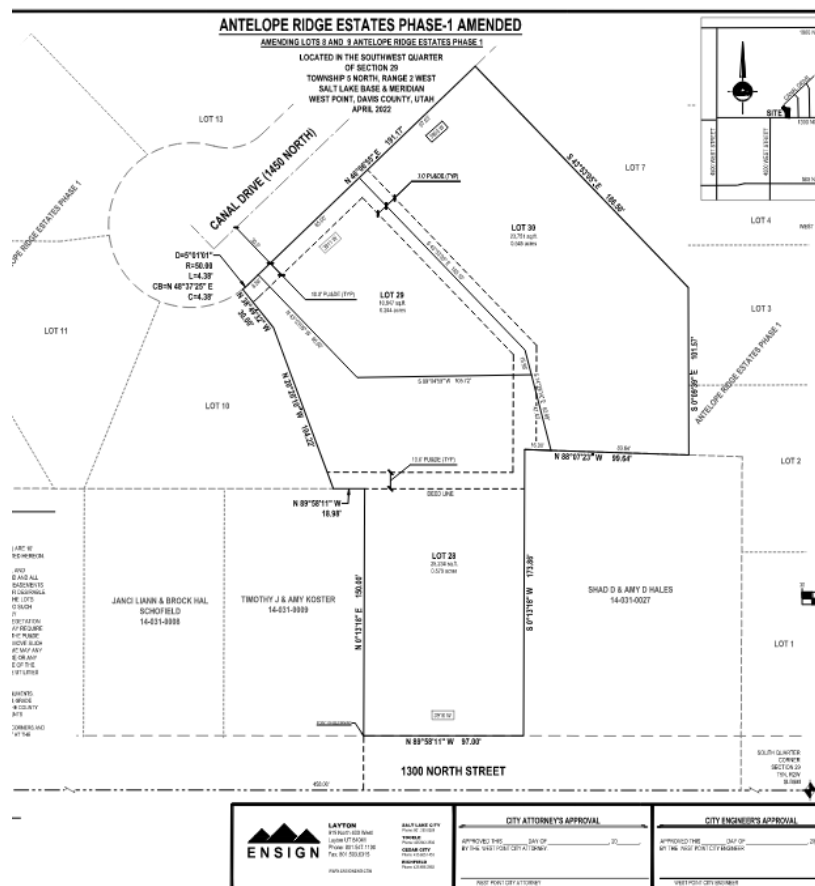
Process

A plat amendment is an administrative decision that is made by the City Council. The City council must hold a public hearing after notifying the affected entities and all property owners involved. After the Council approves the plat amendment, the plat must be signed by each of the lot owners involved.

Analysis

Staff has reviewed the plans and provided comments back to the developer and project engineer. All of the items that are required before Final Plat have been addressed.

The plat is being amended in order to enlarge the lot to the south and add the shop that is built on the lot to the north. Lot 29 will be smaller than the original lot, but will still meet the zoning code. They plan to build a new home on lot 29.

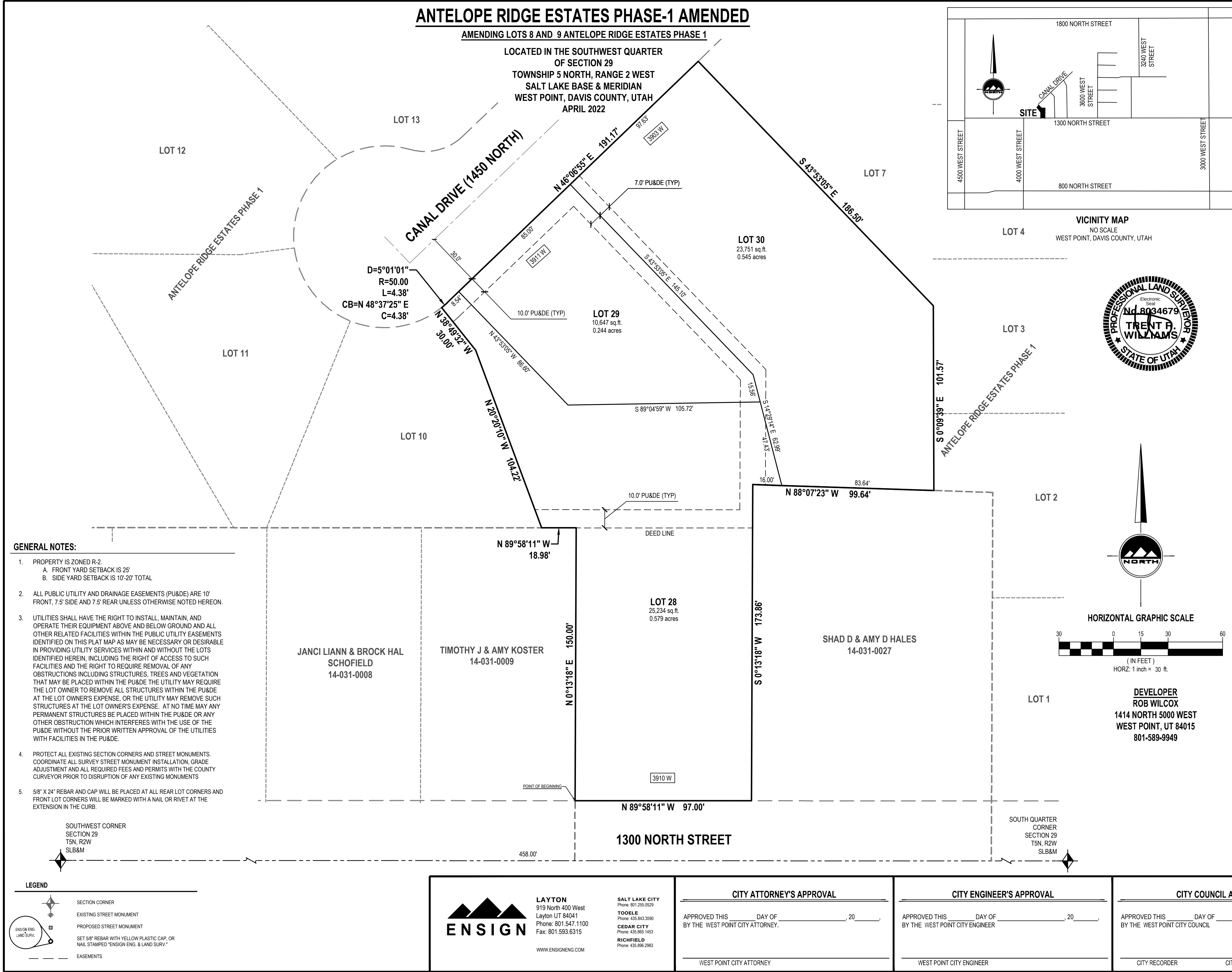


Recommendation

Staff recommends approval of the plat amendment.

Attachments

- A. Plans



SURVEYOR'S CERTIFICATE

I, TRENT R. WILLIAMS, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold License No. 8034679 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act. I further certify that by authority of The Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements and that the monuments shown on this plat are located as indicated and are sufficient to accurately establish the boundaries of the herein described tract of real property and that it has been drawn correctly and is a true and correct representation of the herein described lands included in said subdivision based on data compiled from The County Recorder's office. I further certify that all lots meet frontage width and area requirements of applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Southeast Quarter of Section 29, Township 5 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Davis County, Utah. Being more particularly described as follows:

Beginning at a point on the North line of 1300 North Street, said point being South 89°58'11" East 458.00 feet and North 00°13'18" East 33.00 feet from the Southwest Corner of said Section 29 and running thence:

North 00°13'18" East 150.00 feet to a point on the South line of Lot 9 of Antelope Ridge Estates, Phase 1 and thence along the South line of said Lot 9 the following: (1) course and distance:

- North 89°58'11" West 18.98 feet to the Southeast corner of Lot 10 of Antelope Ridge Estates, Phase 1;

thence along the East line of said Lot 10 the following two (2) courses and distances:

- North 20°20'10" West 104.22 feet;
- thence North 38°49'32" West 30.00 feet to a point on the South line of Canal Drive (1450 North Street);

thence along the said South line of Canal Drive the following two (2) courses and distance:

- Northeasterly 4.38 feet along the arc of a 50.00 foot radius non-tangent curve to the left (center bears North 38°52'04" East and the long chord bears North 48°37'25" East 4.38 feet with a central angle of 05°01'01");
- North 46°06'55" East 191.17 feet to the Northwest corner of Lot 7 of Antelope Ridge Estates Phase 1;

thence along the West line of said Lot 7 the following (1) course and distance:

- South 43°53'05" East 186.50 feet to a point on the Northeast corner of Lot 8 of Antelope Ridge Estates Phase 1;

thence South 00°09'39" East 101.57 feet along the East line of said Lot 8 to the Southeast corner of said Lot 8;

thence along the South line of said Lot 8 the following (1) course and distance:

- North 88°07'23" West 99.64 feet to a point on the East line of said Lot 9;

thence South 00°13'18" West 173.86 feet to the North line of 1300 North Street;

thence North 89°58'11" West 97.00 feet (North 89°59'15" West 96.96 feet measured) along said North line of 1300 North Street to the Point of Beginning.

Contains: 59,632 square feet or 1.369 acres.

OWNER'S DEDICATION

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

ANTELOPE RIDGE ESTATES PHASE-1 AMENDED

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.

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

By: _____
By: _____

INDIVIDUAL ACKNOWLEDGMENT

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

On the _____ day of _____ A.D., 20____, personally appeared before me, the undersigned Notary public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

INDIVIDUAL ACKNOWLEDGMENT

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

On the _____ day of _____ A.D., 20____, personally appeared before me, the undersigned Notary public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

ANTELOPE RIDGE ESTATES PHASE-1 AMENDED

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29
TOWNSHIP 5 NORTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
WEST POINT, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

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

MANAGER: T.WILLIAMS
DRAWN BY: C.ROMER
CHECKED BY: T.WILLIAMS
DATE: 4/14/22

DAVIS COUNTY RECORDER
BY _____ DEPUTY RECORDER

CITY COUNCIL STAFF REPORT



Subject: Commercial Design Standards
Author: Bryn MacDonald
Department: Community Development
Date: May 3, 2022

Background

The previous West Point City Code had architectural standards for buildings in commercial zones. During the process of adopting the new code last year, these standards were removed. The proposed text change is to add the language back to the commercial zones.

Analysis

Prior to the adoption of the new code last year, there were sections that required a “minimum of 50 percent brick or stone” in the N-C (Neighborhood Commercial) zone to be used on all new buildings. There was also a minimum masonry calculation to be used on all new buildings within the R-C (Regional Commercial), C-C (Community Commercial) and R/I-P (Research and Industrial Park) zones.

The proposed language will read as follows:

17.60.140(C)(3)

c. All building facades that face public streets shall have windows along at least 25 percent of their horizontal length. If 25 percent actual windows is not feasible because of the nature of the use of the building facade, then the remainder of such walls shall include false windows, either glazing or pattern, and defined by frames, sills, and lintels, or similarly proportioned features.

d. Exterior walls of buildings in the N-C zone shall be constructed with a minimum of 50 percent brick or stone. The balance of the exterior wall area shall consist of brick, stone, glass, decorative integrally colored block, or stucco. All building materials shall be high quality, durable, and low maintenance. Roofs shall be hipped or gabled with a minimum six to 12 pitch. Any exception or changes to roof standards shall be made with a conditional use permit.

e. In the R-C and C-C zones masonry will be required on the exterior of all developments. The minimum area of masonry required will be determined by multiplying the outside perimeter of the building by four feet. The masonry used can be as a wainscot around the periphery of the building or a higher percentage at the main entrance(s). Corner lots and lots on arterial or collector streets are required to use the majority of the masonry on the front and sides of the building facing the street(s).

f. The exterior walls of all buildings shall be properly maintained (no peeling paint, loose bricks, broken stucco, etc.) by the owners.

g. Alternative materials may be approved by the community development director if it can be shown that the finished product shall result in a highly durable surface that enhances the building.

17.60.150(C)(4)

4. Horizontal Articulation. In the R/IP zone no plane of a building wall shall extend for a horizontal distance greater than three times the height of the wall without having an offset of at least five percent of the wall's height, and that new wall plane shall extend for a distance equal to at least five percent of the maximum length of the first plane.

e. In the R/I-P zone masonry will be required on the exterior of all developments. The minimum area of masonry required will be determined by multiplying the outside perimeter of the building by four feet. The masonry used can be as a wainscot around the periphery of the building or a higher percentage at the main entrance(s). Corner lots and lots on arterial or collector streets are required to use the majority of the masonry on the front and sides of the building facing the street(s).

Recommendation

The Planning Commission recommended approval of Ordinance No. 05-03-2022A, to add commercial design standards to the N-C, R-C, C-C and R/I-P zones.

Significant Impacts

None

Attachments

Ordinance No. 05-03-2022A

ORDINANCE NO. 05-03-2022A

**AN ORDINANCE AMENDING WEST POINT CITY CODE
TITLE 17 LAND USE AND DEVELOPMENT CODE
SECTIONS 17.60.140(C)(3) and 17.60.150(C)(4)
REGARDING COMMERCIAL DESIGN STANDARDS**

WHEREAS, the West Point City Council for and on behalf of West Point City, State of Utah (hereinafter referred to as the “City”) desires to amend Title 17 Land Use and Development Code sections 17.60.140(C)(3) and 17.60.150(C)(4) 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

The following section fo the West Point City Code is adopted to read as follows: (Strike through text indicates text being removed from the code, and underlined text indicates new additions).

17.60.140(C)(3)

c. All building facades that face public streets shall have windows along at least 25 percent of their horizontal length. If 25 percent actual windows is not feasible because of the nature of the use of the building facade, then the remainder of such walls shall include false windows, either glazing or pattern, and defined by frames, sills, and lintels, or similarly proportioned features.

d. Exterior walls of buildings in the N-C zone shall be constructed with a minimum of 50 percent brick or stone. The balance of the exterior wall area shall consist of brick, stone, glass, decorative integrally colored block, or stucco. All building materials shall be high quality, durable, and low maintenance. Roofs shall be hipped or gabled with a minimum six to 12 pitch. Any exception or changes to roof standards shall be made with a conditional use permit.

e. In the R-C and C-C zones masonry will be required on the exterior of all developments. The minimum area of masonry required will be determined by multiplying the outside perimeter of the building by four feet. The masonry used can be as a wainscot

around the periphery of the building or a higher percentage at the main entrance(s). Corner lots and lots on arterial or collector streets are required to use the majority of the masonry on the front and sides of the building facing the street(s).

17.60.150(C)(4)

4. Horizontal Articulation. In the R/IP zone no plane of a building wall shall extend for a horizontal distance greater than three times the height of the wall without having an offset of at least five percent of the wall's height, and that new wall plane shall extend for a distance equal to at least five percent of the maximum length of the first plane.

e. In the R/I-P zone masonry will be required on the exterior of all developments. The minimum area of masonry required will be determined by multiplying the outside perimeter of the building by four feet. The masonry used can be as a wainscot around the periphery of the building or a higher percentage at the main entrance(s). Corner lots and lots on arterial or collector streets are required to use the majority of the masonry on the front and sides of the building facing the street(s).

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 3rd day of May, 2022

WEST POINT CITY, a Municipal Corporation

ATTEST:

By: _____
Brian Vincent
Mayor

Casey Arnold
City Recorder

CITY COUNCIL STAFF REPORT



Subject: Consideration of Lots per Subdivision Access
Author: Bryn MacDonald
Department: Community Development
Date: May 3, 2022

Background

West Point City Code requires developments to be limited to a maximum number of lots on a single access. Currently the code requires no more than 50 lots per access. This standard differs from the previous code. Prior to the recent code changes the limit was set to 30 lots per access. This seems to be a mistake when the code was codified last year and should be changed back to the original standard of 30 lots per access.

Analysis

The proposed language will read as follows:

17.130.090(E)(7) Developments over 30 lots shall be done in phases. A phase shall consist of no more than 30 lots unless specifically approved by the city. Each phase must be completed with both on- and off-site improvements within two years. The city shall not approve more than ~~50~~ 30 lots in a development or single phase without requiring the construction of a second access road that connects to an existing public street.

Recommendation

The Planning Commission recommended approval of Ordinance No. 05-03-2022B to change the subdivision access requirements.

Significant Impacts

None

Attachments

Ordinance No. 05-03-2022B

ORDINANCE NO. 05-03-2022B

**AN ORDINANCE AMENDING WEST POINT CITY CODE
TITLE 17 LAND USE AND DEVELOPMENT CODE
SECTION 17.130.090(E)(7) REGARDING
DEVELOPMENTS OVERS 30 LOTS**

WHEREAS, the West Point City Council for and on behalf of West Point City, State of Utah (hereinafter referred to as the “City”) desires to amend Title 17 Land Use and Development Code section 17.130.090(E)(7) 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

The following section fo the West Point City Code is adopted to read as follows: (Strike through text indicates text being removed from the code, and underlined text indicates new additions).

17.130.090(E)(7) Developments over 30 lots shall be done in phases. A phase shall consist of no more than 30 lots unless specifically approved by the city. Each phase must be completed with both on- and off-site improvements within two years. The city shall not approve more than ~~50~~ 30 lots in a development or single phase without requiring the construction of a second access road that connects to an existing public street.

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 3rd day of May, 2022

WEST POINT CITY, a Municipal Corporation

By: _____
Brian Vincent
Mayor

ATTEST:

Casey Arnold
City Recorder

CITY COUNCIL STAFF REPORT



Subject: Dry Sewer Line Ordinance

Author: Boyd Davis

Department: Engineering

Meeting Date: May 3, 2022

Background

The Planning Commission recently approved the “Dry Sewer Line” ordinance that would require any developments in the future annexation area to install sewer lines and laterals to each home. These lines would not be used until the future sewer system is constructed and would thus be “dry” until they are connected to the future system.

Analysis

The following code change was approved by the Planning Commission:

17.130.100C. Sewage Disposal. Where a ~~public sanitary sewer is a subdivision~~ is within 300 feet of a public sanitary sewer to require a connection, the subdivider shall connect with such sanitary sewer and provide adequate lateral lines to the property line of each lot. Such sewer connections and subdivision sewer systems shall comply with the regulations of the city and the sewer district and shall be approved by the city. Sanitary sewer pipelines including laterals to the property line must be laid with approval of the sewer district and must be compatible with the existing system. The said sanitary sewer must be installed within the development prior to the installation of any other improvements. The city engineer must approve all plans for sanitary sewer extensions prior to issuing a building permit.

Developments within the service area created by the Sewer Impact Fee Facilities Plan and Impact Fee Analysis (adopted by ordinance 12-7-2021A), shall be required to install project sewer pipelines and laterals to each lot within the development. The sewer pipelines shall connect to the system sewer lines shown in the Impact Fee Facilities Plan. If the system sewer lines are not available at the time of development the developer shall be required to install the project sewer lines and laterals as dry lines for future connection. The depth of the dry lines shall be determined by the City Engineer.

Recommendation

Staff recommends approval of Ordinance 05-03-2022A.

Attachments

Ordinance 05-03-2022A

ORDINANCE NO. 05-03-2022C

**AN ORDINANCE AMENDING WEST POINT
CITY CODE SECTION 17.130.100(C),
REQUIRING DRY SEWER LINES**

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 17.13.100(C) 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: Repeal of Existing Chapter

The existing Title 17, Chapter 130, Section 100(C) of the West Point City Code is hereby repealed.

Section Two: Adoption of New Provisions

The following section of the West Point City Code is adopted to read as follows: (Strike through text indicates text being removed from the code, and underlined text indicates new additions).

17.130.100C. Sewage Disposal. Where ~~a public sanitary sewer is a subdivision~~ is within 300 feet of a public sanitary sewer to require a connection, the subdivider shall connect with such sanitary sewer and provide adequate lateral lines to the property line of each lot. Such sewer connections and subdivision sewer systems shall comply with the regulations of the city and the sewer district and shall be approved by the city. Sanitary sewer pipelines including laterals to the property line must be laid with approval of the sewer district and must be compatible with the existing system. The said sanitary sewer must be installed within the development prior to the installation of any other

improvements. The city engineer must approve all plans for sanitary sewer extensions prior to issuing a building permit.

Developments within the service area created by the Sewer Impact Fee Facilities Plan and Impact Fee Analysis (adopted by ordinance 12-7-2021A), shall be required to install project sewer pipelines and laterals to each lot within the development. The sewer pipelines shall connect to the system sewer lines shown in the Impact Fee Facilities Plan. If the system sewer lines are not available at the time of development the developer shall be required to install the project sewer lines and laterals as dry lines for future connection. The depth of the dry lines shall be determined by the City Engineer.

Section Three: **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 Four: **Severability**

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

Section Five: **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: _____
Brian Vincent
Mayor

ATTEST:

Casey Arnold
City Recorder

CITY COUNCIL STAFF REPORT



Subject: Warranty – Sunview 2 & 3, Bluff View 1
Author: Boyd Davis
Department: Engineering
Meeting Date: May 3, 2022

Background

The Sunview Estates Subdivision Phases 2 & 3 are located at 1100 N 5000 W. The developer has completed all the required improvements, with exception of the sidewalk and slurry seal, and is now asking that the subdivision be placed on a one-year warranty.

The Bluff View Subdivision Phase 1 is located at 3650 W 300 N. The developer has completed all the required improvements, with exception of the sidewalk and slurry seal, and is now asking that the subdivision be placed on a one-year warranty.

Analysis

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

The developer has asked that the start date for the Bluff View Subdivision be back dated to February. He said all items were complete then and he sent in a request to start warranty at the beginning of February. He is correct that he made that request and it appears to be a mistake by staff. If Council is ok, staff would recommend that start date be February 15th.

Recommendation

It is recommended that the City Council place the Sunview Estates Subdivision Phases 2 & 3 on a one-year warranty. Staff also recommends that the Bluff View Subdivision Phase 1 be placed on a one-year warranty beginning February 15, 2022.

Significant Impacts

None

Attachments

None



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

WEST POINT CITY COUNCIL MEETING MINUTES WEST POINT CITY HALL **December 7th, 2021**

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 on December 7th, 2021 at 6:00 PM with Mayor Erik Craythorne presiding. This meeting was held at West Point City Hall and also electronically via Zoom. Zoom meeting was accessible to attendees by entering Meeting ID# 851 1682 6380 at <https://zoom.us/join> or by telephone at (669) 900-6833.

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

EXCUSED: Council Member Gary Petersen

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

EXCUSED: None

VISITORS PRESENT: Brian Vincent and Brad Lee. No sign-in required for those attending virtually.

1. Code Enforcement Update – Mr. Bruce Dopp

As they are nearing the end of their terms as Mayor and Council Members, Mr. Dopp first wanted to express his appreciation to Mayor Craythorne, Council Member Henderson, and Council Member Dawson for not only the service they have given to the City, but also for the opportunity he has had as a member of City Staff to work with them and for the pleasure it has been.

In regards to code enforcement, Mr. Dopp stated that his regular activities include addressing issues and complaints that have been submitted by residents, and also patrolling the City looking for obvious issues or safety hazards that also need to be addressed. In addition, Mr. Dopp stated that he has also focused on the following projects over this past year:

Tree Trimming Project

From October 5th to October 11, 2021, Mr. Dopp conducted the annual tree trimming project to prepare for the winter snow plowing season. He patrolled the City and found 26 trees in various parts of the City in violation of tree trimming ordinances which require trees to be trimmed 13.5 feet above the curb and 7 feet above the sidewalk. He issued courtesy and/or 14 Day Notices on these residences and secured compliance on all but two residences. Mr. Dopp stated that this has been a very worthwhile project that he plans to continue each fall.

City Clean-Up Spring and Fall

On May 23rd and 24th and October 22nd and 23th the City sponsored the annual Spring and Fall Clean-ups. The City's newsletter, website, and social media accounts were used to advertise these events. Eighteen Foot dumpsters were in place in each of the three City parks beginning on Thursday evening.

During each of the two-day events, dumpsters were available to be filled all day on Friday and until 3:00 PM on Saturday. Mr. Dopp personally monitored the dumpsters at each park and received very positive feedback from several citizens. Public works employees assisted in the clean-up and did an excellent job in making sure the dumpsters were crushed down for proper hauling. The Fall event produces less dumpsters than usual with about 14 dumpsters being filled. This project continues to be a popular activity each spring and fall.

Winter Parking

Education of residents is the primary consideration for actions taken during November of each year. On November 3rd and 4th, Mr. Dopp did early morning patrol of the City to measure compliance with winter parking requirements. Articles were published in the City Newsletter alerting residents of the requirement to refrain from parking on the streets from November 1st until the end of February, as well as on the City's website and social media account. The articles also instructed residents to trim trees so that snow plows could clean streets without damaging equipment or trees.

Courtesy Notices were placed on windshields of 326 vehicles during these early morning patrols informing residents that it is illegal to park on the street beginning November 1st. All of these vehicles were illegally parked. The notices also warned residents that citations could follow if they continue to park illegally, and that beginning December 1st, Davis County Sheriff's Department would begin issuing citations.

As complaints are received, Mr. Dopp stated that he forwards the information to Lt. Cox who coordinates the issuance of citations for illegal winter parking. Last year, December 2020 and January 2021, 25 citations were issued.

He stated that he usually does an additional round of early morning patrols to measure compliance and alert Davis County Sheriff of trouble spots, and plans to conduct this patrol during either December or early January this year.

Junk Cars

The COVID-19 restrictions on unregistered vehicles was lifted in about April 2021. Davis County did not prosecute this ordinance during 2020 and the winter of 2021 because of backlog at the DMV. Mr. Dopp completed the annual Junk Car Project in August of 2021, and a total of 46 vehicles were either registered or removed as the result of this project.

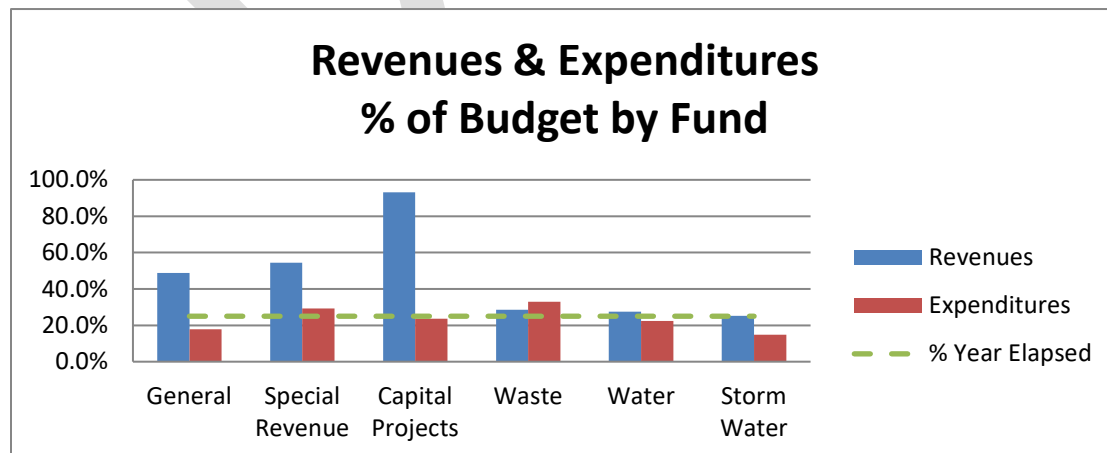
Mr. Dopp stated that the Spring/Summer of 2021 was a significant weed year, and there was an increase in weed complaints because of the drought restrictions. Many residents simply stopped caring for their yards and just let the weeds take over. Hopefully a wet winter will help with this problem. However, of the 75 courtesy notices issued all but 3 were complied with.

The Council thanked Mr. Dopp for the work that he does and complimented him on the great job he is doing for the City.

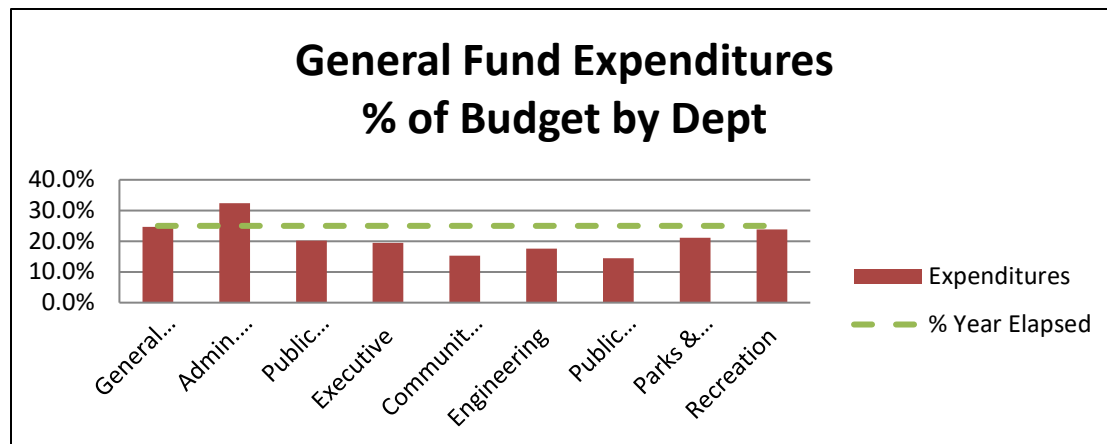
2. Quarterly Financial Report Update – Mr. Ryan Harvey

Mr. Harvey stated that this report is for the first quarter of Fiscal Year 2022, representing July 1 – September 30, 2021 and presented a summary of the expenditure, revenue, budget, and balance sheet data for this quarter.

As shown in the graph below, Mr. Harvey stated that with 25% of the year elapsed, revenues exceed 25% in every fund of the City. Expenditures are below 25% in each of the funds except for the Special Revenue Fund and the Waste Fund. The reason for this in the Special Revenue Fund is because it is a pass-through fund for some development fees, so as we collect more fees than what we budgeted for, we also pass on more fees than what we budgeted for. The reason expenditures are over 25% in the Waste Fund is because of Impact Fee Projects that the City has spent money on during the first quarter of the year.



This second graph shows that only one General Fund department exceeds 25%. It is the Administrative Services Department, and this is the result of the City insurance through the Local Government Trust being due at the beginning of the fiscal year. All other departments are below 25% through September 30, 2021:



Mr. Harvey stated that overall, the City's finances for this quarter are healthy and revenues are meeting budget expectations. The audit for FY2021 will be completed and presented to the Council soon, but he did want to let the Council know that the auditors recently let him know that there are no findings, nor any recommendations. The Council congratulated Mr. Harvey and the rest of City Staff on this accomplishment and thanked him for all the work he does in keeping the City in good financial standing.

3. Discussion Regarding Storm Drain Pipe Standards – Mr. Boyd Davis

Mr. Davis stated that the contractor working on the Bluff View Subdivision made a request to allow an alternative type of pipe for the storm drain system because of supply issues with concrete, which is required for the Reinforced Concrete Pipe ("RCP") that is currently required by the City. He noted that several other contractors have expressed concern with lack of concrete availability as well, along with other certain building materials. In regards to the Bluff View Subdivision, construction of Phases 1a and 1b will begin soon, and they are requesting that they be allowed to use "ADS" pipe, which is a brand name of a certain type of High-Density Polyethylene Pipe (HDPE) and is essentially a plastic pipe, to connect to the standard concrete pipe that they were able to install in Phase 1. ADS is a black corrugated plastic pipe that is commonly used for storm drain purposes, which UDOT actually uses as their standard in many applications. Mr. Davis stated that it is not quite as "forgiving" as concrete pipe when it comes to installation because the compaction has to be done just right, but when it is installed properly, it can function just as well as other types of piping. Mr. Davis stated that because of the need for specific installation and proper compaction, he would recommend leaving the RCP as the City's standard for storm drain pipe, but there are situations wherein it may be ok for HDPE to be used. The Bluff View Subdivision is one of these situations, as it is a private subdivision with a private storm drain system that will be maintained by the HOA. With that, the development would be responsible for any issues with the pipe. However, the developers did agree in the development agreement for this subdivision that they would follow all City building standards, and so if the Council was comfortable allowing them to use the alternate pipe material, that agreement would need to be modified.

In response to the Council Member Dawson's inquiry, Mr. Davis stated that a concrete pipe has a 100-year lifespan, and this corrugated pipe has a similar lifespan as long as it is installed correctly. Mayor Craythorne stated that the current wait for concrete pipe is about 26 weeks and due to that, expects that the City will be receiving more requests to use alternative pipe from developers of other subdivisions as well. His opinion is that concrete pipe is most preferable, but HDPE piping isn't corrugated like the ADS pipe being requested, which could separate easier when settling or being driven over. Regardless, both HDPE and ADS are a more brittle material that can fracture really easily and cause major problems in a road. He is definitely concerned about allowing any alternative pipe material other than concrete, but it may be ok with this subdivision because it is a private system that wouldn't be the City's responsibility to repair. Mr. Davis agreed, adding that the City has actually plastic pipe in some projects, but in areas where there is little impact on the pipe, such as through a detention pond or park and not under a road. Council Member Chatterton commented that even the ADS pipe installed through East Park floated up and buckled when a trench was left open and water got under it, so the risks are real with water levels and compaction with plastic pipe. He also expressed a concern about the additional burden inspecting and testing the installation of this pipe will place on City Staff to make sure that it is done correctly. Mayor Craythorne also added that even if it is a private system under a private road, the residents living there are the ones that will be most affected if the road does fail because of the pipe.

The Council was in agreeance that the reinforced concrete pipe continues to be the standard for storm drain pipes throughout the City, and hold the developer of the Bluff View Subdivision to the terms of the development agreement.

4. Discussion Regarding an Amendment to the Developer's Agreement for Monument Sign Requirements in the Wildfire Estates Subdivision – Mrs. Bryn MacDonald

Mrs. MacDonald stated that Mark Sandberg, the developer of the Wildfire Estates Subdivision, is seeking to amend the approved the development agreement. The agreement states that the developer shall construct the "landscaped entrance feature at locations shown on Exhibit C". The exhibit shows an entrance monument being constructed on the north and south sides of the main street (40 South). The developer is asking to amend the agreement and only install the monument sign on the north side of the street. They will enhance the landscaping on the south side in lieu of installing the monument sign.

Mr. Davis commented that the installation of the north entrance sign was difficult as the homeowner next door was really upset about it, and Council Member Dawson expressed his dislike for the look of it was well. Mrs. MacDonald confirmed for Council Member Henderson that in Staff's review of the development agreement, the second entrance sign was not a significant factor amenity considered in exchange for higher density. Mr. Sandberg has offered an "enhanced" feature along the fence line in place of an actual entrance sign.

The Council was in agreement that they needed more information from the developer on what the plans are for "enhancing" that side of the entrance and the fence line of the property located on that corner, feeling that there needed to be a clear expectation of what would be in place of the second entrance sign if it was allowed to not be installed. Staff was directed to obtain that information from the developer and provide it to the Council for consideration in considering whether to approve an amendment to the developer's agreement for the second entrance sign.

5. Other Items

Mr. Davis stated some great news was recently was received from Davis County, which is that they have awarded the City a \$3 million grant to add to the 300 N Widening Project that spans the section from 2000 W to 4000 W. The City has already received two grants from the Wasatch Front Regional Council in the amounts of \$3 million for the first section and \$3 million for the second section. Staff's concept cost estimate for the project was \$9 million, and so the full grant amount requested has been received and the project has been fully funded. Mr. Davis noted that the City will likely try to and swap the funds received from the Wasatch Front Regional Council for State Funding, in order to avoid having this be a 'federalized' project, which adds multiple regulations and processes and make projects much more expensive to complete. This project will hopefully be able to be started within the next year or two. Mayor Craythorne stated that this funding opportunity is a great thing for Davis County cities; about \$15 - \$16 million is available each year and cities can request funds for projects every year.

Mayor Craythorne stated that he has another obligation and will not be able to attend tonight's General Session. As Council Member Petersen, who is designated as Mayor Pro Tem and would assume responsibility to preside in the Mayor's absence is also absent, the Mayor stated that one of the attending Council Members will need to be appointed to preside over the meeting.

Council Member Judd motion to appoint Council Member Dawson to preside over the following General Session
Council Member Henderson seconded the motion
The Council unanimously agreed

The Administrative Session adjourned.



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

WEST POINT CITY COUNCIL MEETING MINUTES WEST POINT CITY HALL December 7th, 2021

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 on December 7th, 2021 at 7:00 PM with Council Member Dawson presiding (as elected in the preceding Administrative Session due to the absence of both Mayor and Mayor Pro Tem). This meeting was held at West Point City Hall and also electronically via Zoom. Zoom meeting was accessible to attendees by entering Meeting ID #851 1682 6380 at <https://zoom.us/join> or by telephone at (669) 900-6833.

MAYOR AND COUNCIL MEMBERS PRESENT: Council Member Dawson, Council Member Kent Henderson, Council Member Jerry Chatterton, and Council Member Annette Judd

EXCUSED: Mayor Erik Craythorne and Council Member Gary Petersen

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

VISITORS PRESENT: Brian Vincent, Brad Lee, and Matt Bodiker. No sign-in required for those attending virtually.

1. **Call to Order** – Council Member Dawson welcomed those attending the meeting.
2. **Pledge of Allegiance**
3. **Thought** – In honor of Pearl Harbor Day, Council Member Judd invited all to take a moment of silence to remember the men and women who have served in our Armed Forces and the sacrifices they have made for our Country and for each our freedoms.
4. **Communications and Disclosures from City Council and Mayor**

Council Member Chatterton – Expressed his appreciation for the moment of silence just taken to remember our servicemen and women. His father served in WWII and was on a boat two days out of Pearl Harbor when it was attacked. He passed some time ago, and it felt good to take a moment to remember him and although he didn't talk about it often, what that experience and time must have been like for him.

Council Member Henderson – Thanked the City Staff for a great Christmas social held the previous weekend. It was a very enjoyable evening and a very well-done event.

Council Member Judd – Echoed Council Member Henderson's comments regarding the Christmas social and thanked City Staff for all of the work that was put in for the event. It was a great evening that also provided an opportunity to thank and recognize outgoing Council Members Dawson and Henderson and Mayor Craythorne for all that they have given to the City for the past many years.

Council Member Dawson – Also thanked City Staff for the event, adding that even though it was his last, it was also one of the most fun. He appreciated the gift basket and street sign presented to him in recognition of the end of his time serving on the Council and restated his comments of appreciation for the opportunity to serve and work with all those involved in the City. He is really going to miss the "amazing ride" it has been.

Council Member Chatterton also wanted to add that one of the City's Planning Commissioners told him that as a State employee, he attends the State's yearly Christmas party which has a budget of \$1.8 million. Even with a huge budget, he said that the party "pales in comparison" to West Point City's. He wanted to pass the compliment on to City Staff as proof that they do a great job every year.

5. Communications from Staff

Mr. Laws stated the annual Child Remembrance Ceremony at the Angel of Hope statue at the cemetery was held the previous evening. It was a great program with performances by the Syracuse High Choir and the Singers Company. Portable heaters, hot chocolate, and refreshments were provided. Luminaries are placed on the headstones of all the children buried in the cemetery, and everyone is invited to place a flower on the Angel of Hope statue in remembrance of those they have lost. There was a good turnout at the event and Mr. Laws encouraged all those who have not to try and attend in the future – it is held each year on December 6th at 7 PM.

The Cemetery Luminary will be held on Friday, December 17th. In the late afternoon, the Youth Council and all others who would like to participate will help fill luminary bags with sand and candles and then place them on each headstone in the cemetery and light the candles. They will burn through the night and it is a really special sight to see. Mr. Laws encouraged everyone to take the chance to go to the cemetery and see it Friday night.

Mr. Laws also stated that there is currently one vacancy on the Planning Commission, and there will be two additional vacancies after January 1st, as two current Commissioners will begin terms as Mayor and Council Member. A notice of the openings has been posted on Facebook and those interested in serving are encouraged to submit letters of interest to be considered. They can be submitted to hr@westpointcity.org or mailed or dropped off to City Hall. The letter of interest should include their name and contact info, and a summary of why they are interested in serving and any other information they would like to have be considered. All submissions need to be submitted by December 23rd.

6. Citizen Comment

Michele Swenson – 890 N 4100 W: Mrs. Swenson stated that she has reviewed the information provided in the Staff Report regarding the City's current storm drain pipe standard and the request to allow an alternative plastic type of pipe in a certain subdivision (discussed in tonight's Administrative Session). She is concerned about there being a potentially large cost incurred by the City in connecting a different type of pipe to the City's main cement pipeline, and would like more information on that process, as there was no information provided or a discussion about it.

7. Youth Council Update

Matt Bodiker, Youth Council Member, updated the City Council on the YC's activities over the past few months. In October, they assisted with the Halloween Carnival, helping with running booths and some of the activities. There was a great turnout at that event. In November, the Youth Council made "Thank You Turkeys" that they wrote notes of appreciation on and delivered to the Fire Station and to some of the medical businesses in the City. The City Hall Lighting Ceremony was also held at the end of November, where the Youth Council Members sold hot chocolate, sang carols, helped keep the lines to see Santa and Mrs. Clause organized, colored with the kids, and helped clean up. All of the children were really excited to see Santa and the fireworks and it was a lot of fun to participate. Mr. Bodiker stated that it is a great Youth Council group this year, with a lot of members that are really eager to serve and they are excited for all the things coming up this year.

The Council thanked Mr. Bodiker for his update and asked that he pass along their appreciation for the great service the Youth Council provides and the "awesome" work that they do.

8. Consideration of Approval of the Minutes from the September 7th, 2021 West Point City Council Meeting

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

9. Consideration of Approval of the Final Plat for Phase 2 of the Westlake Estates Subdivision – Mrs. Bryn MacDonald

Mrs. MacDonald stated all of the building permits have been issued for Phase 1 of this subdivision and the developers are requesting approval of the final plat for Phase 2. Phase 2 consists of 17 larger-sized lots and will connect to the Sun View Estates Subdivision on the north side, and in doing so, create the second access for that subdivision. The sewer system for this phase

will also connect to the sewer lift station built by the developer of the Sun View Estates Subdivision, and so there is a Payback Agreement in place. The Payback Agreement requires that before the final plat for Phase 2 can be recorded, this developer must pay the amount outlined in the agreement to the developer of Sun View Estates to reimburse its portion of the installation costs of the lift station that it will use. The developer is aware of the agreement and has agreed to pay that cost.

The Council had no further discussion.

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

10. Consideration of Approval of a Request to Simultaneously Develop Phases 3 and 4 of the Wildfire Estates Subdivision – Mrs. Bryn MacDonald

Mrs. MacDonald stated that Phases 1 – 3 of this subdivision have already been approved, and the developers are now requesting approval of the final plat for Phase 4, which consists of 17 lots. Phase 1 is completely built out, about 50% of the building permits in Phase 2 have been issued, and Phase 3 is still under construction. In order to begin construction of Phase 4 immediately, the Council would need to allow an exception for it to be done simultaneously with Phase 3.

The Council has discussed this request in a previous meeting and had no further discussion.

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

11. Consideration of Approval of the Final Plat for Phase 4 of the Wildfire Estates Subdivision – Mrs. Bryn MacDonald

Mrs. MacDonald stated that as the Council granted the request to begin develop of Phase 4 simultaneously with Phase 3, the final plat for Phase 4 can now be considered for approval. The Planning Commission has approved the final plat and Staff recommends approval.

The Council had no further discussion.

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

12. Consideration of Approval of Ordinance No. 12-07-2021A, Adopting an Impact Fee Facilities Plan & Impact Fee Enactment for the Sanitary Sewer System – Mr. Boyd Davis

Mr. Davis stated that approval of the Impact Fee Facilities Plan and Impact Fee Enactment was on the agenda for a public hearing and consideration of approval at the previous City Council meeting held on November 16th, but final action was tabled by the Council in response to a request by Mark Thayne, who is developing in the area and would be affected by the action, to have more time to review the information. Staff has since had multiple discussions with Mr. Thayne and the study consultants to address Mr. Thayne's concerns. The consultants informed Staff that State Statute allows for a developer that is developing in an area that would be impacted by an increased impact fee the option to prepay the impact fee for all of the lots at the current fee to avoid paying the higher fee. A new impact fee would not go into effect for 90-days once being approved, and the consultants said that the reason for this waiting period is to give developers in this very type of situation the ability to prepay the fees before they increase. Mr. Thayne stated that he intends to prepay the impact fees for his lots at the current fee and has no other issues or concerns. As the public hearing was also continued from the November 16th meeting, Mr. Davis provided an overview of the item, stating that it has been in process for several months and been discussed by the City Council in multiple meetings. The City contracted with the firm Bowen Collins & Associates to complete the sewer system study and provided a brief overview of the results of the study and the information that has been previously presented:

This Impact Fee Facilities Plan is specific to the area northwest of the City that is expected to be annexed in to West Point at some point in the future. This area will be served by the sewer system proposed in the plan, and will be considered its own system with its own impact fee that is unique to the area. Because of this, the impact fee is expected to be much higher than the impact fee in other parts of the City because it will be a brand-new system and nearly 100% of the costs will be borne by new growth.

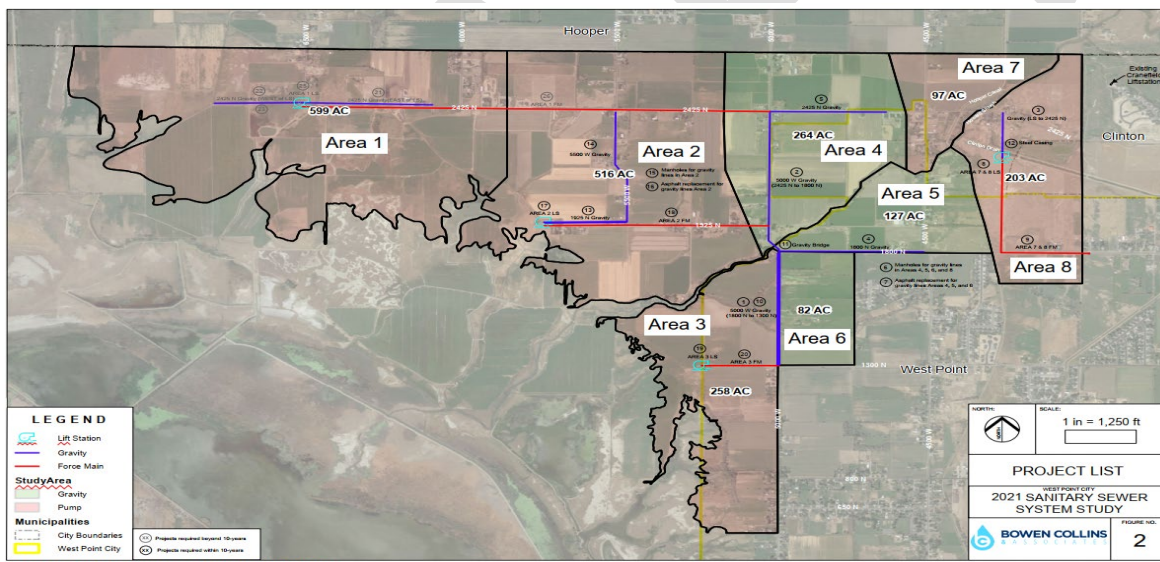
The purpose of the impact fee facilities plan is to identify new projects that will be required to meet the future needs. It also provides an estimated cost of the improvements and possible financing sources. A fair impact fee is calculated by dividing the cost of existing and future facilities by the amount of new growth that will benefit from the unused capacity. Only the capacity that is needed to serve the projected growth within in the next ten years is included in the fee. Costs used in the calculation of impact fees include:

- New facilities required to maintain (but not exceed) the proposed level of service in the system; only those expected to be built within ten years are considered in the final calculations of the impact fee.
- Historic costs of existing facilities that will serve new development
- Cost of professional services for engineering, planning, and preparation of the Impact Fee Facilities Plan and impact fee analysis

The costs not used in the impact fee calculation are as follows:

- Operational and maintenance costs
- Cost of facilities constructed beyond 10 years
- Cost associated with capacity not expected to be used within 10 years
- Cost of facilities funded by grants, developer contributions, or other funds which West Point City is not required to repay
- Cost of renovating or reconstructing facilities which do not provide new capacity or needed enhancement of services to serve future development

The following map depicts the eight different areas that will be served, and the sewer system capital projects that are proposed to be needed:



The total cost of these projects is between \$25 to \$30 million, which only includes the system level projects (main trunk lines) – it does not include the costs that developers will have to pay to connect to these lines to serve their developments. By law, projects can only be included if they are projected to be needed within the next ten years, and a summary of the costs and impact fee analysis for the next 10-year period is summarized in the table below:

**Table ES-1
Impact Fee Calculation per ERU – West Point City Service Area**

System Components	Total Cost of Component	% Serving 10-year Growth	Cost Serving 10-year Growth	10-year ERUs Served	Cost Per ERU
Collection Facilities					
10-Year Projects	\$ 15,784,110	24.5%	\$ 3,870,251	1049	\$ 3,689
10-Year Project Interest Costs	\$ 6,760,806	24.5%	\$ 1,657,744	1049	\$ 1,580
Credit for User Fees Paid Toward Existing					\$ (128.96)
Subtotal	\$ 22,544,916		\$ 5,527,995		\$ 5,141
Studies					
All Studies	\$ 65,300	96.3%	\$ 62,867	1049	\$ 59.93
TOTAL	\$ 22,610,216		\$ 5,590,862		\$ 5,201

The impact fee assessed cannot be higher than the amount calculated, and rather than setting the fee at \$5,201, Staff has recommended that the impact fee be set at an even \$5,200.

In response to Council Member Dawson's inquiry, Mr. Davis stated that if property is annexed into West Point and the sewer system has been installed in the area, City ordinance requires that all new homes connect to the sewer system if their property is within 300 ft. Any homes that are built before the sewer system is installed and available can still apply for a septic system through the Davis County Health Department. He also confirmed that the City's impact fee is in addition to the impact fee assessed by the North Davis Sewer District. Council Member Dawson commented that it may be expensive to build in this area but it is also expensive to provide sewer services, but there is no doubt that it needs to be done.

Council Member Dawson invited any who wished to make a comment as part of the continued public hearing to do so at this time.

a. Public Hearing

No comments

Council Member Chatterton motioned to close the public hearing.

Council Member Henderson seconded the motion

The Council unanimously agreed

b. Action

The Council had no further discussion.

Council Member Chatterton motioned to approve Ordinance No. 12-07-2021A

Council Member Henderson seconded the motion

Roll Call:

Council Member Chatterton – Aye

Council Member Henderson – Aye

Council Member Judd – Aye

Council Member Dawson – Aye

Council Member Petersen – Absent

The Council unanimously agreed

13. Consideration of Approval of a Contract with Landmark Design for West Point City's Parks and Trails Master Plan – Mrs. Bryn MacDonald

Mrs. MacDonald stated that the City recently issued a Request for Proposals (RFP) for a new Parks and Trails Master Plan. Three proposals were received, all of which were from strong applicants and good proposals. Several Staff members reviewed the proposals, and previous master plans the applicants had completed were also reviewed and references were contacted. After

review and consideration, Staff recommends that Landmark Design should be chosen to complete the Parks and Trails Master Plan. Landmark has extensive experience with parks and trails master plans, and Staff is really excited to work with them in completing West Point's. The proposed contract amount is not to exceed \$39,905, but the City will only be billed for actual time worked. There are also a few items that will be removed from the scope of work listed in the contract, and so the total cost will likely be less than that maximum amount.

Mrs. MacDonald stated that the first meeting with them is scheduled for the following week and the process is projected to take about eight months to complete. The project will include the creation of a website that offers a survey residents can take to provide their input and include an interactive map of the City where comments can be made directly on specification locations; taking an inventory of existing parks, facilities, amenities, and conditions; determining the current level of service and whether that is satisfactory or should be increased; how to maintain the level of service as the City grows; amenity standards per park acreage; goals and policies in to guide the City in moving forward; and many other factors.

Mrs. MacDonald noted that all three of the proposal bids received were within the \$36,000 - \$40,000 price range, and while Landmark Design's proposal was not the lowest bid at \$39,905, they have a lot of experience, good references, and one of the best proposals.

The Council had no further discussion.

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

14. Motion to Adjourn the General Session

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

BRIAN VINCENT, MAYOR

May 3rd, 2022

CASEY ARNOLD, CITY RECORDER

May 3rd, 2022