



3200 W 300 N, West Point, UT 84015
801.776.0970

**WEST POINT CITY COUNCIL
MEETING NOTICE & AGENDA
February 15th, 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/82863544686> or
- Connect via Telephone: Dial 1(669) 900-6833 and enter Meeting ID: 828 6354 4686

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
- Avoid entering if they have a fever of 100.4° or above, cough, trouble breathing, sore throat, muscle aches and pains, sudden changes in smell or taste, or feel generally unwell
- Maintain 6-foot physical distancing & avoid physical contact
- Sneeze/cough into cloth, tissue, elbow or sleeve (not hands)
- Wash hands often, and for at least 20 seconds

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: carnold@westpointcity.org
Subject Line: Must be designated as "Citizen Comment – February 15, 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 Regarding an Amendment Developers Agreement for the Wildfire Estates Subdivision Monument Sign – Mrs. Bryn MacDonald [pg. 3](#)
2. Discussion Regarding a Grant from Davis County for the 300 N Road Project – Mr. Boyd Davis [pg. 7](#)
3. Discussion Regarding a Reimbursement Agreement for Land Purchase for Recreation & Public Works Facilities with Future Bond Proceeds – Mr. Ryan Harvey [pg. 8](#)
4. Other Items

GENERAL SESSION

7:00 PM – OPEN TO THE PUBLIC

1. Call to Order
2. Pledge of Allegiance
3. Prayer (Please 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. Consideration of Approval of Resolution No. 02-15-2022A, Approving an Amendment to the Developers Agreement for the Wildfire Estates Subdivision – Mrs. Bryn MacDonald [pg. 3](#)
8. Consideration of Approval of Resolution No. 02-15-2022B, Declaring the Intention of West Point City to Reimburse Itself for Expenditures Incurred in Connection with Certain Improvements with Proceeds of Bonds – Mr. Ryan Harvey [pg. 8](#)
9. Motion to Adjourn the General Session

Posted this 11th day of February, 2022

Casey Arnold

CASEY ARNOLD, CITY RECORDER

TENTATIVE UPCOMING ITEMS

Date: **03/01/2022**

Administrative Session – 6:00 pm

1. Quarterly Financial Report – Mr. Ryan Harvey
1. Discussion Regarding Final Plat Approval of Phase 5 of the Craythorn Homestead Subdivision – Mrs. Bryn MacDonald
2. Discussion Regarding Final Plat Approval for Phase 3 of the Sunview Estates Subdivision – Mrs. Bryn MacDonald

General Session – 7:00 pm

1. Youth Council Update
2. Update from the Davis County Sheriff's Office
3. Consideration of Approval to Place Phase 1 of the Wildfire Estates Subdivision on One-Year Warranty – Mr. Boyd Davis
4. Consideration of Approval of the Final Plat for Phase 3 of the Sunview Estates Subdivision – Mrs. Bryn MacDonald
5. Consideration of Approval of the Final Plat for Phase 5 of the Craythorn Homestead Subdivision – Mrs. Bryn MacDonald
6. Consideration of Approval of Resolution No. 02-15-2022A, Amending the FY2022 Final Budget – Mr. Ryan Harvey
 - a. Public Hearing
 - b. Action
7. Consideration of Approval of a General Plan Amendment Application for Property Located at 3942 W 1800 N (*Applicant – Don Mendenhall*) – Mrs. Bryn MacDonald
 - a. Public Hearing
 - b. Action
8. Consideration of Approval of a General Plan Amendment Application for Property Located at 3181 W 300 N (*Applicant – Don Mendenhall*) – Mrs. Bryn MacDonald
 - a. Public Hearing
 - b. Action
9. Consideration of Approval of a General Plan Amendment Application for Property Located at 4100 W 400 S (*Applicant – Craythorne Homestead, LLC*) – Mrs. Bryn MacDonald
 - a. Public Hearing
 - b. Action

Date: **03/15/2022**

Administrative Session – 6:00 pm

General Session – 7:00 pm

Date: **04/05/2022**

Administrative Session – 6:00 pm

General Session – 7:00 pm

1. Youth Council Update
-

Date: **04/19/2022**

Administrative Session – 6:00 pm

General Session – 7:00 pm

Date: **05/03/2022**

Administrative Session – 6:00 pm

1. Code Enforcement Update
2. Discussion Regarding the FY2022 Amended Budget and FY2023 Tentative Budget for West Point City and All Related Agencies – Mr. Ryan Harvey

General Session – 7:00 pm

1. Youth Council Update
-



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

JANUARY

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
13	14	15	16	17	18	19
20	21	22	23	24	25	26
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
		1	2	3	4	5
6	7	8	9	10	11	12
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SEPTEMBER

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

MARCH

1	City Council - 6 PM
10	Planning Commission - 6 PM
14	Senior Lunch - 11:30 AM
15	City Council - 6 PM
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
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
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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

TBD	ANNUAL SPRING CLEAN-UP
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
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
1	2	3	4	5	6	7
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22	23	24	25	26	27	28
29	30	31				

NOVEMBER

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

MAY

TBD	TAKE PRIDE IN WEST POINT
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
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 NOVEMBER 30, 2021

CITY COUNCIL STAFF REPORT



Subject: Discussion of Final Plat for Wildfire Ph 4
Author: Bryn MacDonald
Department: Community Development
Meeting Date: February 15, 2022

Background

Mark Sandberg, who represents Wildfire Estates, LLC, is seeking to amend the approved development agreement for Wildfire Estates. The development agreement was approved by the City Council in November 2018. This development is located at approximately 50 South and 4500 West.

Analysis

The approved development agreement for Wildfire Estates 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 (50 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. The developer has submitted a description of what the enhanced landscaping will include (see Exhibit B).

Recommendation

Staff recommends that the amendment to the development agreement be approved and the applicant only be required to build one sign, and install additional landscaping.

Significant Impacts

N/A

Exhibit

- A. Development Agreement Exhibit C
- B. Letter from developer
- C. Amended Agreement
- D. Resolution 02-15-2022A

West Point City
Community Development
3200 W. 300 N.
West Point City, Utah 84015

Attn. Bryn MacDonald, AICP Community Development Director

Bryn,

Per your request we have provided the following enhanced landscaping at Wildfire Estates.

- We installed 2.5" caliper trees instead of 15-gallon trees.
- We installed Armstrong Maple trees in the park strips and islands instead of Pacific Sunset Maples. Armstrong maples will not encroach on the sidewalks.
- We increased the planter bed width from 4' to 10' in front of the fence line at the entrance.
- We added an additional (6) 2.5 caliper trees to the entrance along the fence line to help give variety and depth to the fence line beds.
- We added an additional (8) shrubs along the entrance with (2) varieties of shrubs to create a layering affect in front of the fence.
- We are adding an automatic LED outdoor lighting system at the entrance which will light up the (14) trees and the monument sign from dusk to dawn.

We are confident that these changes and additions will make a significant difference in creating a warmer, more welcoming feel to the community.

We request that you approve this change to replace the second entrance monument and secondary monuments noted on the original submittal.

Thank You

A handwritten signature in black ink, appearing to read "Mark S. Sandberg". The signature is fluid and cursive, with the first name "Mark" and last name "Sandberg" clearly distinguishable.

Mark Sandberg, Architect NCARB

EXHIBIT C



SITE DATA;
 TOTAL ACERAGE: 58.9 ACRES
 TOTAL TYPE "A" LOTS: 35
 TOTAL TYPE "B" LOTS: 36
 TOTAL TYPE "C" LOTS: 49
 TOTAL LOTS: 120 LOTS
 DENSITY: 2.0 LOTS/AC.

LANDSCAPE SCHEDULE;
 MODESTO ASH
 SOUTHERN LIVE OAK
 LAUREL CHERRY



A MAIN ENTRANCE MONUMENT

LANDSCAPE CONCEPT



TYPE "A" LOTS 18,000 +
 TYPE "B" LOTS 14,000 - 18,000
 TYPE "C" LOTS 12,000 - 14,000

MS ARCHITECTURE
 PLANNING CONSTRUCTION MANAGEMENT
 1852 WOODHAVEN DR HENDERSON NEVADA
 702.255.4627 mark@msarchitecture.net



RESOLUTION NO. 02-15-2022A

A RESOLUTION AMENDING A DEVELOPER'S AGREEMENT BETWEEN WEST POINT CITY AND MARK SANDBERG, WILDFIRE ESTATES LLC

WHEREAS, Wildfire Estates LLC, is the owner of real property located at approximately 50 S 4500 W and contained by the following Davis County tax identification numbers: 120420076, 120420099, 120420116, and 120420027; and

WHEREAS, West Point City has entered into a developer's agreement with Wildfire Estates LLC; and

WHEREAS, Wildfire Estates LLC desires to amend Exhibit C of the Developer's Agreement to remove the second "main entrance monument" and remove all of the "secondary monuments"; and

WHEREAS, the West Point City Council has reviewed said amended Exhibit C and finds it acceptable to the City;

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

1. Exhibit C of the Developer's Agreement, which is attached hereto and incorporated by this reference, is hereby approved and replaces the original Exhibit C.
2. The Mayor is hereby authorized to sign and execute said agreement.

PASSED AND ADOPTED this 15th day of February, 2022.

WEST POINT CITY,
A Municipal Corporation

By: _____
Brian Vincent, Mayor

ATTEST:

Casey Arnold, City Recorder

CITY COUNCIL STAFF REPORT



Subject: Davis County Grant for 300 North Road Project

Author: Boyd Davis

Department: Engineering

Meeting Date: February 15, 2022

Background

The City Staff has been working on several grant applications for the reconstruction and widening of 300 North from 2000 W to 4000 W. We have been fortunate enough to receive a grant from Davis County for \$3,000,000. The County is asking the City to enter into an interlocal agreement to officially award the funds to West Point. Once approved, we will have two years to commence the project.

Analysis

The agreement states that Davis County will reimburse the City for 80% of the project costs, up to a maximum of \$3,000,000. West Point must contribute 20%, up to a maximum of \$750,000. Fortunately, the City also received a grant from the Wasatch Front Regional Council for the same project and the two grants can be used as matching funds for each other. West Point City will be responsible to plan, design, and construct the road project using our own funds and then request reimbursement from the County, however, reimbursements can be done periodically throughout the project.

The agreement also gives other requirements that the City must abide by, which includes following APWA standards for design and commencing the project within two years. All the stipulations in the agreement seem reasonable to Staff. The agreement will also be reviewed by the City Attorney.

We are proposing that we begin the design work this year and start construction the following year, completing as much of the project that can be completed with the funds from Davis County and then continuing when the WFRC grant money comes available.

Recommendation

No action required. This is for discussion only.

Significant Impacts

None

Attachments

Agreement

CITY COUNCIL STAFF REPORT



Subject: Reimbursement Resolution
Author: Ryan Harvey
Department: Administrative Services
Meeting Date: February 15, 2022

Background

The City is looking to purchase land next to the proposed West Point City Jr. High in order to do a joint project with the school district.

Analysis

West Point City is looking to do a joint project with the Davis County School District to add more gym space for the City, and to add outdoor field space next to the Jr. High. The City plans to issue bonds in order to fund the project. However, those bonds will not be ready to be issued until much later in the year. Therefore, in order to purchase the land now, but be able to roll it into the bond issue, the Council will need to pass the attached Reimbursement Resolution. This will allow the City to purchase the land now with existing funds, and then pay itself back with the proceeds of the bond later this year.

Recommendation

Approve the Reimbursement Agreement.

Significant Impacts

The City will buy the land now, but get paid back by the bond proceeds once the project begins.

Attachments

Reimbursement Resolution

RESOLUTION NO. 02-15-2022B

A RESOLUTION OF THE CITY COUNCIL OF WEST POINT CITY, UTAH DECLARING ITS INTENTION TO REIMBURSE ITSELF FOR EXPENDITURES INCURRED IN CONNECTION WITH CERTAIN IMPROVEMENTS WITH PROCEEDS OF BONDS THAT IT OR A RELATED ENTITY INTENDS TO ISSUE; AND RELATED MATTERS.

WHEREAS, pursuant to the provisions of the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended (the “Act”), West Point City, Utah (the “Issuer”), is authorized to issue bonds for the municipal purposes set forth in the Act; and

WHEREAS, the Issuer has determined that it would be in furtherance of the purpose of the Issuer and the Act for the Issuer or a related entity to issue one or more series of bonds (the “Bonds”) to finance all or a portion of (i) the acquisition, construction, equipping and improvement of a public works building, facilities, and related improvements, and (ii) the acquisition, construction, equipping and improvement of a recreation building, facilities, and related improvements (including land acquisition) (collectively, the “Project”); and

WHEREAS, the Issuer or a related entity plans to issue the Bonds and to use a portion of the proceeds of the Bonds to reimburse the Issuer for expenditures incurred by the Issuer relating to the Project and incurred prior to the date of issuance of the Bonds;

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

Section 1. All terms defined in the foregoing recitals hereto shall have the same meanings when used herein.

Section 2. The City Council of the Issuer (the “Council”) hereby finds and determines that it is in the best interests of the Issuer or a related entity to issue the Bonds in an amount not to exceed \$30,000,000 for the purpose of financing the Project. The Issuer hereby declares its intent to issue the Bonds or cause a related entity to issue the Bonds and to use a portion of the proceeds thereof to reimburse the Issuer for expenditures incurred by the Issuer relating to the Project and incurred prior to the date of issuance of the Bonds.

Section 3. If any provisions of this Resolution should be held invalid, the invalidity of such provision shall not affect the validity of any of the other provisions of this Resolution.

Section 4. All resolutions of the Council or parts thereof, inconsistent herewith, are hereby repealed to the extent only of such inconsistency.

Section 5. This Resolution shall become effective immediately upon its adoption.

APPROVED AND ADOPTED by the City Council of West Point City, Utah, on this February 15, 2022.

WEST POINT CITY, UTAH

(SEAL)

By: _____
Mayor

ATTEST:

By: _____
City Recorder