



3200 W 300 N, West Point, UT 84015
801.776.0970

WEST POINT CITY COUNCIL MEETING NOTICE & AGENDA *ELECTRONIC MEETING* January 5th, 2021

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

THIS PUBLIC MEETING WILL BE HELD ELECTRONICALLY IN ACCORDANCE WITH THE NOVEMBER 3, 2020 WRITTEN DETERMINATION:

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

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

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

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

The public may monitor or listen to the meeting electronically and provide public comment when appropriate by following the instructions below:

- **Join Zoom Meeting at:** <https://us02web.zoom.us/j/81889658836> or
- **Connect via Telephone:** Dial 1(669) 900-6833 and enter **Meeting ID:** 818 8965 8836

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

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

- **Email:** carold@westpointcity.org
- **Subject Line:** Must be designated as "Citizen Comment – January 5, 2021 City Council Meeting"
- **Email Body:** Must include First & Last Name and Address and a succinct statement of your comment.

ADMINISTRATIVE SESSION

6:00 PM – OPEN TO THE PUBLIC

1. **Discussion Regarding the FY2020 Audit Report** – Mr. Ryan Harvey [pg. 4](#)
2. **Discussion Regarding the Bluff View Subdivision** – Mrs. Bryn MacDonald [pg. 71](#)
3. **Discussion Regarding Harvest Fields Subdivision Phases 5 & 6** – Mrs. Bryn MacDonald [pg. 109](#)
4. **Discussion Regarding the Sunview Estates Subdivision Phase 2** – Mrs. Bryn MacDonald [pg. 111](#)
5. **Other Items**

GENERAL SESSION

7:00 PM – OPEN TO THE PUBLIC

1. **Call to Order**
2. **Prayer** (Please contact the City Recorder to request meeting participation by offering a prayer or inspirational thought)
3. **Communications and Disclosures from City Council and Mayor**
4. **Communications from Staff**
5. **Citizen Comment** (If you wish to make comment to the Council, you are encouraged to email your comments prior to the meeting using the instructions above. If you have joined the electronic meeting, use the "raise hand" icon if on a computer or dial *9 to indicate that you would like to make a comment. When it is your turn, the meeting host will unmute you. Please do not repeat positions already stated. Public comment is a time for the Council to receive new information and perspectives)
6. **Consideration of Approval of the November 17th, 2020 West Point City Council Meeting Minutes** [pg. 159](#)
7. **Consideration of Approval of the December 1st, 2020 West Point City Council Meeting Minutes** [pg. 167](#)
8. **Consideration of Approval of the December 15th, 2020 West Point City Council Meeting Minutes** [pg. 174](#)
9. **Consideration of Approval of the FY2020 Audit Report for West Point City** – Mr. Ryan Harvey [pg. 4](#)
10. **Consideration of Approval of Resolution No. 01-05-2021A, Approving a Developers Agreement for the Bluff View Subdivision** – Mr. Boyd Davis [pg. 141](#)
11. **Consideration of Approval of Resolution No. 01-05-2021B, Approving a Purchase Agreement for Water Shares** – Mr. Boyd Davis [pg. 155](#)
12. **Motion to Adjourn the General Session**

Posted this 1st day of January, 2021

CASEY ARNOLD, CITY RECORDER

If you plan to attend this meeting and, due to disability, will need assistance in understanding or participating therein, please notify the City at least twenty-four (24) hours prior to the meeting and we will

West Point City Council seek to provide assistance.

TENTATIVE UPCOMING ITEMS

Date: **01/19/2021**

Administrative Session – 6:00 pm

1. Discussion Regarding SR-108 Widening Project – Utah Department of Transportation

General Session – 7:00 pm

1. Consideration of Final Approval of the Sunview Estates Subdivision Phase 2 – Mr. Boyd Davis
-

Date: **02/01/2021**

Administrative Session – 6:00 pm

General Session – 7:00 pm

1. Youth Council Update
-

Date: **02/16/2021**

Administrative Session – 6:00 pm

General Session – 7:00 pm

Date: **03/02/2021**

Administrative Session – 6:00 pm

General Session – 7:00 pm

1. Youth Council Update
-

Date: **03/16/2021**

Administrative Session – 6:00 pm

General Session – 7:00 pm

Date: **04/06/2021**

Administrative Session – 6:00 pm

General Session – 7:00 pm

1. Youth Council Update
-

Date: **04/20/2021**

Administrative Session – 6:00 pm

General Session – 7:00 pm

Date: **05/04/2021**

Administrative Session – 6:00 pm

1. Discussion Regarding the FY2021 Amended Budget and FY2022 Tentative Budget for West Point City and All Related Agencies – Mr. Ryan Harvey

General Session – 7:00 pm

1. Youth Council Update
-

Date: **05/18/2021**

Administrative Session – 6:00 pm

1. Discussion Regarding the FY2021 Amended Budget and FY2022 Tentative Budget for West Point City and All Related Agencies – Mr. Ryan Harvey

General Session – 7:00 pm

1. Consideration of Approval of Resolution No. 05-18-2021A, Approving the FY2021 Amended Budget – Mr. Ryan Harvey
 - a. Public Hearing
 - b. Adoption
-

Date: **06/01/2021**



WEST POINT CITY 2021 CALENDAR

2021

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

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
		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		

MARCH

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

SEPTEMBER

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

APRIL

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

OCTOBER

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

MAY

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

NOVEMBER

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

JUNE

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

JANUARY

1	New Year's Day - CLOSED
5	City Council - 6 PM
11	Senior Lunch - CANCELED
14	Planning Commission - 6 PM
18	MLK Jr. Day - CLOSED
19	City Council - 6 PM
28	Planning Commission - 6 PM
TBD	City Council Planning & Visioning Session

JULY

2-3	PARTY AT THE POINT EVENTS
5	Independence Holiday - CLOSED
6	City Council - 6 PM
8	Planning Commission - 6 PM
12	Senior Lunch - CANCELED
20	City Council - 6 PM
22	Planning Commission - 6 PM
23	Pioneer Day Holiday - CLOSED

FEBRUARY

2	City Council - 6 PM
8	Senior Lunch - CANCELED
11	Planning Commission - 6 PM
15	President's Day - CLOSED
16	City Council - 6 PM
25	Planning Commission - 6 PM

AUGUST

TBD	Summer Party
3	City Council - 6 PM
12	Planning Commission - 6 PM
17	City Council - 6 PM
20	MOVIE IN THE PARK - DUSK
20	Senior Dinner - 5:30 PM
26	Planning Commission - 6 PM

MARCH

2	City Council - 6 PM
11	Planning Commission - 6 PM
15	Senior Lunch - CANCELED
16	City Council - 6 PM
25	Planning Commission - 6 PM

SEPTEMBER

6	Labor Day - CLOSED
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

APRIL

TBD	EASTER EGG HUNT - 10 AM
6	City Council - 6 PM
8	Planning Commission - 6 PM
12	Senior Lunch - CANCELED
20	City Council - 6 PM
22	Planning Commission - 6 PM

OCTOBER

TBD	HALLOWEEN CARNIVAL - 7 PM
4	Senior Lunch - 11:30 AM
5	City Council - 6 PM
7	CEMETERY CLEANING
11	Employee Training - CLOSED
13	Council/Staff Lunch - 11:30 AM
14	Planning Commission - 6 PM
19	City Council - 6 PM
28	Planning Commission - 6 PM

MAY

TBD	TAKE PRIDE IN WEST POINT
4	City Council - 6 PM
6	CEMETERY CLEANING
13	Planning Commission - 6 PM
17	Senior Lunch - CANCELED
18	City Council - 6 PM
27	Planning Commission - 6 PM
31	Memorial Day - CLOSED

NOVEMBER

2	ELECTION DAY
6	FLAGS ON VETERANS' GRAVES
11	Veterans Day - CLOSED
15	Senior Lunch - 11:30 AM
16	City Council - 6 PM
25-26	Thanksgiving - CLOSED
29	CITY HALL LIGHTING - 6 PM

JUNE

TBD	MISS WEST POINT PAGEANT
1	City Council - 6 PM
10	Planning Commission - 6 PM
14	Senior Lunch - CANCELED
15	City Council - 6 PM
24	Planning Commission - 6 PM

DECEMBER

3	Christmas Party - 7 PM
6	CHILD REMEMBRANCE - 7 PM
7	City Council - 6 PM
9	Planning Commission - 6 PM
13	Senior Lunch - 11:30 AM
17	CEMETERY LUMINARY - 4 PM
21	City Council - 6 PM
23	Planning Commission - 6 PM
24-27	Christmas Holiday - CLOSED
31	New Year's Holiday - CLOSED

City Council Staff Report

Subject: Fiscal Year 2020 Audit
Author: Ryan Harvey
Department: Administrative Services
Date: January 5, 2021



Background

Utah state law requires all local governments to prepare financial statements each fiscal year. The financial statements must be audited by a Certified Public Accountant. The City has selected Ulrich & Associates to prepare and audit our financial statements.

Analysis

The financial statement report provides a snapshot of the City's financial condition on June 30, 2020 and summarizes financial activity for the fiscal year. The financial statements are reviewed, and City financial records are audited to ensure that the City's financial position is fairly presented. The auditors also review the City's internal controls which are put in place to safeguard against fraud and error.

Auditors may issue findings and recommendations to help the City improve financial processes, strengthen internal controls, and identify instances of non-compliance. This year the auditors did not issue any findings! In years past, the Auditors have also issued recommendations on how City staff can improve. This year, however, there were no recommendations from the Auditors.

Highlights for Fiscal Year 2020 include the following (see MD&A on pages 5-10):

- The City's total net position of \$49,925,764 is made up of \$37,753,716 in capital assets and other net position of \$12,172,048. Of this amount, \$7,651,169 may be used to meet the ongoing obligations of the City, while \$4,520,879 is restricted for specific purposes.
- The City's net position increased by \$3,924,100, or 8.53% (\$46,001,664 to \$49,925,764).
- The City's governmental funds reported a combined ending fund balance of \$6,739,752, an increase of \$923,495 from the prior year. The increase is primarily the result of continued high sales tax revenue and low expenditures.
- In the proprietary funds, the total net position increased by \$752,531 during the fiscal year.
- As of June 30, 2020, the City's general fund reported a fund balance of \$937,258. This represents an increase of \$22,934 from last year's ending balance.
- The transfer from the General Fund to the Capital Projects Fund was \$885,500.
- Once again, the City collected more sales tax than at any other point in its history, collecting \$1,626,927 in Fiscal Year 2020, a 10.9% increase from Fiscal Year 2019.
- Taxes continue to be the largest source of revenue in the general fund and represent 75% of total general fund revenues, which is consistent with prior years. The largest element of tax revenue is sales tax. Sales tax is 60%, property tax is 21.5%, and energy & franchise tax is 18% of general fund tax revenue.

Recommendation

Staff recommends Council approval of the Annual Financial Statements and Audit Report for Fiscal Year 2020.

Significant Impacts

None.

Attachments

West Point City Annual Financial Statements & Audit Report FY2020

West Point City

Annual Financial Statements

With Auditors' Report Thereon

For the Year Ended June 30, 2020



West Point City

Table of Contents

Independent Auditors' Report	1
Management's Discussion and Analysis	5
Basic Financial Statements	
Government-wide Financial Statements	
Statement of Net Position	12
Statement of Activities	13
Fund Financial Statements	
Balance Sheet - Governmental Funds	14
Reconciliation of the Balance Sheet to Governmental Funds	
To the Statement of Net Position	15
Statement of Revenues, Expenditures, and Changes	
in Fund Balances - Governmental Funds	16
Reconciliation of the Statement of Revenues, Expenditures, and Changes	
in Fund Balances of Governmental Funds to Statement of Activities	17
Statement of Revenues, Expenditures, and Changes	
in Fund Balances - Budget and Actual - General Fund	18
Statement of Revenues, Expenditures, and Changes	
in Fund Balances - Budget and Actual - Special Revenue Fund	20
Statement of Revenues, Expenditures, and Changes	
in Fund Balances - Budget and Actual - CDRA	21
Statement of Net Position - Proprietary Funds	22
Statement of Revenues, Expenses, and Changes	
in Fund Net Position - Proprietary Funds	23
Statement of Cash Flows - Proprietary Funds	24
Notes to Financial Statements	26
Required Supplementary Information	
Schedule of the Proportionate Share of the Net Pension Liability	55
Schedule of Contributions	56
Notes to Required Supplemental Information	57
Supplementary Information	
Statement of Revenues, Expenditures, and Changes in	
Fund Balances - Budget and Actual - Capital Projects	59
Statement of Revenues, Expenditures, and Changes in	
Fund Balances - Budget and Actual - Debt Service	60
Statement of Revenues, Expenditures, and Changes in	
Fund Balances - Prior Year Comparative - General Fund	61
Other Reports	
Independent Auditors' Report on Internal Control Over Financial	
Reporting and on Compliance and Other Matters Based	
on an Audit of Financial Statements Performed in Accordance	
with <i>Government Auditing Standards</i>	65
Independent Auditors' Report in Accordance with the	
<i>State Compliance Audit Guide</i>	67

INDEPENDENT AUDITORS' REPORT

The Honorable Mayor and Members
of the City Council
West Point City, Utah

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of West Point City as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of West Point City as of June 30, 2020, and the respective changes in financial position, and, where applicable, cash flows thereof and the respective budgetary comparison for the general fund and major special revenue fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, pension related schedules, and budgetary comparison information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise West Point City's basic financial statements. The prior year comparative general fund information is presented for purposes of additional analysis and are not a required part of the basic financial statements.

The budget to actual statements on major capital projects, budget to actual statements on major debt service funds, and prior year comparative general fund information is the responsibility of management and was derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated December 11, 2020 on our consideration of West Point City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering West Point City's internal control over financial reporting and compliance.

Wink & Associates, P.C.

Ogden, UT
December 11, 2020

This page intentionally left blank.

West Point City

Management's Discussion and Analysis

June 30, 2020

As management of West Point City, we offer readers of the West Point City financial statements this narrative overview and analysis of the financial activities of West Point City for the fiscal year ended June 30, 2020.

Financial Highlights

- ◆ The City's total net position of \$49,925,764 is made up of \$37,753,716 in capital assets and other net position of \$12,172,048. Of this amount, \$7,651,169 may be used to meet the ongoing obligations of the City, while \$4,520,879 is restricted for specific purposes.
- ◆ The City's net position increased by \$3,924,100, or 8.53% (\$46,001,664 to \$49,925,764).
- ◆ The City's governmental funds reported a combined ending fund balance of \$8,292,885, an increase of \$1,553,130 from the prior year. The increase is primarily the result of continued high sales tax revenue and low expenditures.
- ◆ In the proprietary funds, the total net position increased by \$752,531 during the fiscal year.

Reporting the City As a Whole

This discussion and analysis is intended to serve as an introduction to West Point City's basic financial statements. West Point City's basic financial statements are comprised of three components 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also includes other supplementary information in addition to the basic financial statements.

The government-wide financial statements are designed to provide readers with a broad overview of West Point City's finances, in a manner similar to a private-sector business.

The statements of net position present information on all of West Point City's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of West Point City is improving or deteriorating. However, other non-financial factors should also be considered.

The statement of activities presents information showing how the City's net position changed during the fiscal year reported. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus all of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

Both of the government-wide financial statements distinguish functions of West Point City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities).

The government-wide financial statements can be found on the pages directly following this report.

Reporting the City's Most Significant Funds

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. West Point City also uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into two categories: governmental funds and proprietary funds.

Governmental funds - These funds are used to account for the same functions reported as governmental activities in the government-wide financial statements. These fund statements focus on how money flows into and out of these funds and the balances left at year-end that are available for spending. These funds are reported using an accounting method called modified accrual accounting, which measures cash and other financial assets that can be readily converted to cash. The governmental fund statements provide a detailed short-term view of the City's general governmental operations and the basic services it provides. Governmental fund information helps users determine whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs. We describe the relationship (or differences) between governmental activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds in a reconciliation included with the fund financial statements.

The major governmental funds (as determined by generally accepted accounting principles) are the general fund, special revenue fund, capital projects fund, debt service fund, and the CDRA fund.

Proprietary funds - West Point City maintains three proprietary funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. West Point City uses an enterprise funds to account for its waste, water, and storm water utilities.

As determined by generally accepted accounting principles, the utility enterprise funds meet the criteria of major fund classification.

Government-wide Financial Analysis

Net Position, over time, is intended to serve as an indicator of a government's financial position. In the case of West Point City, assets and deferred outflows exceeded liabilities and deferred inflows by \$49,925,764, an increase of \$3,924,100 over the prior year. By far, the largest portion of West Point City's net position is its investment in capital assets (e.g., land, buildings, machinery and equipment). The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. It should be noted that the resources needed to repay debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

Statement of Net Position

	Governmental Activities		Business-Type Activities	
	2019	2020	2019	2020
Assets				
Current and other assets	\$ 9,113,369	11,685,923	4,449,730	4,950,638
Capital assets	25,688,057	27,092,894	11,052,325	11,597,822
Total assets	34,801,426	38,778,817	15,502,055	16,548,460
Deferred Outflows				
Deferred outflows related to pensions	179,927	88,668	92,531	62,480
Total deferred outflows	179,927	88,668	92,531	62,480
Liabilities				
Long-term debt outstanding	1,223,516	1,015,037	-	-
Other liabilities	1,725,025	2,701,891	408,064	703,612
Net pension liability	339,194	166,206	184,151	107,943
Total Liabilities	3,287,735	3,883,134	592,215	811,555
Deferred Inflows				
Unavailable revenue-				
property taxes	654,175	695,405	-	-
Deferred inflows relating to pensions	26,662	104,595	13,488	57,971
Total Deferred Inflows	680,837	800,000	13,488	57,971
Net Position				
Net investment in capital assets	24,486,018	26,155,894	11,052,325	11,597,822
Restricted	2,285,506	3,071,126	1,158,330	1,449,753
Unrestricted	4,241,257	4,957,330	2,778,228	2,693,839
Total net position	\$ 31,012,781	\$ 34,184,350	\$ 14,988,883	\$ 15,741,414

Changes in Net Position

	Governmental Activities		Business-Type Activities	
	2019	2020	2019	2020
Revenues				
Program revenues				
Charges for services	\$ 658,210	522,102	3,608,618	3,654,787
Operating grants & contributions	417,262	410,916	-	-
Capital grants & contributions	2,220,521	1,478,327	1,299,735	488,961
General revenues				
Property taxes	532,450	581,185	-	-
General sales & use tax	1,717,837	1,918,090	-	-
Energy & telecom tax	456,720	490,187	-	-
Loss on sale of capital assets	(2,920)	-	(54,041)	-
Impact Fees	505,098	1,237,317	164,800	440,715
Interest income	169,030	155,538	93,115	76,776
Total revenues	6,674,208	6,793,662	5,112,227	4,661,239
Expenses				
General government	952,385	888,798	-	-
Public safety/court	478,184	669,928	-	-
Highways/public works	1,471,959	926,742	-	-
Parks & recreation	127,651	1,102,826	-	-
Interest long-term debt	39,520	33,799	-	-
Waste utility	-	-	1,830,480	1,986,149
Water utility	-	-	1,510,802	1,595,397
Storm water utility	-	-	217,905	327,162
Total expenses	3,069,700	3,622,093	3,559,187	3,908,708
Increase (decrease) in net position	3,604,508	3,171,569	1,553,040	752,531
Net position beginning of year	27,408,273	31,012,781	13,435,839	14,988,883
Net position end of year	\$ 31,012,781	\$ 34,184,350	\$ 14,988,883	\$ 15,741,414

Financial Analysis of Governmental Funds

The focus of City governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements.

As of June 30, 2020, the City's general fund reported a fund balance of \$937,258. This represents an increase of \$22,934 from last year's ending balance. The transfer from the General Fund to the Capital Projects Fund was \$885,500.

The general fund is the chief operating fund of the City. All activities which are not required to be accounted for in separate funds either by state or local ordinance or by a desire to maintain a matching of revenues and expenses are accounted for in this fund.

Taxes continue to be the largest source of revenue in the general fund and represent 75% of total general fund revenues, which is consistent with prior years. The largest element of tax revenue is sales tax. Sales tax is 60%, property tax is 21.5%, and energy & franchise tax is 18% of general fund tax revenue.

Once again, the City collected more sales tax than at any other point in its history, collecting \$1,626,927 in Fiscal Year 2020, a 10.9% increase from Fiscal Year 2019.

General Fund Budget Amendments

During Fiscal Year 2020, General Fund budgeted expenditures were not amended from the original budget of \$2,553,501.

Capital Asset and Debt Administration

Capital Assets

West Point City continues to invest in infrastructure and improvements. Capital assets, net of accumulated depreciation, in governmental activities increased by \$1,404,837. Capital assets, net of accumulated depreciation, in business-type activities increased by \$545,497.

	<u>West Point City's Capital Assets</u>	
	Government Activities 2020	Business-Type Activities 2020
Capital Assets (net of accumulated depreciation)		
Land	\$ 3,924,790	\$ 158,040
Construction in progress	\$ 879,943	\$ 9,693
Buildings	979,344	25,635
Improvements	1,932,194	11,292,530
Machinery and equipment	372,982	111,924
Intangibles	6,241	-
Infrastructure	18,997,400	-
Total	<u>\$ 27,092,894</u>	<u>\$ 11,597,822</u>
Total FY2019	\$ 25,688,057	\$ 11,052,325
Increase	\$ 1,404,837	\$ 545,497

Additional information on the City's capital assets can be found in the footnotes of this report.

Long-term Debt

West Point City issued revenue bonds on June 30, 2016 for \$1,136,000. On June 30, 2020, the City had total bonded debt outstanding of \$937,000.

West Point City's Long-Term Debt

	Government Activities 2020
Excise tax revenue bonds	\$ 937,000
Net Pension Liability	274,149
Compensated absences	78,037
	<u>\$ 1,289,186</u>

The City's total long-term debt decreased by \$457,675 during the fiscal year.

Additional information on the outstanding debt obligations of the City can be found in the footnotes of this report.

Economic Factors and Next Year's Budget

The City's elected and appointed officials considered many factors when setting the fiscal year 2020 budget, tax rates, and fees that will be charged for the business type activities. The City will see a budget and tax rate increase for FY 2020 to keep up with the rising costs of doing business in the City.

Contacting the City's Financial Management

This financial report is designed to provide our citizens, taxpayers, customers, and investors and creditors with a general overview of the City's finances and to show the City's accountability for the money it receives. If you have questions about this report or need additional financial information, contact the City's Administrative Services Director.

BASIC FINANCIAL STATEMENTS

West Point City
Statement of Net Position
June 30, 2020

	Primary Government		
	Governmental	Business-type	
	Activities	Activities	Total
<u>Assets</u>			
Cash and cash equivalents	\$ 6,533,967	4,622,065	11,156,032
Restricted cash and cash equivalents	3,071,126	-	3,071,126
Accounts receivable - net	2,040,745	299,090	2,339,835
Prepaid expenses	40,085	29,483	69,568
Capital assets (net of accumulated depreciation)			
Land	3,924,790	158,040	4,082,830
Construction in progress	879,943	9,693	889,636
Buildings	979,344	25,635	1,004,979
Improvements	1,932,194	11,292,530	13,224,724
Machinery and equipment	372,982	111,924	484,906
Intangible	6,241	-	6,241
Infrastructure	18,997,400	-	18,997,400
Total assets	38,778,817	16,548,460	55,327,277
<u>Deferred Outflows of Resources</u>			
Deferred outflows relating to pensions	88,668	62,480	151,148
Total deferred outflows of resources	88,668	62,480	151,148
<u>Liabilities</u>			
Accounts payable and accrued liabilities	1,271,292	703,612	1,974,904
Unearned revenue	318,362	-	318,362
Other current liabilities	1,112,237	-	1,112,237
Noncurrent liabilities			
Due within one year	292,037	-	292,037
Due in more than one year	723,000	-	723,000
Net pension liability	166,206	107,943	274,149
Total liabilities	3,883,134	811,555	4,694,689
<u>Deferred Inflows of Resources</u>			
Unavailable revenue-			
property taxes	695,405	-	695,405
Deferred inflows relating to pensions	104,595	57,971	162,566
Total deferred inflows of resources	800,000	57,971	857,971
<u>Net Position</u>			
Net invested in capital assets	26,155,894	11,597,822	37,753,716
Restricted for impact fees	2,035,160	1,449,753	3,484,913
Restricted for debt service	116,653	-	116,653
Restricted for Class C road	919,313	-	919,313
Unrestricted	4,957,330	2,693,839	7,651,169
Total net position	\$ 34,184,350	15,741,414	49,925,764

The notes to the financial statements are an integral part of this statement.

West Point City
Statement of Activities
For the Year Ended June 30, 2020

Function/Programs	Expenses	Program Revenues			Net (Expense) Revenues & Changes in Net Position		
		Charges for	Operating	Capital	Governmental	Business-type	Total
		Services	Grants and	Grants and	Activities	Activities	
			Contributions	Contributions			
Primary government							
Governmental activities							
General government	\$ 888,798	472,539	-	-	\$ (416,259)		(416,259)
Public safety	669,928	137	-	-	(669,791)		(669,791)
Streets and public works	926,742	-	410,916	1,478,327	962,501		962,501
Parks and recreation	1,102,826	49,426	-	-	(1,053,400)		(1,053,400)
Interest on long-term debt	33,799	-	-	-	(33,799)		(33,799)
Total governmental activities	3,622,093	522,102	410,916	1,478,327	(1,210,748)		(1,210,748)
Business-type activities							
Waste utility	1,986,149	1,846,184	-	128,196		(11,769)	(11,769)
Water utility	1,595,397	1,622,498	-	-		27,101	27,101
Storm water utility	327,162	186,105	-	360,765		219,708	219,708
Total business-type activities	3,908,708	3,654,787	-	488,961		235,040	235,040
Total primary government	\$ 7,530,801	4,176,889	410,916	1,967,288	(1,210,748)	235,040	(975,708)
General revenues							
Property taxes					581,185	-	581,185
General sales and use tax					1,918,090	-	1,918,090
Energy and franchise tax					490,187	-	490,187
Impact fees					1,237,317	440,715	1,678,032
Net interest earnings (expense)					155,538	76,776	232,314
Total general revenues					4,382,317	517,491	4,899,808
Change in net position					3,171,569	752,531	3,924,100
Net position - beginning					31,012,781	14,988,883	46,001,664
Net position - ending					\$ 34,184,350	15,741,414	49,925,764

The notes to the financial statements are an integral part of this statement.

West Point City
Balance Sheet
Governmental Funds
For the Year Ended June 30, 2020

	General Fund	Special Revenue Fund	Capital Projects Fund	Debt Service Fund	CDRA Fund	Total Governmental Funds
<u>Assets</u>						
Cash and cash equivalents	\$ 1,982,497	571,960	3,946,728	-	32,782	6,533,967
Restricted cash and cash equivalents	-	2,954,473	-	116,653	-	3,071,126
Receivables						
Property, sales, & energy tax	360,961	25,038	-	-	-	385,999
Class C roads	70,554	-	-	-	-	70,554
Telecommunications	7,175	-	-	-	-	7,175
Grants	-	881,612	-	-	-	881,612
Deferred property taxes	544,484	-	-	-	150,921	695,405
Prepaid expense	40,085	-	-	-	-	40,085
Total assets	<u>\$ 3,005,756</u>	<u>4,433,083</u>	<u>3,946,728</u>	<u>116,653</u>	<u>183,703</u>	<u>11,685,923</u>
<u>Liabilities</u>						
Liabilities						
Accounts payable	\$ 93,415	960,496	213,123	-	-	1,267,034
Accrued liabilities	1,112,237	-	-	-	-	1,112,237
Unearned revenue	318,362	-	-	-	-	318,362
Total liabilities	<u>1,524,014</u>	<u>960,496</u>	<u>213,123</u>	<u>-</u>	<u>-</u>	<u>2,697,633</u>
<u>Deferred Inflows of Resources</u>						
Unavailable revenue- property taxes	544,484	-	-	-	150,921	695,405
Total deferred inflows of resources	<u>544,484</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>150,921</u>	<u>695,405</u>
<u>Fund Balances</u>						
Nonspendable	40,085	-	-	-	-	40,085
Restricted						
Class C roads	-	919,313	-	-	-	919,313
Impact fees	-	2,035,160	-	-	-	2,035,160
Debt service	-	-	-	116,653	-	116,653
Committed	-	-	3,733,605	-	-	3,733,605
Assigned	-	518,114	-	-	-	518,114
Unassigned	897,173	-	-	-	32,782	929,955
Total fund balances	<u>937,258</u>	<u>3,472,587</u>	<u>3,733,605</u>	<u>116,653</u>	<u>32,782</u>	<u>8,292,885</u>
Total liabilities, deferred inflows, and fund balances	<u>\$ 3,005,756</u>	<u>4,433,083</u>	<u>3,946,728</u>	<u>116,653</u>	<u>183,703</u>	<u>11,685,923</u>

The notes to the financial statements are an integral part of this statement.

West Point City
Reconciliation of the Balance Sheet to Governmental Funds
To the Statement of Net Position
June 30, 2020

Amounts reported for governmental activities in the statement of net position are different because:

Total fund balances - governmental fund types	\$	8,292,885
---	----	-----------

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.

	Cost of capital assets	33,328,899	
	Accumulated depreciation	<u>(6,236,004)</u>	
			27,092,895

Deferred outflows of resources, a consumption to net position that applies to future period, is not shown in the fund statements.		88,667
---	--	--------

Net pension liability is not due and payable in the current period and, therefore, is not reported in the fund statements.		(166,206)
--	--	-----------

Deferred inflows of resources, pension related, is a liability that relates to future periods and, therefore, is not included in the fund statements.		(104,595)
---	--	-----------

Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds. The detail is as follows:

	Bond interest payable	(4,258)	
	Bonds payable	(937,000)	
	Compensated absences	<u>(78,037)</u>	
			<u>(1,019,295)</u>

Net position of government activities	\$	<u><u>34,184,351</u></u>
---------------------------------------	----	--------------------------

The notes to the financial statements are an integral part of this statement.

West Point City
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Year Ended June 30, 2020

	General Fund	Special Revenue Fund	Capital Projects Fund	Debt Service Fund	CDRA Fund	Total Governmental Funds
<u>Revenues</u>						
Taxes	\$ 2,698,299	133,273	-	-	157,890	2,989,462
Licenses and permits	319,691	-	-	-	-	319,691
Charges for services	117,788	-	-	-	-	117,788
Impact fees	-	1,237,317	-	-	-	1,237,317
Intergovernmental	410,916	-	-	-	-	410,916
Grants	-	1,478,327	-	-	-	1,478,327
Interest	37,144	53,500	63,382	1,118	394	155,538
Miscellaneous revenue	5,925	-	78,698	-	-	84,623
Total revenues	3,589,763	2,902,417	142,080	1,118	158,284	6,793,662
<u>Expenditures</u>						
Current						
General government	766,341	-	-	-	-	766,341
Public safety	671,082	-	-	-	-	671,082
Streets and public works	320,597	1,770,987	-	-	-	2,091,584
Parks and recreation	405,393	620,290	-	-	-	1,025,683
Capital outlay	-	-	442,718	-	-	442,718
Debt service						
Principal retirement	-	-	-	101,000	107,000	208,000
Interest and fiscal charges	-	-	-	5,147	29,977	35,124
Total expenditures	2,163,413	2,391,277	442,718	106,147	136,977	5,240,532
Excess revenues over (under) expenditures	1,426,350	511,140	(300,638)	(105,029)	21,307	1,553,130
<u>Other financing sources (uses)</u>						
Transfers in	-	410,916	885,500	107,000	-	1,403,416
Transfers (out)	(1,403,416)	-	-	-	-	(1,403,416)
Total other financing sources and uses	(1,403,416)	410,916	885,500	107,000	-	-
Net change in fund balances	22,934	922,056	584,862	1,971	21,307	1,553,130
Fund balance - beginning of year	914,324	2,550,531	3,148,743	114,682	11,475	6,739,755
Fund balance - end of year	\$ 937,258	3,472,587	3,733,605	116,653	32,782	8,292,885

The notes to the financial statements are an integral part of this statement.

West Point City

Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to Statement of Activities For the Year Ended June 30, 2020

Amounts reported for governmental activities in the statement of activities are different because:

Net changes in fund balances - total governmental funds	\$ 1,553,130
---	--------------

Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays exceeded depreciation in the current period.

Capital outlay	2,051,111	
Depreciation expense	<u>(646,272)</u>	
		1,404,839

The repayment of the principal of long-term debt consumes the current financial resources of governmental funds. This transaction, however, does not effect net position. This is the net effect of differences in the treatment of long-term debt and related items.

Retirement of long-term debt	<u>208,000</u>	
		208,000

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Compensated absences	479	
Accrued interest	1,325	
Pension benefit expense	<u>3,797</u>	
		<u>5,601</u>

Change in net position of governmental activities	<u><u>\$ 3,171,570</u></u>
---	----------------------------

The notes to the financial statements are an integral part of this statement.

West Point City
Statement of Revenues, Expenditures, and Changes in Fund Balances
Budget and Actual
General Fund
For the Year Ended June 30, 2020

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
<u>Revenues</u>				
Taxes				
Property tax - real estate	\$ 509,283	509,283	542,498	33,215
Property tax - vehicles	35,000	35,000	38,687	3,687
Sales and use taxes	1,400,000	1,400,000	1,626,927	226,927
Energy and franchise taxes	455,000	455,000	490,187	35,187
Total taxes	2,399,283	2,399,283	2,698,299	299,016
Licenses and permits				
Business licenses	4,000	4,000	9,317	5,317
Building permits	310,000	310,000	310,374	374
Total licenses and permits	314,000	314,000	319,691	5,691
Intergovernmental				
Class C roads	375,000	375,000	410,916	35,916
Total intergovernmental revenue	375,000	375,000	410,916	35,916
Charges for services				
Zoning and subdivision fees	8,000	8,000	34,125	26,125
Recreation fees	90,000	90,000	49,426	(40,574)
Cemetery	17,000	17,000	22,850	5,850
Public safety	-	-	137	137
Miscellaneous	18,000	18,000	11,250	(6,750)
Total charges for services	133,000	133,000	117,788	(15,212)
Miscellaneous				
Donations	2,000	2,000	2,895	895
Miscellaneous	1,000	1,000	3,030	2,030
Interest	20,000	20,000	37,144	17,144
Total miscellaneous	23,000	23,000	43,069	20,069
Total revenues	\$ 3,244,283	3,244,283	3,589,763	345,480

West Point City
Statement of Revenues, Expenditures, and Changes in Fund Balances
Budget and Actual (continued)
General Fund
For the Year Ended June 30, 2020

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
<u>Expenditures</u>				
General government				
Mayor and council	\$ 58,023	58,023	53,971	4,052
Finance	257,104	257,104	204,490	52,614
Administrative	604,257	604,257	507,880	96,377
Total general government	919,384	919,384	766,341	153,043
Public safety				
Public safety	369,231	369,231	364,268	4,963
Planning and development	345,044	345,044	306,814	38,230
Total public safety	714,275	714,275	671,082	43,193
Streets and public works				
Public works	394,583	394,583	320,597	73,986
Total streets and public works	394,583	394,583	320,597	73,986
Parks and recreation				
Parks and cemetery	206,347	206,347	146,956	59,391
Recreation	318,912	318,912	258,437	60,475
Total parks and recreation	525,259	525,259	405,393	119,866
Total expenditures	2,553,501	2,553,501	2,163,413	390,088
Excess revenues over (under) expenditures	690,782	690,782	1,426,350	735,568
<u>Other financing sources (uses)</u>				
Transfers (out)	(1,490,782)	(1,490,782)	(1,403,416)	87,366
Total other financing sources and uses	(1,490,782)	(1,490,782)	(1,403,416)	87,366
Net change in fund balance	(800,000)	(800,000)	22,934	822,934
Fund balances - beginning of year	914,324	914,324	914,324	-
Fund balances - end of year	\$ 114,324	114,324	937,258	822,934

The notes to the financial statements are an integral part of this statement.

West Point City
Statement of Revenues, Expenditures, and Changes in Fund Balances
Budget and Actual
Special Revenue Fund
For the Year Ended June 30, 2020

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
<u>Revenues</u>				
Impact fees	\$ 547,841	547,841	1,237,317	689,476
Grants	1,912,500	1,912,500	1,478,327	(434,173)
Sales and use taxes	100,000	100,000	133,273	33,273
Interest income	-	-	53,500	53,500
Total revenues	2,560,341	2,560,341	2,902,417	342,076
<u>Expenditures</u>				
Class C road expenditures	484,624	484,624	275,823	208,801
Streets and public works	2,389,658	2,389,658	1,495,164	894,494
Intergovernmental	254,601	254,601	620,290	(365,689)
Parks and recreation	1,648	1,648	-	1,648
Total expenditures	3,130,531	3,130,531	2,391,277	739,254
Excess revenues over (under) expenditures	(570,190)	(570,190)	511,140	1,081,330
<u>Other financing sources (uses)</u>				
Transfers in	375,000	375,000	410,916	35,916
Total other financing sources and uses	375,000	375,000	410,916	35,916
Net change in fund balance	(195,190)	(195,190)	922,056	1,117,246
Fund balances - beginning of year	2,550,531	2,550,531	2,550,531	-
Fund balances - end of year	\$ 2,355,341	2,355,341	3,472,587	1,117,246

The notes to the financial statements are an integral part of this statement.

West Point City
Statement of Revenues, Expenditures, and Changes in Fund Balances
Budget and Actual
CDRA Fund
For the Year Ended June 30, 2020

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
<u>Revenues</u>				
Taxes	\$ 140,000	140,000	157,890	17,890
Interest income	-	-	394	394
Total revenues	140,000	140,000	158,284	18,284
<u>Expenditures</u>				
Debt service				
Principal retirement	107,000	107,000	107,000	-
Interest	33,000	33,000	29,977	3,023
Total expenditures	140,000	140,000	136,977	3,023
Excess revenues over (under) expenditures	-	-	21,307	21,307
<u>Other financing sources (uses)</u>				
Transfers in (out)	-	-	-	-
Total other financing sources and uses	-	-	-	-
Net change in fund balance	-	-	21,307	21,307
Fund balances - beginning of year	11,475	11,475	11,475	-
Fund balances - end of year	\$ 11,475	11,475	32,782	21,307

The notes to the financial statements are an integral part of this statement.

West Point City
Statement of Net Position
Proprietary Funds
June 30, 2020

	Business-Type Activities - Enterprise Funds			
	Waste Utility	Water Utility	Storm Utility	Total
<u>Assets</u>				
Current assets				
Cash and cash equivalents	\$ 702,537	2,023,962	1,895,566	4,622,065
Accounts receivable - net	164,672	114,184	20,234	299,090
Prepaid expenses	13,742	13,242	2,499	29,483
Total current assets	880,951	2,151,388	1,918,299	4,950,638
Noncurrent assets				
Land, equipment, buildings, and improvements	4,962,715	5,131,831	5,263,072	15,357,618
Less: Accumulated depreciation	(1,690,845)	(1,176,416)	(892,534)	(3,759,795)
Total noncurrent assets	3,271,870	3,955,415	4,370,538	11,597,823
Total assets	4,152,821	6,106,803	6,288,837	16,548,461
<u>Deferred Outflows of Resources</u>				
Deferred outflows related to pensions	24,890	26,379	11,211	62,480
Total deferred outflows of resources	24,890	26,379	11,211	62,480
<u>Liabilities</u>				
Current liabilities				
Accounts payable	360,077	200,375	81,806	642,258
Accrued liabilities	23,572	27,009	10,774	61,355
Total current liabilities	383,649	227,384	92,580	703,613
Noncurrent liabilities				
Net pension liability	42,694	42,414	22,835	107,943
Total noncurrent liabilities	42,694	42,414	22,835	107,943
Total liabilities	426,343	269,798	115,415	811,556
<u>Deferred Inflows of Resources</u>				
Deferred inflows related to pensions	23,132	26,135	8,704	57,971
Total deferred inflows of resources	23,132	26,135	8,704	57,971
<u>Net Position</u>				
Net invested in capital assets	3,271,870	3,955,415	4,370,538	11,597,823
Restricted - impact fees	175,769	354,335	919,649	1,449,753
Unrestricted	280,597	1,527,499	885,742	2,693,838
Total net position	\$ 3,728,236	5,837,249	6,175,929	15,741,414

The notes to the financial statements are an integral part of this statement.

West Point City
Statement of Revenues, Expenses, and Changes in Fund Net Position
Proprietary Funds
For the Year Ended June 30, 2020

	Business-Type Activities - Enterprise Funds			
	Waste Utility	Water Utility	Storm Utility	Total
Operating Revenues				
Charges for services	\$ 1,819,497	1,608,713	184,592	3,612,802
Connections, penalties, and other fees	15,127	13,785	1,513	30,425
Other income	11,560	-	-	11,560
Total operating revenues	1,846,184	1,622,498	186,105	3,654,787
Operating Expenses				
Personnel services	231,970	270,998	91,203	594,171
Contractual services	1,584,936	855,283	39,902	2,480,121
Maintenance and supplies	73,204	325,177	85,855	484,236
Depreciation and amortization	96,039	143,939	110,202	350,180
Total operating expenses	1,986,149	1,595,397	327,162	3,908,708
Operating income (loss)	(139,965)	27,101	(141,057)	(253,921)
Nonoperating Revenues (Expenses)				
Interest revenue	12,742	32,189	31,845	76,776
Impact fees	150,851	172,010	117,854	440,715
Developer contributions	128,196	-	360,765	488,961
Total nonoperating revenues (expenses)	291,789	204,199	510,464	1,006,452
Change in net position	151,824	231,300	369,407	752,531
Total net position - beginning	3,576,412	5,605,949	5,806,522	14,988,883
Total net position - ending	\$ 3,728,236	5,837,249	6,175,929	15,741,414

The notes to the financial statements are an integral part of this statement.

West Point City
Statement of Cash Flows
Proprietary Funds
For the Year Ended June 30, 2020

	Business-Type Activities - Enterprise Funds			
	Waste Utility	Water Utility	Storm Utility	Total
Cash flows from operating activities				
Receipts from customers	\$ 1,852,287	1,633,997	185,956	3,672,240
Payments to suppliers	(1,441,314)	(1,180,222)	(47,715)	(2,669,251)
Payments to employees	(232,644)	(271,775)	(91,426)	(595,845)
Net cash provided (used) by operating activities	<u>178,329</u>	<u>182,000</u>	<u>46,815</u>	<u>407,144</u>
Cash flows from noncapital financing activities				
Impact fees	150,851	172,010	117,854	440,715
Net cash provided (used) by noncapital financing activities	<u>150,851</u>	<u>172,010</u>	<u>117,854</u>	<u>440,715</u>
Cash flows from capital and related financing activities				
Purchases of capital assets	(379,513)	(3,099)	(24,100)	(406,712)
Net cash provided (used) by capital and related financing activities	<u>(379,513)</u>	<u>(3,099)</u>	<u>(24,100)</u>	<u>(406,712)</u>
Cash flows from investing activities				
Interest and dividends received	12,742	32,189	31,846	76,777
Net cash provided (used) by investing activities	<u>12,742</u>	<u>32,189</u>	<u>31,846</u>	<u>76,777</u>
Net increase (decrease) in cash and cash equivalents	(37,591)	383,100	172,415	517,924
Cash and cash equivalents - beginning	740,128	1,640,862	1,723,151	4,104,141
Cash and cash equivalents - ending	<u>\$ 702,537</u>	<u>2,023,962</u>	<u>1,895,566</u>	<u>4,622,065</u>
Reconciliation of operating income to net cash provided (used) by operating activities				
Operating income (loss)	<u>\$ (139,965)</u>	<u>27,101</u>	<u>(141,057)</u>	<u>(253,921)</u>
Adjustments to reconcile operating income to net cash provided (used) by operating activities:				
Depreciation expense	96,039	143,939	110,202	350,180
(Increase) decrease in accounts receivable	6,103	11,499	(149)	17,453
(Increase) decrease in prepaid expenses	(107)	(186)	(144)	(437)
(Increase) decrease in deferred outflows	12,211	13,615	4,225	30,051
Increase (decrease) in accounts payable	222,149	6,952	80,163	309,264
Increase (decrease) in net pension liability	(30,715)	(35,351)	(10,142)	(76,208)
Increase (decrease) in deferred inflows	17,830	20,959	5,694	44,483
Increase (decrease) in accrued liabilities	(5,216)	(6,528)	(1,977)	(13,721)
Total adjustments	<u>318,294</u>	<u>154,899</u>	<u>187,872</u>	<u>661,065</u>
Net cash provided (used) by operating activities	<u>\$ 178,329</u>	<u>182,000</u>	<u>46,815</u>	<u>407,144</u>
Noncash capital and financing activities:				
Contribution of capital assets from private developers	\$ 128,196	-	360,765	488,961

The notes to the financial statements are an integral part of this statement.

NOTES TO FINANCIAL STATEMENTS

West Point City
Notes to Financial Statements
For the Year Ended June 30, 2020

Note 1 - Summary of Significant Accounting Policies

West Point City (the City) was incorporated in 1935. The City operates under a manager/council form of government and provides the following services as authorized by its charter: public safety, streets and highways, public utilities, parks and recreation, and general administrative services. The financial statements of West Point City have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant policies.

A. Reporting entity

The City is a municipal corporation governed by an elected mayor and a five member council. The accompanying financial statements present the government and its component units, entities for which the City is considered to be financially accountable. Blended component units are, in substance, part of the primary government's operations, even though they are legally separate entities. Thus, blended component units are appropriately presented as funds of the primary government. Each discretely presented component unit is reported in a separate column in the government-wide financial statements to emphasize that it is legally separate from the government.

Blended component units. The following entities are blended in the accompanying basic financial statements:

West Point City Redevelopment Agency (CRDA)

Blending means that component unit balances and transactions are combined with balances and transactions of the primary government. Although legally separate from the City, the above component unit is blended because they are governed by boards comprised of the City council members. The City retains fiscal responsibility for this entity. This entity is reported as a special revenue fund.

B. Description of Government-wide and fund financial statements

The government-wide financial statements (i.e., the statement of net position and the statement of changes in net position) report information on all of the non-fiduciary activities of the primary government and its component units. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support. Likewise, the *primary government* is reported separately from certain legally separate *component units* for which the primary government is financially accountable.

Note 1 - Summary of Significant Accounting Policies - continued

C. Basis of presentation - government-wide financial statements

While separate government-wide and fund statements are presented, they are interrelated. The governmental activities column incorporates data from governmental funds and internal service funds, while business-type activities incorporate data from the government's enterprise funds. Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from government-wide financial statements.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are: 1) reasonable allocation of costs where the amounts are reasonably equivalent in value to the interfund services provided and 2) other charges between the government's General Fund and utility functions and various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

D. Basis of presentation - fund financial statements

The fund financial statements provide information about the government's funds, including its fiduciary funds and blended component units. Separate statements for each fund category - governmental, proprietary, and fiduciary - are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as nonmajor funds. Major individual governmental and enterprise funds are reported as separate columns in the fund financial statements.

The City reports the following major governmental funds:

The *general fund* is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The *special revenue fund* is used to account for the proceeds of specific revenue sources, impact fees, that are legally restricted for the construction and maintenance of infrastructure assets of the City.

The *capital projects fund* is used to account for financial resources used in the acquisition and construction of major capital improvements.

The *debt service fund* is used to account for the accumulation of resources for, and the payment of, general long-term debt principal, interest, and related costs (other than those of the proprietary funds).

The *CDRA fund* is used to account for redevelopment agency transactions conducted by the City, including property acquisition, site improvements, preparation, cost, installation of public improvements, and administration cost.

Note 1 - Summary of Significant Accounting Policies - continued

The City reports the following major enterprise funds:

The *waste utility fund* accounts for the operations of the City's sewer system.

The *water utility fund* accounts for the operations of the City's water system.

The *storm water utility fund* accounts for the operations of the City's storm drain system.

During the course of operations, the government has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due to/from other funds and advances to/from other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities (i.e., the governmental and internal service funds) are eliminated so that only the net amount is included as internal balances in the governmental activities column. Similarly, balances between the funds included in business-type activities (i.e., the enterprise funds) are eliminated so that only the net amount is included as internal balances in the business-type activities column.

Further, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements, these amounts are reported at gross amounts as transfers in/out. While reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column. Similarly, balances between the funds included in business-type activities are eliminated so that only the net amount is included as transfers in the business-type activities column.

E. Measurement focus and basis of accounting

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as current *financial resources* or *economic resources*. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

West Point City
Notes to Financial Statements-continued
For the Year Ended June 30, 2020

Note 1 - Summary of Significant Accounting Policies - continued

The governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period, or soon enough thereafter, to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisition under capital leases are reported as other financing sources.

Property taxes, sales taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year end). Expenditure driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year end). All other revenue items are considered to be measurable and available only when cash is received by the government.

F. Assets, liabilities, deferred outflows/inflows of resources, and net position/fund balance

1. Deposits and investments

The City's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

State statutes authorize the City to invest in obligations of the U.S. Treasury, commercial paper, corporate bonds, repurchase agreements, and the State Treasurer's Investment Pool.

Investments for the City are reported at fair value. The State Treasurer's Investment Pool operates in accordance with appropriate state laws and regulations. The reported value of the pool is the same as the fair value of the pool shares.

Certain resources of the City's governmental funds are set aside for repayment of debt, capital projects, impact fees, and cemetery perpetual care.

Note 1 - Summary of Significant Accounting Policies - continued

2. Prepaid items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

3. Receivables

All trade, property, sales, and franchise tax receivables are shown net of an allowance for uncollectable. Trade accounts receivable in excess of 180 days comprise the trade accounts receivable allowance for uncollectable.

Property taxes are collected by the County Treasurer and remitted to the City shortly after collection. Property taxes are levied based on property values as of January 1 of each year, with liens posted as of the same date. Taxes are due and payable on November 1 and delinquent after 12 o'clock noon on November 30 of each year.

Sales taxes are collected by the State Tax Commission and remitted to the City monthly.

Franchise taxes are collected by telephone, natural gas and electric utilities, and by cable TV operations and are remitted to the City monthly.

This section intentionally left blank.

Note 1 - Summary of Significant Accounting Policies - continued

4. Capital assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, sidewalks, and similar items), are reported in the applicable government or business-type activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation. Prior to July 1, 2003, governmental funds' infrastructure assets were not capitalized.

Interest incurred during the construction phase of capital assets of enterprise funds is included as part of the capitalized value of the assets constructed. The amount of interest capitalized depends on the specific circumstances.

In the case of the initial capitalization of general infrastructure assets (i.e., those reported by governmental activities), the government chose to include all such items regardless of their acquisition date or amount. The government was able to estimate the historical cost for the initial reporting of these assets through back trending (i.e., estimating the current replacement cost of the infrastructure to be capitalized and using an appropriate price-level index to deflate the cost to the acquisition year or estimated acquisition year). As the government constructs or acquires additional capital assets each period, including infrastructure assets, they are capitalized and reported at historical cost. The reported value excludes normal maintenance and repairs which are essentially amounts spent in relation to capital assets that do not increase the capacity or efficiency of the item or increase its estimated useful life. Donated capital assets are recorded at their estimated fair value at the date of donation.

Land and construction in progress are not depreciated. Property, plant, equipment, and infrastructure of the primary government, as well as the component units, is depreciated using the straight line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Buildings and improvements	20 - 50
Sewer collection system	50
Water distribution system	50
Infrastructure and improvements	20 - 40
Machinery and equipment	5 - 10
Other improvements	10 - 40

Note 1 - Summary of Significant Accounting Policies - continued

5. Unearned revenue

Unearned revenue for the City represents amounts received on grants whose purpose restrictions have not been met. Revenue is recognized on restricted grants only when all restrictions on those funds are satisfied.

6. Deferred outflows/inflows of resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future periods and so will not be recognized as an outflow of resources (expense/ expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to future periods and so will not be recognized as an inflow of resources (revenue) until that time. Property taxes to be collected in November were unavailable in the current fiscal year. This amount is deferred and recognized as an inflow of resources in the period that the amounts become available.

7. Long-term obligations

In the government-wide financial statements and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts, as well as issuance costs, are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are reported as deferred charges and amortized over the term of the related debt.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

8. Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Utah Retirement Systems Pension Plan (URS) and additions to/ deductions from URS's fiduciary net position have been determined on the same basis as they are reported by URS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Note 1 - Summary of Significant Accounting Policies - continued

9. Net position flow assumption

Sometimes the government will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

10. Fund balance flow assumptions

Sometimes the government will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

11. Fund balance/net position policies

Government-wide financial statements

Equity is classified in the government-wide financial statements as net position and is displayed in three components:

Net investment in capital assets - Capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balance of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Restricted net position - Net position with constraints placed on the use either by (1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation.

Unrestricted net position - All other net position that does not meet the definition of "restricted" or "net investment in capital assets."

Note 1 - Summary of Significant Accounting Policies - continued

11. Fund balance/net position policies - continued

Fund financial statements

In the fund financial statements governmental fund equity is classified as fund balance. Fund balance is further classified as Nonspendable, Restricted, Committed, Assigned, or Unassigned. Descriptions of each follow:

Nonspendable fund balance - Amounts that cannot be spent because they are either (a) not in spendable form, or (b) legally or contractually required to be maintained intact.

Restricted fund balance - Amounts restricted by enabling legislation. Also reported if, (a) externally imposed by creditors, grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation.

Committed fund balance - Amounts that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision making authority, the City Council. The commitment can only be removed through the same action.

Assigned fund balance - Amounts that are constrained by the government's intent to be used for specific purposes, but are neither restricted nor committed. This intent is expressed by either the City Council or delegated by the City Council to the City Manager. This also includes all remaining amounts that are reported in governmental funds, other than the General Fund, that are not classified as nonspendable, restricted, nor committed or in the General Fund, that are intended to be used for specific purposes.

Unassigned fund balance - Residual classification of the General Fund. This classification represents fund balance that has not been assigned to other funds and that has not been restricted, committed, or assigned to a specific purpose within the General Fund.

It is the City's policy to apply expenditures first to committed fund balance, then assigned, and finally unassigned.

G. Revenues and expenditures/expenses

1. Program revenues

Amounts reported as program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions (including special assessments) that are restricted to meeting the operational or capital requirements of a particular function or segment. All taxes, including those dedicated for specific purposes, and other internally dedicated resources are reported as general revenues rather than as program revenues.

Note 1 - Summary of Significant Accounting Policies - continued

2. Property taxes

Property taxes attach as an enforceable lien on real property on January 1st of each year. Taxes are levied on property owners in July and are payable by November 30th. Collections are periodically distributed to the taxing entities, with final settlement due March 31st of the subsequent year. The City records a receivable and deferred revenue for delinquent taxes, but no allowance for doubtful accounts is made as uncollected taxes are deemed to be substantially collectible or recoverable through foreclosure.

3. Compensated absences

City employees are granted vacation and sick leave in varying amounts based on length of service. Unused vacation up to 240 hours may carryover into the next year and is paid upon termination.

Sick leave shall be paid for any unused sick leave if the employee has been employed full-time for 5 years or more. The City will pay one-third the outstanding balance at the employee's last pay rate.

The government's policy permits employees to accumulate earned but unused vacation benefits, which are eligible for payment upon separation from government service. The liability for such leave is reported as incurred in the government-wide and proprietary fund financial statements. A liability for those amounts is recorded in the governmental funds only if the liability has matured as a result of employee resignations or retirements. The liability for compensated absences includes salary-related benefits, where applicable.

4. Proprietary funds: operating and nonoperating revenues and expenses

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the utility funds are charges to customers for sales and services. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

West Point City
Notes to Financial Statements-continued
For the Year Ended June 30, 2020

Note 2 - Stewardship, Compliance, and Accountability

A. Budgetary information

Budgets are prepared and adopted, in accordance with State law, by West Point City Council on a basis consistent with accounting principles generally accepted in the United States of America. Annual appropriated budgets are adopted for the general, special revenue, capital projects, and debt service funds. Tentative budgets must be adopted on or before June 22nd for the following fiscal year, beginning July 1. Final adoption of the budget must be no later than August 17th. Budgets may be increased by resolution of the City Council at any time during the year. A public hearing must be held regarding any proposed increase in a fund's appropriations. The budget is adopted by fund, function, and department. The government's department heads may make transfers of appropriations within a department. Transfers of appropriations between departments require the approval of the City Council. The legal level of budgetary control is the function level. Appropriations lapse at June 30. During the current year, there were not any supplemental appropriations made to the general fund expenditures.

Budgets for the General Fund, Special Revenue Funds and Capital Projects Funds are prepared on the modified accrual basis of accounting. Encumbrances are used only as an internal management control device during the year. Appropriations lapse at year end. Therefore encumbrances are not reflected in the accompanying financial statements. However, encumbrances generally are reappropriated and honored as part of the following year's budget. The Council made several supplemental budgetary appropriations throughout the year. Budget and actual statements for funds reported as major are included in this report. The supplemental budgetary appropriations made in nonmajor funds were not material. During the current year, there were no expenditures that exceeded appropriations.

Utah State law allows for the accumulation of a fund balance in the general fund in an amount equal to 25% of the total current year revenue of the General Fund. In the event that the fund balance, at the end of the fiscal year, is in excess of that allowed, the City has one year, to determine an appropriate use and then the excess must be included as an available resource in the General Fund budget. At year end, the City's unassigned general fund balance was \$897,173 which is 25% of current year revenue.

This section intentionally left blank.

West Point City
Notes to Financial Statements-continued
For the Year Ended June 30, 2020

Note 3 - Detailed Notes on all Funds

A. Deposits and investments

The City follows the requirements of the Utah Money Management Act (Utah Code , Title 51, Chapter 7) in handling its depository and investment transactions. The Act requires the depositing of Entity funds in a qualified depository. The Act defines a qualified depository as any financial institution whose deposits are insured by an agency of the Federal Government and which has been certified by the State Commissioner of Financial Institutions as meeting the requirements of the Act and adhering to the rules of the Utah Money Management Council.

Deposits

Custodial Credit Risk - Deposits - Custodial credit risk for deposits is the risk that in the event of a bank failure, the local government's deposits may not be recovered. The local government's policy for managing custodial credit risk is to adhere to the Money Management Act. As of June 30, 2020, \$1,836,614 of the local government's bank balances of \$2,086,614 were uninsured and uncollateralized.

Investments

The State of Utah Money Management Council has the responsibility to advise the State Treasurer about investment policies, promote measures and rules that will assist in strengthening the banking and credit structure of the state, and review the rules adopted under the authority of the State of Utah Money Management Act that relate to the deposit and investment of public funds.

The Money Management Act defines the types of securities authorized as appropriate investments for the City's funds and the conditions for making investment transactions. Investment transactions may be conducted only through qualified depositories, certified dealers, or directly with issuers of the investment securities.

Statutes authorize the City to invest in negotiable or nonnegotiable deposits of qualified depositories and permitted negotiable depositories; repurchase and reverse repurchase agreements; commercial paper that is classified as "first tier" by two nationally recognized statistical rating organizations; bankers' acceptances; obligations of the United States Treasury including bills, notes, and bonds; obligations, other than mortgage derivative products, issued by U.S. government sponsored enterprises (U.S. Agencies) such as the Federal Home Loan Bank System, Federal Home Loan Mortgage Corporation (Freddie Mac), and Federal National Mortgage Association (Fannie Mae); bonds, notes, and other evidence of indebtedness of political subdivisions of the State; fixed rate corporate obligations and variable rate securities rated "A" or higher, or the equivalent of "A" or higher, by two nationally recognized statistical rating organizations; shares or certificates in a money market mutual fund as defined in the Money Management Act; and the Utah State Public Treasurers' Investment Fund.

West Point City
Notes to Financial Statements-continued
For the Year Ended June 30, 2020

Note 3 - Detailed Notes on all Funds - continued

The Utah State Treasurer's Office operates the Public Treasurers' Investment Fund (PTIF). The PTIF is available for investment of funds administered by any Utah public treasurer and is not registered with the SEC as an investment company. The PTIF is authorized and regulated by the Money Management Act (Utah Code , Title 51, Chapter 7). The Act established the Money Management Council which oversees the activities of the State Treasurer and the PTIF and details the types of authorized investments. Deposits in the PTIF are not insured or otherwise guaranteed by the State of Utah, and participants share proportionally in any realized gains or losses on investments.

The PTIF operates and reports to participants on an amortized cost basis. The income, gains, and losses of the PTIF, net of administration fees, are allocated based upon the participant's average daily balance. The fair value of the PTIF investment pool is approximately equal to the value of the pool shares.

Fair Value of Investments - The City measures and records its investments using fair value measurement guidelines established by generally accepted accounting principles. These guidelines recognize a three-tiered fair value hierarchy, as follows:

- Level 1: Quoted prices for identical investments in active markets;
- Level 2: Observable inputs other than quoted market prices; and,
- Level 3: Unobservable inputs.

	Total investments measured at fair value		
	Level 1	Level 2	Level 3
Investments by fair value level			
Utah Public Treasurers' Investment Fund	\$ -	12,127,293	-
Total investments measured at fair value	<u>\$ -</u>	<u>12,127,293</u>	<u>-</u>

Debt and equity securities classified in Level 1 are valued using prices quoted in active markets for those securities. Debt and equity securities classified in Level 2 are valued using the following approaches:

- U.S. Treasuries, U.S. Agencies, and Commercial Paper: quoted prices for identical securities in markets that are not active;
- Corporate and Municipal Bonds: quoted prices for similar securities in active markets;
- Money Market, Bond, and Equity Mutual Funds: published fair value per share (unit) for each fund;
- Utah Public Treasurers' Investment Fund: application of the December 31 fair value factor, as calculated by the Utah State Treasurer, to the Entity's average daily balance in the Fund.

West Point City
Notes to Financial Statements-continued
For the Year Ended June 30, 2020

Note 3 - Detailed Notes on all Funds - continued

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The City's policy for managing its exposure to fair value loss arising from increasing interest rates is to comply with the State's Money Management Act. Section 51-7-11 of the Money Management Act requires that the remaining term to maturity of investments may not exceed the period of availability of the funds to be invested. The Act further limits the remaining term to maturity on all investments in commercial paper, bankers' acceptances, fixed rate negotiable deposits, and fixed rate corporate obligations to 270 days - 15 months or less. The Act further limits the remaining term to maturity on all investments in obligations of the United States Treasury; obligations issued by U.S. government sponsored enterprises; and bonds, notes, and other evidence of indebtedness of political subdivisions of the State to 5 years. In addition, variable rate negotiable deposits and variable rate securities may not have a remaining term to final maturity exceeding 3 years.

As of June 30, 2020, the City's investments had the following maturities:

	Investment Maturities (in years)		
	Less than 1	1-5	6 or more
Investments by fair value level			
Utah Public Treasurers' Investment Fund	\$ 12,127,293	-	-
Total investments measured at fair value	\$ 12,127,293	-	-

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The City's policy for reducing its exposure to credit risk is to comply with the State's Money Management Act, as previously discussed.

	Quality Ratings		
	AA	A	Unrated
Investments by fair value level			
Utah Public Treasurers' Investment Fund	\$ -	-	12,127,293
Total investments measured at fair value	\$ -	-	12,127,293

Concentration of credit risk is the risk of loss attributed to the magnitude of a government's investment in a single issuer. The City's policy for reducing this risk of loss is to comply with the Rules of the Money Management Council. Rule 17 of the Money Management Council limits investments in a single issuer of commercial paper and corporate obligations to 5-10% depending upon the total dollar amount held in the portfolio.

Custodial Credit Risk - Investments - For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments that are in the possession of an outside party. The local government is authorized to invest in the Utah Public Treasurer's Investment Fund (PTIF), an external pooled investment fund managed by the Utah State Treasurer and subject to the Act and Council requirements. The PTIF is not registered with the SEC as an investment company, and deposits in the PTIF are not insured or otherwise guaranteed by the State of Utah. The PTIF operates and reports to participants on an amortized cost basis. The income, gains, and losses, net of administration fees, of the PTIF are allocated based upon the participants' average daily balances.

West Point City
Notes to Financial Statements-continued
For the Year Ended June 30, 2020

Note 3 - Detailed Notes on all Funds - continued

B. Receivables

Receivables as of year end for the government's general and enterprise funds are as follows:

	<u>Governmental</u>	<u>Enterprise</u>	<u>Total</u>
Accounts	\$ -	306,854	306,854
Less: Allowance for uncollectable	-	(7,764)	(7,764)
Grants	881,612	-	881,612
Property tax	6,502	-	6,502
Sales and energy tax	324,268	-	324,268
B & C road revenue	70,554	-	70,554
Deferred property tax revenue	695,405	-	695,405
Franchise tax	55,229	-	55,229
Telecommunications	7,175	-	7,175
	<u>\$ 2,040,745</u>	<u>299,090</u>	<u>2,339,835</u>

Governmental funds report deferred revenue in connection with receivables for revenues that are not considered to be available to liquidate liabilities of the current period.

Governmental funds report deferred revenue in connection with receivables for revenues that are not considered to be available to liquidate liabilities of the current period. Governmental funds also defer revenue recognition in connection with resources that have been received, but not yet earned. At the end of the current fiscal year, the various components of deferred revenue and unearned revenue reported in the governmental funds were as follows:

	<u>Unavailable</u>	<u>Unearned</u>
Property taxes	\$ 695,405	-
CARES Act Grant	-	318,362
Total deferred / unearned revenue for governmental funds	<u>\$ 695,405</u>	<u>\$ 318,362</u>

West Point City
Notes to Financial Statements-continued
For the Year Ended June 30, 2020

Note 3 - Detailed Notes on all Funds - continued

C. Capital assets

Capital asset activity for the year ended June 30, 2020 was as follows:

Primary government	Beginning			Ending
Governmental activities	Balance	Increases	Decreases	Balance
Capital assets not being depreciated:				
Land	\$ 3,924,790	-	-	3,924,790
Construction in progress	57,037	822,906	-	879,943
Total capital assets not being depreciated	3,981,827	822,906	-	4,804,733
Capital assets being depreciated				
Buildings	2,163,653	-	-	2,163,653
Improvements	2,583,594	-	-	2,583,594
Machinery and equipment	1,375,962	123,305	-	1,499,267
Intangibles	-	8,987	-	8,987
Infrastructure	21,172,751	1,095,913	-	22,268,664
Total capital assets being depreciated	27,295,960	1,228,205	-	28,524,165
Less accumulated depreciation for				
Buildings	1,114,077	70,232	-	1,184,309
Improvements	600,182	51,218	-	651,400
Machinery and equipment	1,031,790	94,495	-	1,126,285
Intangibles	-	2,746	-	2,746
Infrastructure	2,843,683	427,581	-	3,271,264
Total accumulated depreciation	5,589,732	646,272	-	6,236,004
Total capital assets, being depreciated, net	21,706,228	581,933	-	22,288,161
Governmental activities capital assets, net	\$ 25,688,055	1,404,839	-	27,092,894
Business-type activities				
Capital assets not being depreciated				
Land	\$ 158,040	-	-	158,040
Construction in progress	-	9,693	-	9,693
Total capital assets not being depreciated	158,040	9,693	-	167,733
Capital assets being depreciated				
Buildings	60,000	-	-	60,000
Improvements	13,641,019	865,376	-	14,506,395
Machinery and equipment	602,882	20,608	-	623,490
Total capital assets being depreciated	14,303,901	885,984	-	15,189,885
Less accumulated depreciation for				
Buildings	32,460	1,905	-	34,365
Improvements	2,895,802	318,063	-	3,213,865
Machinery and equipment	481,355	30,211	-	511,566
Total accumulated depreciation	3,409,617	350,179	-	3,759,796
Total capital assets, being depreciated, net	10,894,284	535,805	-	11,430,089
Business-type activities capital assets, net	\$ 11,052,324	545,498	-	11,597,822

West Point City
Notes to Financial Statements-continued
For the Year Ended June 30, 2020

Note 3 - Detailed Notes on all Funds - continued

C. Capital assets - continued

Depreciation expense was charged to functions/programs of the primary government as follows:

Governmental activities	
General government	\$ 224,376
Public works	338,605
Parks and community services	83,291
Total depreciation expense - governmental activities	<u>646,272</u>
Business-type activities	
Waste Utility	96,039
Water Utility	143,938
Storm Water Utility	110,202
Total depreciation expense - business-type activities	<u>350,179</u>
Total depreciation expense	<u><u>\$ 996,451</u></u>

D. Interfund transfers

	Transfers Out					Total
	General	Special	Capital	Waste	Water	
Transfers In	Fund	Revenue	Projects	Utility	Fund	
Special Revenue Fund	\$ 410,916	-	-	-	-	410,916
Capital projects	885,500	-	-	-	-	885,500
Debt service	107,000	-	-	-	-	107,000
Total transfer in	<u>\$ 1,403,416</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,403,416</u>

Interfund receivables and payables are created when expenditures are paid by one fund on behalf of another. In addition, allocations of expenditures between funds are recorded as due to/from until paid. Transfers between funds are to fund operating expenditures and capital projects.

During the year, transfers are used to 1) move revenues from the fund with collection authorization to the debt service fund as debt service principal and interest payments become due, 2) move general fund resources to provide an annual subsidy to the capital projects fund, and 3) move revenues from the general fund relating to Class C roads to the special revenue fund.

West Point City
Notes to Financial Statements-continued
For the Year Ended June 30, 2020

Note 3 - Detailed Notes on all Funds - continued

E. Long-term debt

Long-term liability activity for the year ended June 30, 2020 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities					
Revenue bonds	\$ 1,145,000	-	(208,000)	937,000	214,000
Net pension liability	339,194	-	(172,988)	166,206	-
Compensated absences	78,516	100,344	(100,823)	78,037	62,430
Total long-term liabilities	<u>\$ 1,562,710</u>	<u>100,344</u>	<u>(481,811)</u>	<u>1,181,243</u>	<u>276,430</u>
	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Business-type activities					
Net pension liability	\$ 184,151	-	(76,208)	107,943	-
Total long-term liabilities	<u>\$ 184,151</u>	<u>-</u>	<u>(76,208)</u>	<u>107,943</u>	<u>-</u>

Revenue bonds issued at June 30, 2020 consist of the following:

Series	Purpose	Amount	Range	Date	Outstanding
2014	Refunding bonds for series 2001 excise tax bonds. Used to finance the acquisition and construction of major capital facilities.	\$ 751,000	1.990%	2022	\$ 209,000
2016	Sales tax revenue bonds. Used to finance the acquisition and construction of major capital facilities.	\$ 1,136,000	3.590%	2026	728,000
					<u>\$ 937,000</u>

Years	Tax Revenue Bonds	
Ending June 30	Principal	Interest
2021	\$ 214,000	29,269
2022	221,000	23,205
2023	119,000	18,022
2024	123,000	13,750
2025	128,000	9,334
2026 - there after	132,000	4,739
Total	<u>\$ 937,000</u>	<u>98,319</u>

Note 3 - Detailed Notes on all Funds - continued

Advance and current refunding

In 2014, the government issued \$751,000 of excise tax revenue refunding bonds to provide resources to purchase securities that were placed in an irrevocable trust for the purpose of generating resources for all future debt service payments of \$725,000 on excise tax revenue bonds. As a result, the refunded bonds are considered to be defeased and the liability has been removed from the governmental activities column of the statement of net position. This advance refunding originally reduced total debt service payments \$46,344. The outstanding principal balance of the defeased bond as of June 30, 2020 was \$205,000.

Note 4 - Other Information

A. Risk management

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance.

Amounts received or receivable from grantor agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time although the City expects such amounts, if any, to be immaterial.

B. Pension plans

General Information about the Pension Plan

Plan description: Eligible plan participants are provided with pensions through the Utah Retirement Systems. The Utah Retirement Systems are comprised of the following pension trust funds:

Defined benefit plans:

- Public Employees Noncontributory Retirement System (Noncontributory System); is a multiple employer, cost sharing, public employee retirement system.
- Tier 2 Public Employees Contributory Retirement System (Tier 2 Public Employees System); is a multiple employer, cost sharing, public employee retirement system.

The Tier 2 Public Employees System became effective July 1, 2011. All eligible employees beginning on or after July 1, 2011, who have no previous service credit with any of the Utah Retirement Systems, are members of the Tier 2 Retirement System.

West Point City
Notes to Financial Statements-continued
For the Year Ended June 30, 2020

Note 4 - Other Information - continued

B. Pension plans - continued

The Utah Retirement Systems (Systems) are established and governed by the respective sections of Title 49 of the Utah Code Annotated 1953, as amended. The Systems' defined benefit plans are amended statutorily by the State Legislature. The Utah State Retirement Office Act in Title 49 provides for the administration of the Systems under the direction of the Board, whose members are appointed by the Governor. The Systems are fiduciary funds defined as pension (and other employee benefit) trust funds. URS is a component unit of the State of Utah. Title 49 of the Utah Code grants the authority to establish and amend the benefit terms. URS issues a publicly available financial report that can be obtained by writing Utah Retirement Systems, 560 E. 200 S, Salt Lake City, Utah 84102 or visiting the website: www.urs.org/general/publications.

Benefits provided: URS provides retirement, disability, and death benefits. Retirement benefits are as

Summary of Benefits by System

System	Final Average Salary	Years of service required and/or age eligible for benefit	Benefit percent per year of service	COLA**
Non- contributory	Highest 3 years	30 years any age 25 years any age * 20 years age 60* 10 years age 62* 4 years age 65	2.0% per year all years	Up to 4%
Tier 2 Public Employees System	Highest 5 years	35 years any age 20 years any age 60* 10 years age 62* 4 years age 65	1.5% per year all years	Up to 2.5%

* With actuarial reductions

** All post-retirement cost-of-living adjustments are non-compounding and are based on the original benefit except for Judges, which is a compounding benefit. The cost-of-living adjustments are also limited to the actual Consumer Price Index (CPI) increase for the year, although unused CPI increases not met may be carried forward to subsequent years.

Contribution Rate Summary: As a condition of participation in the Systems, employers and/or employees are required to contribute certain percentages of salary and wages as authorized by statute and specified by the URS Board. Contributions are actuarially determined as an amount that, when combined with employee contributions (where applicable) is expected to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded actuarial accrued liability. Contribution rates as of June 30, 2020 are as follows:

West Point City
Notes to Financial Statements-continued
For the Year Ended June 30, 2020

Note 4 - Other Information - continued

B. Pension plans - continued

Utah Retirement Systems

	Employee	Employer	Employer 401(k)
Contributory System			
111- Local Governmental Division Tier 2	N/A	15.66	1.03
Noncontributory System			
15- Local Governmental Division Tier 1	N/A	18.47	N/A
Tier 2 DC Only			
211 - Local Government	N/A	6.69	10.00

Tier 2 rates include a statutory required contribution to finance the unfunded actuarial accrued liability of the Tier 1 plans.

For fiscal year ended June 30, 2020, the employer and employee contributions to the Systems were as follows:

System	Employer Contributions	Employee Contributions
Noncontributory System	\$ 97,591	N/A
Tier 2 Public Employees System	71,031	-
Tier 2 DC Only System	1,773	N/A
Total Contributions	\$ 170,395	\$ -

Contributions reported are the URS Board approved required contributions by System. Contributions in the Tier 2 Systems are used to finance the unfunded liabilities in the Tier 1 Systems.

West Point City
Notes to Financial Statements-continued
For the Year Ended June 30, 2020

Note 4 - Other Information - continued

B. Pension plans - continued

Combined Pension Assets, Liabilities, Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At June 30, 2020, we reported a net pension asset of \$0 and a net pension liability of \$274,149.

	(Measurement Date): December 31, 2019				
	Net Pension Asset	Net Pension Liability	Proportionate Share	Proportionate Share 12/31/18	Change (decrease)
Noncontributory System	\$ -	267,177	0.07089050%	0.06914770%	0.0017428%
Tier 2 Public Employees System	\$ -	14,160	0.03100040%	0.03306250%	-0.0020621%
	<u>\$ -</u>	<u>281,337</u>			

The net pension asset and liability was measured as of December 31, 2019, and the total pension liability used to calculate the net pension asset and liability was determined by an actuarial valuation as of January 1, 2019 and rolled-forward using generally accepted actuarial procedures. The proportion of the net pension asset and liability is equal to the ratio of the employer's actual contributions to the Systems during the plan year over the total of all employer contributions to the System during the plan year.

For the year ended June 30, 2020 we recognized pension expense of \$164,915.

At June 30, 2020 we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 26,253	6,231
Changes in assumptions	31,274	200
Net difference between projected and actual earnings on pension plan investments	-	140,474
Changes in proportion and differences between contributions and proportionate share of contributions	10,458	15,661
Contributions subsequent to the measurement date	83,163	-
Total	<u>\$ 151,148</u>	<u>162,566</u>

West Point City
Notes to Financial Statements-continued
For the Year Ended June 30, 2020

Note 4 - Other Information - continued

B. Pension plans - continued

\$83,163 reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2019. These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended December 31,	Deferred Outflows (inflows) of Resources
2020	\$ (19,663)
2021	(31,774)
2022	5,308
2023	(52,843)
2024	669
Thereafter	3,721

Noncontributory System Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources

For the year ended June 30, 2020 we recognized pension expense of \$125,751.

At June 30, 2020 we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 24,303	3,838
Changes in assumptions	28,297	-
Net difference between projected and actual earnings on pension plan investments	-	135,114
Changes in proportion and differences between contributions and proportionate share of contributions	5,724	15,661
Contributions subsequent to the measurement date	46,484	-
Total	<u>\$ 104,808</u>	<u>154,613</u>

West Point City
Notes to Financial Statements-continued
For the Year Ended June 30, 2020

Note 4 - Other Information - continued

B. Pension plans - continued

\$46,484 reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2019. These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended December 31,	Deferred Outflows (inflows) of Resources
2020	\$ (18,885)
2021	(31,101)
2022	5,066
2023	(51,368)
2024	-
Thereafter	-

Tier 2 Public Employees System Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources

For the year ended June 30, 2020 we recognized pension expense of \$39,164.

At June 30, 2020 we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 1,950	2,393
Changes in assumptions	2,977	200
Net difference between projected and actual earnings on pension plan investments	-	5,360
Changes in proportion and differences between contributions and proportionate share of contributions	4,734	-
Contributions subsequent to the measurement date	36,679	-
Total	<u>\$ 46,340</u>	<u>7,953</u>

West Point City
Notes to Financial Statements-continued
For the Year Ended June 30, 2020

Note 4 - Other Information - continued

B. Pension plans - continued

\$36,679 reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2019. These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended December 31,	Deferred Outflows (inflows) of Resources
2020	\$ (778)
2021	(673)
2022	242
2023	(1,475)
2024	669
Thereafter	3,721

Actuarial Assumptions

The total pension liability in the December 31, 2019, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.50 percent
Salary Increases	3.25 - 9.75 percent average, including inflation
Investment rate of return	6.95 percent, net of pension plan investment expense, including inflation

Mortality rates were developed from actual experience and mortality tables, based on gender, occupation and age, as appropriate, with adjustments for future improvement in mortality based on Scale AA, a model developed by the Society of Actuaries.

The actuarial assumptions used in the January 1, 2019, valuation were based on the results of an actuarial experience study for the five year period ending December 31, 2016.

West Point City
Notes to Financial Statements-continued
For the Year Ended June 30, 2020

Note 4 - Other Information - continued

B. Pension plans - continued

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Expected Return Arithmetic Basis		
	Target Asset Allocation	Real Return Arithmetic Basis	Long-Term expected portfolio real rate of return
Equity Securities	40%	6.15%	2.46%
Debt Securities	20%	0.40%	0.08%
Real Assets	15%	5.75%	0.86%
Private equity	9%	9.95%	0.90%
Absolute Return	16%	2.85%	0.46%
Cash and cash equivalents	0%	0.00%	0.00%
Totals	100%		4.76%
Inflation			2.50%
Expected arithmetic nominal return			7.26%

The 6.95% assumed investment rate of return is comprised of an inflation rate of 2.50%, a real return of 4.45% that is net of investment expense.

Discount rate: The discount rate used to measure the total pension liability was 6.95 percent. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and that contributions from all participating employers will be made at contractually required rates that are actuarially determined and certified by the URS Board. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability. The discount rate does not use the Municipal Bond Index Rate. The discount rate remained unchanged at 6.95 percent.

West Point City
Notes to Financial Statements-continued
For the Year Ended June 30, 2020

Note 4 - Other Information - continued

B. Pension plans - continued

Sensitivity of the proportionate share of the net pension asset and liability to changes in the discount rate: The following presents the proportionate share of the net pension liability calculated using the discount rate of 6.95 percent, as well as what the proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.95 percent) or 1-percentage-point higher (7.95 percent) than the current rate:

System	1% Decrease (5.95%)	Discount Rate (6.95%)	1% Increase (7.90%)
Noncontributory System	\$ 834,487	267,177	(205,953)
Tier 2 Public Employees System	60,125	6,972	(34,105)
Total	894,612	274,149	(240,058)

Pension plan fiduciary net position: Detailed information about the pension plan's fiduciary net position is available in the separately issued URS financial report.

Defined Contribution Savings Plan

The Defined Contribution Savings Plans are administered by the Utah Retirement Systems Board and are generally supplemental plans to the basic retirement benefits of the Retirement Systems, but may also be used as a primary retirement plan. These plans are, voluntary tax-advantaged retirement savings programs authorized under sections 401 (k), 457(b) and 408 of the Internal Revenue code. Detailed information regarding plan provisions is available in the separately issued URS financial report.

West Point City participates in the following Defined Contribution Savings Plans with Utah Retirement Systems:

- *401(k) Plan
- *457(b) plan
- *Roth IRA Plan

Employee and employer contributions to the Utah Retirement Defined Contribution Savings Plans for fiscal year ended June 30, were as follows:

	2020	2019	2018
401(k) Plan			
Employer contributions	\$ 27,979	\$ 22,169	20,728
Employee contributions	25,545	21,393	19,654
457 Plan			
Employer contributions	2,572	2,389	1,900
Employee contributions	8,127	8,170	8,163
Roth IRA Plan			
Employer contributions	N/A	N/A	N/A
Employee contributions	1,154	1,124	914

West Point City
Notes to Financial Statements-continued
For the Year Ended June 30, 2020

Note 4 - Other Information - continued

C. Commitments

Interlocal Agreement - UIA. The City entered a Fiber Communications Service and Acquisition Contract with Utah Infrastructure Agency (UIA). UIA is an interlocal cooperative created to finance, construct and operate a system of fiber optic communication lines in various cities in the state. UIA leases use of the fiber optic system to retail vendors of telephone, video, and internet services. The City has pledged energy tax revenues to guarantee payment of UIA's bonds. To the extent that there are insufficient net revenues to pay the debt service, West Point City is required to reimburse the UIA debt service fund of any shortfall. Any amount paid by the City to UIA to reimburse the debt service reserve fund will be a loan to be repaid by UIA. It is expected that subscribers will be sufficient to cover UIA debt service requirements for West Point City.

D. Subsequent events

Management has evaluated events and transactions which occurred through the date of the audit report, which is the date the financial statements were available to be issued. In December 2019, a novel strain of coronavirus was reported in Wuhan, China. The World Health Organization has declared the outbreak to constitute a "Public Health Emergency of International Concern." The extent of the impact of COVID-19 on operational and financial performance will depend on certain developments, including duration and spread of the outbreak. At this point, the extent to which COVID-19 may impact the entity is uncertain.

This space intentionally left blank

REQUIRED SUPPLEMENTARY INFORMATION

West Point City
Schedule of the Proportionate Share of the Net Pension Liability
Utah Retirement Systems
Last Seven Fiscal Years Ending December 31*

	2013	2014	2015	2016	2017	2018	2019
<u>Noncontributory System</u>							
Proportion of the net pension liability (asset)	0.2324696%	0.2324696%	0.0779062%	0.7723480%	0.0744414%	0.0691477%	0.0708905%
Proportionate share of the net pension liability (asset)	\$ 419,588	\$ 337,616	\$ 440,831	\$ 495,942	\$ 326,150	\$ 509,185	\$ 267,177
Covered payroll	NA	\$ 640,863	\$ 631,314	\$ 623,998	\$ 565,058	\$ 517,093	\$ 534,446
Proportionate share of the net pension liability (asset) as a percentage of its covered employee payroll	NA	52.70%	69.83%	79.48%	57.72%	98.47%	49.99%
Plan fiduciary net position as a percentage of the total pension liability	NA	90.20%	87.80%	87.30%	91.90%	87.00%	93.70%
<u>Tier 2 Public Employees System</u>							
Proportion of the net pension liability (asset)	0.0299416%	0.0299416%	0.0278119%	0.0306174%	0.0359252%	0.0330625%	0.0310004%
Proportionate share of the net pension liability (asset)	\$ 180	\$ (907)	\$ (61)	\$ 3,415	\$ 3,167	\$ 14,160	\$ 6,972
Covered payroll	NA	\$ 146,853	\$ 179,683	\$ 251,086	\$ 351,714	\$ 386,141	\$ 430,797
Proportionate share of the net pension liability (asset) as a percentage of its covered employee payroll	NA	-0.60%	-0.03%	1.36%	0.90%	3.67%	1.62%
Plan fiduciary net position as a percentage of the total pension liability	NA	103.50%	100.20%	95.10%	97.40%	90.80%	96.50%

* In accordance with paragraph 81.a of GASB 68, employers will need to disclose a 10-year history of their proportionate share of the Net Pension Liability (Asset) in their RSI. The 10-year schedule will need to be built prospectively. The amounts presented for each fiscal year were determined as of the calendar year-end that occurred within the employers the fiscal year.

N/A - Information not available.

West Point City
Schedule of Contributions
Last 10 Fiscal Years Ending June 30*

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
<u>Noncontributory System</u>										
Contractually required contribution	\$ 88,656	95,930	112,862	116,067	114,507	117,121	112,038	96,453	95,840	97,591
Contributions in relation to the contractually required contribution	(88,656)	(95,930)	(112,862)	(116,067)	(114,507)	(117,121)	(112,038)	(96,453)	(95,840)	(97,591)
Contribution deficiency (excess)	-	-	-	-	-	-	-	-	-	-
Covered payroll	663,096	696,660	689,146	634,182	627,436	634,114	606,593	522,216	518,898	528,378
Contributions as a percentage of covered-employee payroll	13.37%	13.77%	16.38%	18.30%	18.25%	18.47%	18.47%	18.47%	18.47%	18.47%
<u>Tier 2 Public Employees System</u>										
Contractually required contribution	-	2,743	13,312	10,170	23,875	31,012	45,965	55,583	62,728	71,031
Contributions in relation to the contractually required contribution	-	(2,743)	(13,312)	(10,170)	(23,875)	(31,012)	(45,965)	(55,583)	(62,728)	(71,031)
Contribution deficiency (excess)	-	-	-	-	-	-	-	-	-	-
Covered payroll	-	36,138	159,805	119,645	159,805	207,993	308,281	367,858	403,654	453,583
Contributions as a percentage of covered-employee payroll	0.00%	0.00%	8.33%	8.50%	14.94%	14.91%	14.91%	15.11%	15.54%	15.66%
<u>Tier 2 Public Employees System</u>										
Contractually required contribution	-	-	-	-	-	-	-	-	115	1,773
Contributions in relation to the contractually required contribution	-	-	-	-	-	-	-	-	(115)	(1,773)
Contribution deficiency (excess)	-	-	-	-	-	-	-	-	-	-
Covered payroll	-	-	-	-	-	-	-	-	1,721	26,496
Contributions as a percentage of covered-employee payroll	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	6.68%	6.69%

* Contributions in Tier 2 include an amortization rate to help fund the unfunded liabilities in the Tier 1 systems. Tier 2 systems were created effective July 1, 2011.

NA Information not available

West Point City
Notes to Required Supplemental Information
June 30, 2020

Changes of Assumptions

As a result of the passage of SB 129, the retirement rates for members in the Tier 2 Public Safety and Firefighter Hybrid System have been modified to be same as the assumption used to model the retirement pattern in the Tier I Public Safety and Firefighters Systems, except for a 10% load at first eligibility for unreduced retirement prior to age 65.

SUPPLEMENTARY INFORMATION

West Point City
Statement of Revenues, Expenditures, and Changes in Fund Balances
Budget and Actual
Capital Projects
For the Year Ended June 30, 2020

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
<u>Revenues</u>				
Interest income	\$ -	-	63,382	63,382
Miscellaneous	166,752	166,752	78,698	(88,054)
Total revenues	166,752	166,752	142,080	(24,672)
<u>Expenditures</u>				
Capital outlay	2,409,904	2,409,904	442,718	1,967,186
Total expenditures	2,409,904	2,409,904	442,718	1,967,186
Excess revenues over (under) expenditures	(2,243,152)	(2,243,152)	(300,638)	1,942,514
<u>Other financing sources (uses)</u>				
Transfers in	1,008,782	1,008,782	885,500	(123,282)
Total other financing sources and uses	1,008,782	1,008,782	885,500	(123,282)
Net change in fund balance	(1,234,370)	(1,234,370)	584,862	1,819,232
Fund balances - beginning of year	3,148,743	3,148,743	3,148,743	-
Fund balances - end of year	<u>\$ 1,914,373</u>	<u>1,914,373</u>	<u>3,733,605</u>	<u>1,819,232</u>

The notes to the financial statements are an integral part of this statement.

West Point City
Statement of Revenues, Expenditures, and Changes in Fund Balances
Budget and Actual
Debt Service
For the Year Ended June 30, 2020

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
<u>Revenues</u>				
Interest income	\$ -	-	1,118	1,118
Total revenues	-	-	1,118	1,118
<u>Expenditures</u>				
Debt service				
Principal retirement	101,000	101,000	101,000	-
Interest and fiscal charges	6,000	6,000	5,147	853
Total expenditures	107,000	107,000	106,147	853
Excess revenues over (under) expenditures	(107,000)	(107,000)	(105,029)	1,971
<u>Other financing sources (uses)</u>				
Transfers in	107,000	107,000	107,000	-
Total other financing sources and uses	107,000	107,000	107,000	-
Net change in fund balance	-	-	1,971	1,971
Fund balances - beginning of year	114,682	114,682	114,682	-
Fund balances - end of year	<u>\$ 114,682</u>	<u>114,682</u>	<u>116,653</u>	<u>1,971</u>

The notes to the financial statements are an integral part of this statement.

West Point City
Statement of Revenues, Expenditures, and Changes in Fund Balances
Prior Year Comparative
General Fund
For the Years Ended June 30, 2020 and 2019

	June 30, 2020	June 30, 2019	<u>Variance</u> Increase (Decrease) Over PY
<u>Revenues</u>			
Taxes			
Property tax - real estate	\$ 542,498	495,867	46,631
Property tax - vehicles	38,687	36,583	2,104
Sales and use taxes	1,626,927	1,467,656	159,271
Energy & telecom taxes	490,187	456,720	33,467
Total taxes	<u>2,698,299</u>	<u>2,456,826</u>	<u>241,473</u>
Licenses and permits			
Business licenses	9,317	2,801	6,516
Building permits	310,374	187,028	123,346
Total licenses and permits	<u>319,691</u>	<u>189,829</u>	<u>129,862</u>
Intergovernmental			
Class "C" roads	410,916	417,262	(6,346)
Total intergovernmental revenue	<u>410,916</u>	<u>417,262</u>	<u>(6,346)</u>
Charges for services			
Zoning & subdivision fees	34,125	25,775	8,350
Recreation fees	49,426	95,184	(45,758)
Cemetery	22,850	22,700	150
Public safety	137	-	137
Miscellaneous	11,250	234,380	(223,130)
Total charges for services	<u>117,788</u>	<u>378,039</u>	<u>(260,251)</u>
Miscellaneous			
Donations	2,895	6,490	(3,595)
Miscellaneous	3,030	20,081	(17,051)
Interest	37,144	42,527	(5,383)
Total miscellaneous	<u>43,069</u>	<u>69,098</u>	<u>(26,029)</u>
Total revenues	<u>\$ 3,589,763</u>	<u>3,511,054</u>	<u>78,709</u>

West Point City

Statement of Revenues, Expenditures, and Changes in Fund Balances
Prior Year Comparative (continued)
General Fund
For the Years Ended June 30, 2020 and 2019

	June 30, 2020	June 30, 2019	<u>Variance</u> Increase (Decrease) Over PY
<u>Expenditures</u>			
General government			
Mayor and council	\$ 53,971	55,182	(1,211)
Finance	204,490	198,387	6,103
Administrative	507,880	490,354	17,526
Total general government	<u>766,341</u>	<u>743,923</u>	<u>22,418</u>
Public safety			
Public safety	364,268	215,773	148,495
Planning and development	306,814	261,162	45,652
Total public safety	<u>671,082</u>	<u>476,935</u>	<u>194,147</u>
Streets and public works			
Public works	320,597	314,553	6,044
Total streets and public works	<u>320,597</u>	<u>314,553</u>	<u>6,044</u>
Parks and recreation			
Parks and cemetery	146,956	164,154	(17,198)
Recreation	258,437	268,065	(9,628)
Total parks and recreation	<u>405,393</u>	<u>432,219</u>	<u>(26,826)</u>
Total expenditures	<u>2,163,413</u>	<u>1,967,630</u>	<u>195,783</u>
Excess revenues over (under) expenditures	<u>1,426,350</u>	<u>1,543,424</u>	<u>(117,074)</u>
<u>Other financing sources (uses)</u>			
Transfers in (out)	(1,403,416)	(1,464,473)	(61,057)
Total other financing sources and uses	<u>(1,403,416)</u>	<u>(1,464,473)</u>	<u>(61,057)</u>
Net change in fund balance	22,934	78,951	(56,017)
Fund balances - beginning of year	<u>914,324</u>	<u>835,372</u>	<u>78,952</u>
Fund balances - end of year	<u>\$ 937,258</u>	<u>914,323</u>	<u>22,935</u>

The notes to the financial statements are an integral part of this statement.

OTHER REPORTS

This page intentionally left blank.

**INDEPENDENT AUDITORS' REPORT ON
INTERNAL CONTROL OVER FINANCIAL REPORTING
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN
AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE
WITH *GOVERNMENT AUDITING STANDARDS***

The Honorable Mayor and Members
of the City Council
West Point City, Utah

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of West Point City, as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise West Point City's basic financial statements and have issued our report thereon dated December 11, 2020.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered West Point City's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of West Point City's internal control. Accordingly, we do not express an opinion on the effectiveness of the West Point City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether West Point City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Wright & Associates, P.C.

December 11, 2020

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE AND
REPORT ON INTERNAL CONTROL OVER COMPLIANCE
AS REQUIRED BY THE *STATE COMPLIANCE AUDIT GUIDE***

The Honorable Mayor and Members
of the City Council
West Point City, Utah

Report On Compliance

We have audited West Point City's compliance with the applicable state compliance requirements described in the *State Compliance Audit Guide*, issued by the Office of the State Auditor, for the year ended June 30, 2020.

State compliance requirements were tested for the year ended June 30, 20 in the following areas:

Budgetary Compliance
Fund Balance
Restricted Taxes
Open and Public Meetings Act
Fraud Risk Assessment
Enterprise Fund Transfers, Reimbursements, Loans, and Services

Management's Responsibility

Management is responsible for compliance with the state requirements referred to above.

Auditor's Responsibility

Our responsibility is to express an opinion on West Point City's compliance based on our audit of the state compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States; and the *State Compliance Audit Guide*. Those standards and the *State Compliance Audit Guide* require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the compliance requirements referred to above that could have a direct and material effect on a state compliance requirement occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each state compliance requirement referred to above. However, our audit does not provide a legal determination of West Point City's compliance with those requirements.

Opinion on General State Compliance Requirements

In our opinion, West Point City complied, in all material respects, with the state compliance requirements referred to above for the year ended June 30, 2020.

Other Matters

The results of our auditing procedures disclosed no instances of noncompliance.

Report On Internal Control Over Compliance

Management of West Point City is responsible for establishing and maintaining effective internal control over compliance with the state compliance requirements referred to above. In planning and performing our audit of compliance, we considered West Point City's internal control over compliance with the state compliance requirements referred to above to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance with those state compliance requirements and to test and report on internal control over compliance in accordance with the *State Compliance Audit Guide*, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of West Point City's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent or to detect and correct noncompliance with a state compliance requirement on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a state compliance requirement will not be prevented or detected and corrected on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a state compliance requirement that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control and compliance and the results of that testing based on the requirements of the *State Compliance Audit Guide*. Accordingly, this report is not suitable for any other purpose.

Wright & Associates, P.C.

Ogden, Utah
December 11, 2020

City Council Staff Report

Subject: Discussion – Bluff View Subdivision Phases 1 and 2
Author: Bryn MacDonald
Department: Community Development
Date: December 29, 2020



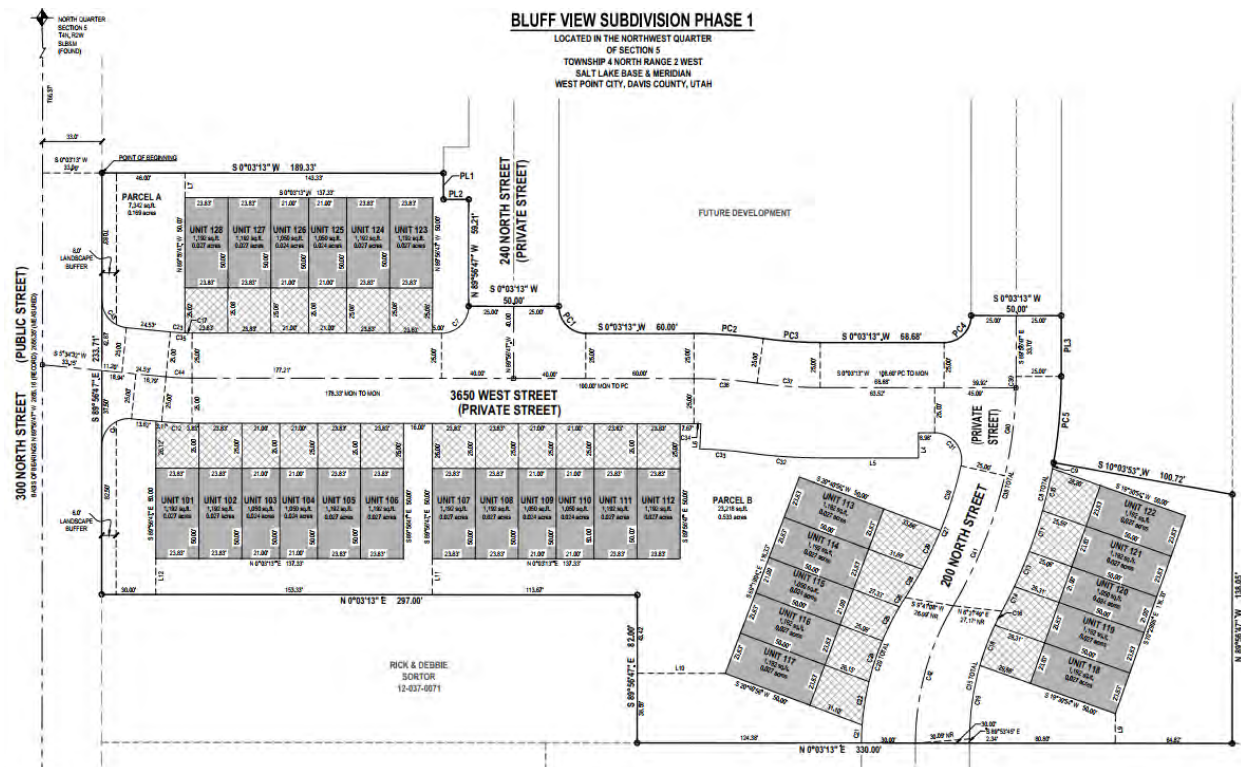
Background

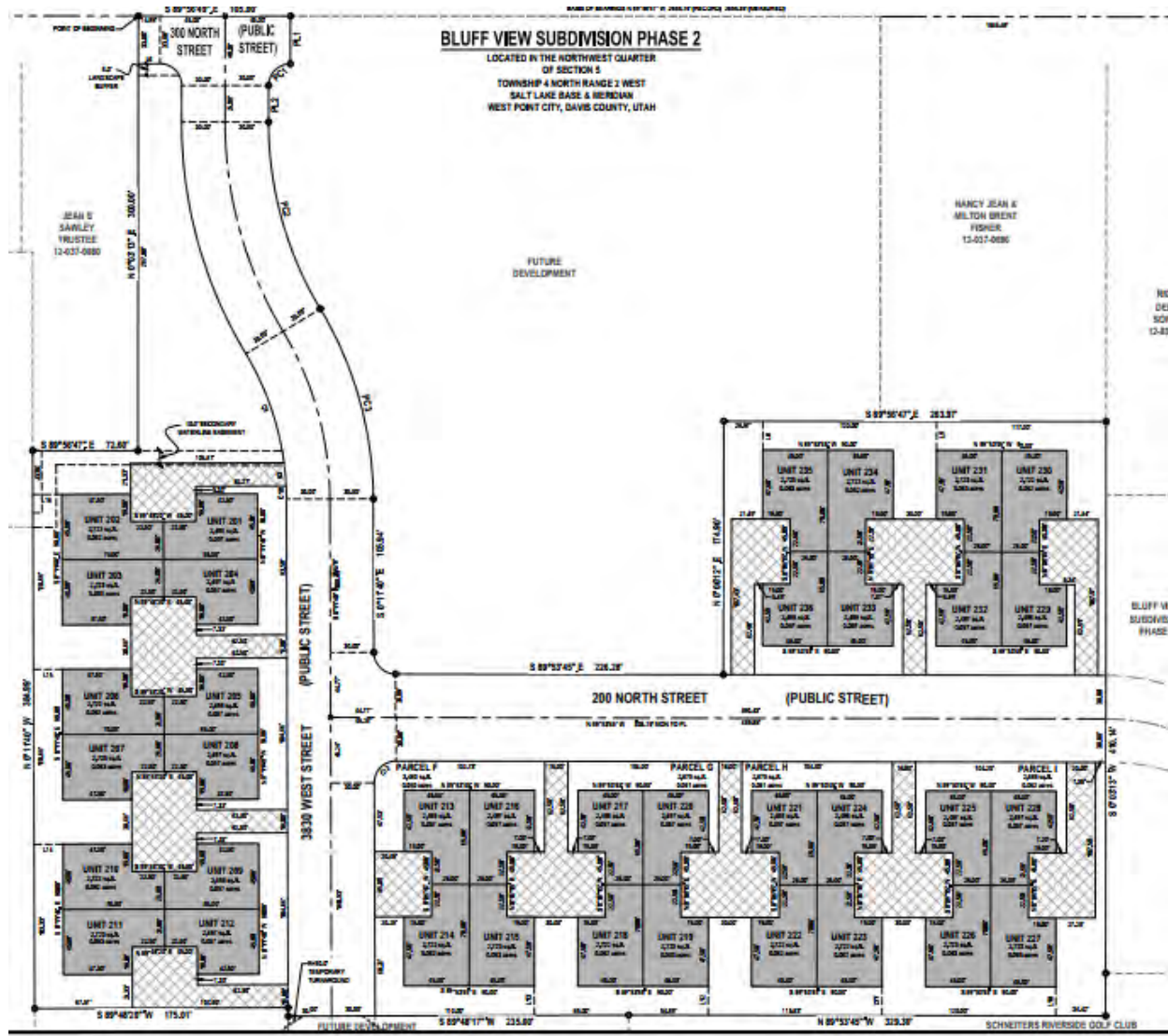
The applicant, NHM8, LLC, is seeking final plat approval for the Bluff View Subdivision phases 1 and 2, located at approximately 3700 West 300 North.

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

The staff has reviewed the plan and has provided comments back to the applicant (See Attached).





Recommendation

No action is requested at this time. This item is on for discussion only. This item is scheduled for action at the Planning Commission meeting on January 14, 2021.

Attachments

- A. Plans
- B. Staff Comments



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'

BLUFF VIEW SUBDIVISION

PHASE 1 AND 2

FOR APPROVAL
NOT FOR CONSTRUCTION

DATE PRINTED
November 16, 2020

3830 SOUTH 300 NORTH STREET
WEST POINT, UTAH

INDEX OF DRAWINGS

- 1 OF 2 PHASE 1 SUBDIVISION PLAT
- 2 OF 2 PHASE 1 SUBDIVISION PLAT
- 1 OF 2 PHASE 2 SUBDIVISION PLAT
- 2 OF 2 PHASE 2 SUBDIVISION PLAT
- C-001 GENERAL NOTES
- C-100 SITE PLAN
- C-101 300 NORTH UDOT STRIPING/SITE PLAN
- C-200 GRADING PLAN
- C-201 DRAINAGE PLAN
- C-202 DETENTION BASIN PLAN
- C-203 STORM DRAIN CALCULATIONS

- C-300 UTILITY PLAN
- C-301 300 NORTH STREET 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 3830 WEST STREET PLAN AND PROFILE
- PP-4 75 SOUTH STREET PLAN AND PROFILE
- PP-5 200 NORTH STREET PLAN AND PROFILE
- PP-6 200 NORTH STREET PLAN AND PROFILE
- PP-7 3650 WEST STREET PLAN AND PROFILE
- PPOS-1 OFFSITE SEWER PLAN AND PROFILE

- PPOS-2 OFFSITE SEWER PLAN AND PROFILE
- PPOS-3 OFFSITE SEWER PLAN AND PROFILE
- PPOS-4 OFFSITE SEWER PLAN AND PROFILE
- PPOS-5 OFFSITE STORM DRAIN PLAN AND PROFILE
- C-500 DETAILS
- C-501 DETAILS
- C-502 DETAILS
- L-100 LANDSCAPE PLAN

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.

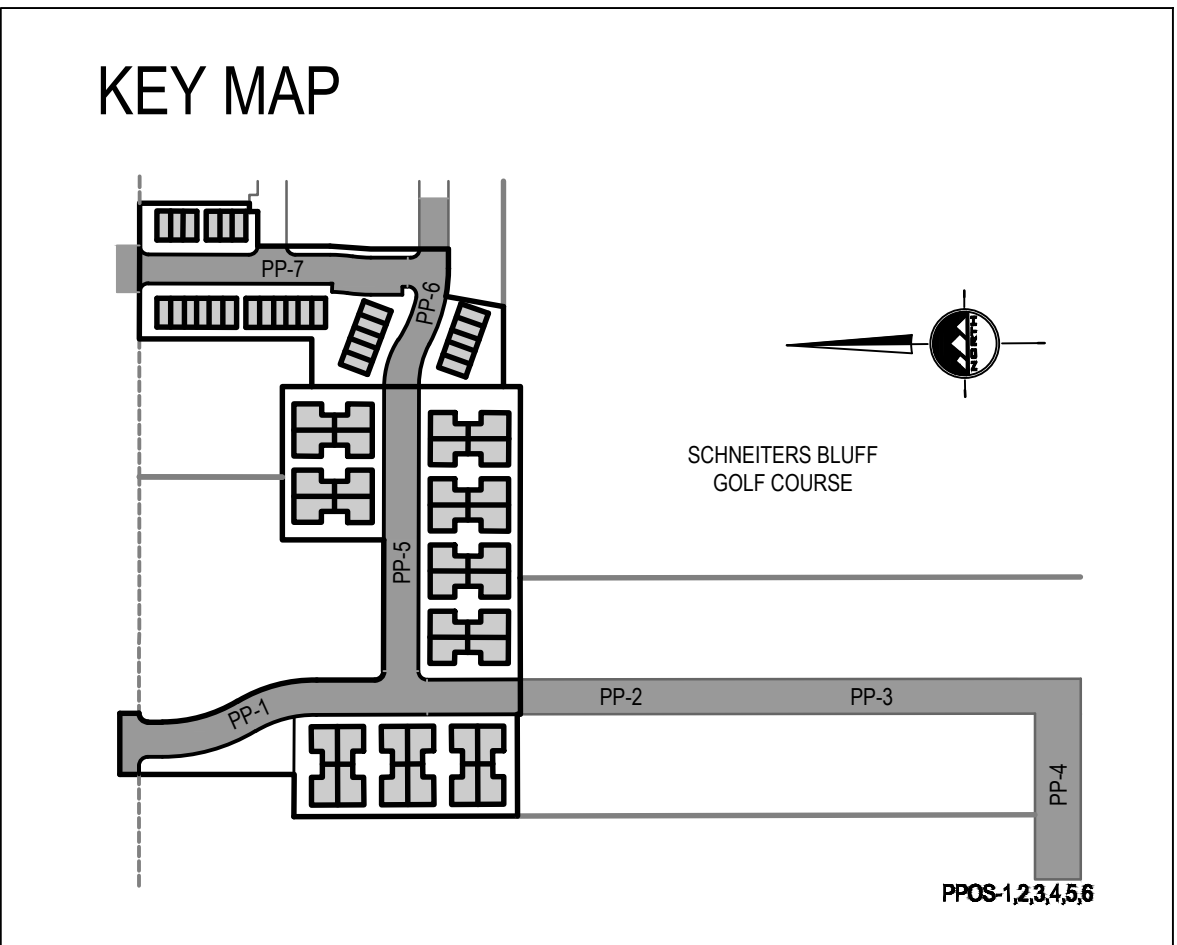
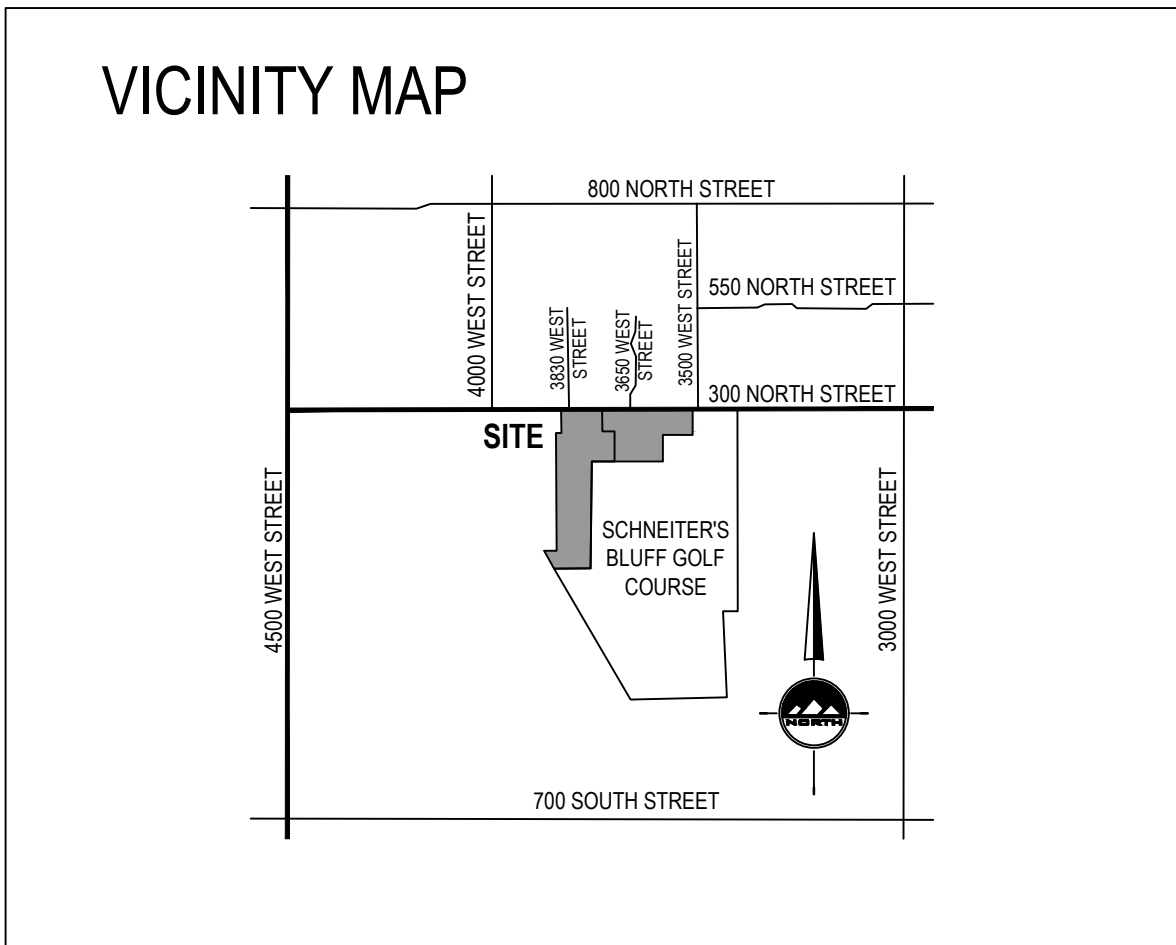
CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR 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.

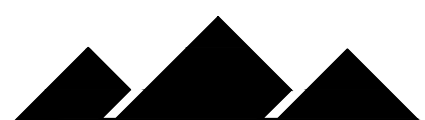


GENERAL NOTES

- ALL WORK SHALL CONFORM TO WEST POINT CITY STANDARDS & SPECIFICATIONS.
- 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:
NHMB, LLC
P.O. BOX 2000
LAYTON, UTAH 84041

CONTACT:
BRYAN BAYLES
PHONE: 801-634-2129

BLUFF VIEW SUBDIVISION
PHASE 1 AND 2
3830 WEST 300 NORTH
WEST POINT, UTAH



NO. DATE REVISION BY

1
2
3
4
5
6
7
8

FOR REVIEW

COVER

PROJECT NUMBER 7941B PRINT DATE

DRAWN BY M.ELMER CHECKED BY C.PRESTON

PROJECT MANAGER C.PRESTON

BLUFF VIEW SUBDIVISION PHASE 1

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 5
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
WEST POINT CITY, DAVIS COUNTY, UTAH
SEPTEMBER 2020

GENERAL NOTES:

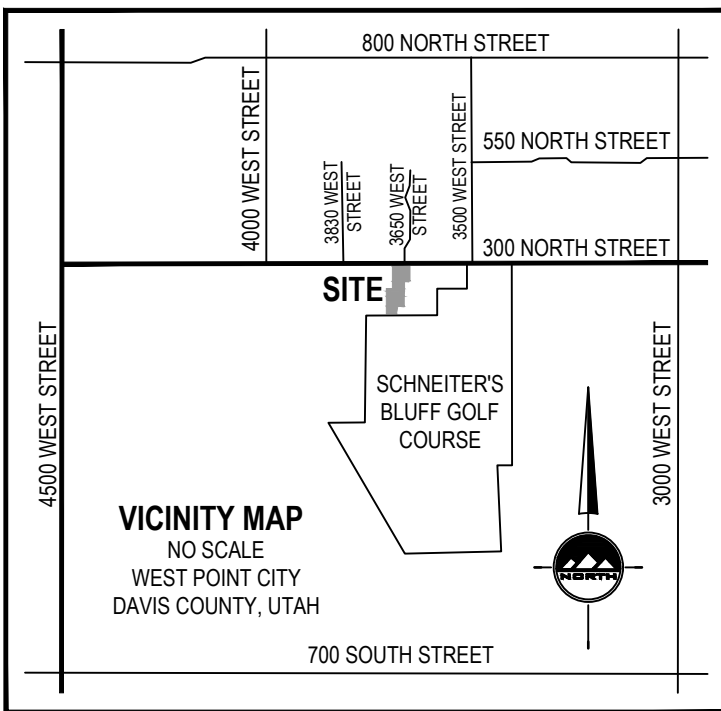
- PROPERTY IS ZONED R-4.
 - FRONT YARD SETBACK IS 25'
 - REAR YARD SETBACK IS 20'
 - SIDE YARD SETBACK IS 9' (TOTAL 16')
 - CORNER LOT SIDE YARD SETBACK IS 8' AND 20'.
- ALL PRIVATE STREETS AND COMMON OPEN SPACE (PARCELS A-D) AREAS ARE PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE).
- ANY LANDSCAPE BUFFERS, OPEN SPACE PARCELS, COMMON SPACE, PRIVATE DRIVES, UTILITIES AND/OR ANY OTHER AMENITIES SHALL BE MAINTAINED BY THE SUBDIVISION HOMEOWNER'S ASSOCIATION WITH SPECIFIC MAINTENANCE RESPONSIBILITIES OUTLINED WITHIN THE SUBDIVISION CC&RS.
- ALL ANGLES ON THE BUILDINGS AND LIMITED COMMON AREAS ARE 90° UNLESS NOTES OTHERWISE.
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PU&DE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PU&DE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PU&DE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PU&DE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PU&DE.
- PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.
- PARCELS A-C TO BE COMMON OPEN SPACE.
- THE PROPERTY IS IN WEST POINT CITY LAND DRAIN ZONE 'D'.

LAND USE TABLE		
PRIVATE OWNERSHIP	32,240 sq ft	24%
LIMITED COMMON AREA	16,758 sq ft	13%
OPEN SPACE	43,478 sq ft	33%
PRIVATE STREETS	39,717 sq ft	30%
TOTAL	132,185 sq ft 3.035 acres	100%

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	15.00'	23.56'	90°00'00"	S45°03'13"W	21.21'
PC2	275.00'	38.62'	8°02'46"	S4°04'36"W	38.59'
PC3	225.00'	31.60'	8°02'46"	S4°04'36"W	31.57'
PC4	15.00'	23.56'	90°00'00"	S44°56'47"E	21.21'
PC5	275.00'	48.05'	10°00'40"	N84°56'27"W	47.99'
C6	15.00'	25.01'	95°31'19"	N42°11'07"W	22.21'
C7	15.00'	23.56'	90°00'00"	S44°56'47"E	21.21'
C8	275.00'	135.59'	28°14'59"	N75°49'18"W	134.22'
C9	275.00'	3.37'	0°42'06"	N79°35'04"W	3.37'
C10	275.00'	23.98'	4°59'49"	N76°44'07"W	23.98'
C11	275.00'	23.85'	4°58'06"	N71°45'09"W	23.84'
C12	175.00'	16.87'	5°31'19"	S2°48'53"W	16.86'
C13	275.00'	21.04'	4°23'03"	N67°04'35"W	21.04'
C14	275.00'	15.30'	3°11'15"	N63°17'26"W	15.30'
C15	150.00'	73.82'	28°11'56"	N75°47'47"W	73.08'
C16	150.00'	8.72'	3°19'58"	N63°21'47"W	8.72'
C17	125.00'	4.00'	1°50'02"	S0°58'14"W	4.00'
C18	150.00'	23.86'	9°06'51"	N69°35'12"W	23.84'
C19	150.00'	41.24'	15°45'07"	N82°01'11"W	41.11'
C20	149.99'	85.43'	32°37'58"	N73°13'37"W	84.28'
C21	149.99'	10.02'	3°49'36"	S87°37'48"E	10.02'
C22	149.99'	24.37'	9°18'32"	S81°03'44"E	24.34'
C23	125.00'	8.05'	3°41'18"	S3°43'54"W	8.05'
C24	149.99'	23.88'	9°07'21"	S71°50'47"E	23.86'
C25	149.99'	21.14'	8°04'26"	S63°14'54"E	21.12'
C26	149.99'	6.02'	2°18'03"	S58°03'39"E	6.02'
C27	225.00'	79.71'	20°17'57"	S67°03'40"E	79.30'
C28	225.00'	18.21'	4°38'16"	S59°13'49"E	18.21'
C29	225.00'	23.93'	6°05'33"	S64°35'44"E	23.91'
C30	225.00'	37.58'	9°34'08"	S72°25'34"E	37.53'
C31	15.00'	26.90'	102°44'09"	N51°25'17"E	23.44'
C32	289.00'	40.58'	8°02'46"	S4°04'36"W	40.55'
C33	211.00'	26.36'	7°09'28"	N4°31'15"E	26.34'
C34	225.00'	3.85'	0°58'53"	N0°32'39"E	3.85'
C35	125.00'	12.05'	5°31'19"	S2°48'53"W	12.04'
C36	250.00'	35.11'	8°02'46"	N4°04'36"E	35.08'
C37	250.00'	35.11'	8°02'46"	S4°04'36"W	35.08'
C38	250.00'	133.42'	30°34'38"	S74°39'28"E	131.84'
C39	250.00'	6.30'	1°26'35"	N89°13'30"W	6.30'
C40	250.00'	49.27'	11°17'34"	N82°51'25"W	49.19'
C41	250.00'	77.85'	17°50'29"	N68°17'24"W	77.53'
C42	150.00'	79.92'	30°31'36"	N74°37'57"W	78.98'
C43	15.00'	22.12'	84°28'41"	S47°48'53"W	20.17'
C44	150.00'	14.48'	5°31'19"	S2°48'53"W	14.45'

LINE TABLE		
LINE	BEARING	LENGTH
PL1	N89°56'47"W	14.50'
PL2	S0°03'13"W	14.00'
PL3	N89°56'47"W	33.70'
L4	N89°56'47"W	14.00'
L5	S0°03'13"W	54.53'
L6	S87°33'52"E	14.00'
L7	S89°56'47"E	13.62'
L9	N89°56'55"W	16.51'
L10	N0°03'13"E	48.88'
L11	N89°56'47"W	20.00'
L12	N89°56'47"W	20.00'

ADDRESS TABLE	
UNIT #	ADDRESS
101	283 NORTH 3650 WEST
102	279 NORTH 3650 WEST
103	275 NORTH 3650 WEST
104	271 NORTH 3650 WEST
105	267 NORTH 3650 WEST
106	263 NORTH 3650 WEST
107	255 NORTH 3650 WEST
108	251 NORTH 3650 WEST
109	247 NORTH 3650 WEST
110	243 NORTH 3650 WEST
111	239 NORTH 3650 WEST
112	235 NORTH 3650 WEST
113	3690 WEST 200 NORTH
114	3694 WEST 200 NORTH
115	3698 WEST 200 NORTH
116	3702 WEST 200 NORTH
117	3706 WEST 200 NORTH
118	3697 WEST 200 NORTH
119	3693 WEST 200 NORTH
120	3689 WEST 200 NORTH
121	3685 WEST 200 NORTH
122	3681 WEST 200 NORTH
123	260 NORTH 3650 WEST
124	264 NORTH 3650 WEST
125	268 NORTH 3650 WEST
126	276 NORTH 3650 WEST
127	280 NORTH 3650 WEST
128	284 NORTH 3650 WEST



BOUNDARY DESCRIPTION

RKH
Bluff View Subdivision Phase 1
Legal Description

A parcel of land, situate in the Northeast Quarter of Section 5, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in West Point, Utah, more particularly described as follows. Beginning at a point on the southerly right-of-way line of 300 North Street, said point being South 89°56'47" East 766.37 feet and South 00°03'13" West 33.00 feet, to the POINT OF BEGINNING and running thence;

South 00°03'13" West 189.33 feet
thence North 89°56'47" West 14.50 feet;
thence South 00°03'13" West 14.00 feet;
thence North 89°56'47" West 59.21 feet;
thence South 00°03'13" West 50.00 feet;
thence Southwesterly 23.56 feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears South 00°03'13" West and the long chord bears South 45°03'13" West 21.21 feet with a central angle of 90°00'00");
thence South 00°03'13" West 60.00 feet;
thence Southerly 38.62 feet along the arc of a 275.00-foot radius tangent curve to the right (center bears North 89°56'47" West and the long chord bears South 04°04'36" West 38.59 feet with a central angle of 08°02'46");
thence Southerly 31.60 feet along the arc of a 225.00-foot radius curve to the left (center bears South 81°54'01" East and the long chord bears South 04°04'36" West 31.57 feet with a central angle of 08°02'46");
thence South 00°03'13" West 68.68 feet;
thence Southeasterly 23.56 feet along the arc of a 15.00-foot radius tangent curve to the left (center bears South 89°56'47" East and the long chord bears South 44°56'47" East 21.21 feet with a central angle of 90°00'00");
thence South 00°03'13" West 50.00 feet;
thence North 89°56'47" West 33.70 feet;
thence Westerly 48.05 feet along the arc of a 275.00-foot radius tangent curve to the right (center bears North 00°03'13" East and the long chord bears North 84°56'27" West 47.99 feet with a central angle of 10°00'40");
thence South 10°03'53" West 100.72 feet;
thence North 89°56'47" West 138.05 feet;
thence North 00°03'13" East 330.00 feet;
thence South 89°56'47" East 82.00 feet;
thence North 00°03'13" East 297.00 feet;
thence South 89°56'47" East 233.71 feet, to the point of beginning.

Contains: 128852 square feet or 2.958 acres.

Date:
Trent R. Williams, PLS
License no. 8034679

DEVELOPER
NHM8, LLC
P.O. BOX
LAYTON, UTAH 84041
801-392-8100

SURVEY RECORDING DATA

DATE:
-
DRAWING No.
-

SURVEYOR'S CERTIFICATE

I, **TRENT R. WILLIAMS**, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. **8034679** as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as **BLUFF VIEW SUBDIVISION PHASE 1**, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area re-quirements of the applicable zoning ordinances.

OWNER'S DEDICATION

We(I) the undersigned owners of the above described tract of land, do hereby set apart and subdivide the same into lots (private streets/private right-of-way's) as shown hereon and name said tract:

BLUFF VIEW SUBDIVISION PHASE 1

Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares.

Grant and convey to the subdivision home owners association, all those part or portions of said tract of land designated as common open space to be used for recreational and open space purposes for the benefit of each home owners association member in common with all others in the subdivision and grant and dedicate to the city a perpetual open space right and easement on and over the common areas to guarantee to **West Point City** that the common areas remain open and undeveloped except for approved recreational, parking and open space purposes.

Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility and drainage easements and with no buildings or structures being erected within such easements.

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

By: _____ By: _____

By: _____ By: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Davis

On the _____ day of _____ A.D., 20_____,
personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____
of _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____.

RESIDING IN _____ COUNTY.
NOTARY PUBLIC

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH
County of Davis

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.
NOTARY PUBLIC

BLUFF VIEW SUBDIVISION PHASE 1

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 5
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
WEST POINT CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

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

DAVIS COUNTY RECORDER

BY _____ DEPUTY RECORDER



LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

WWW.ENSIGNENG.COM

SALT LAKE CITY
Phone: 801.253.0529
TOOELE
Phone: 435.643.3986
CEDAR CITY
Phone: 435.885.1453
RICHFIELD
Phone: 435.896.2983

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE WEST POINT ATTORNEY.

WEST POINT ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE CITY PLANNING COMMISSION APPROVAL

CHAIRMAN, WEST POINT CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE WEST POINT CITY ENGINEER

WEST POINT CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE WEST POINT CITY COUNCIL

CITY RECORDER CITY MAYOR

SHEET 1 OF 2

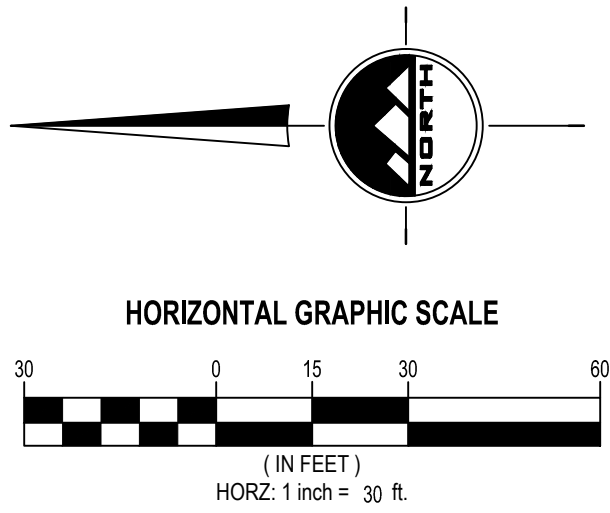
PROJECT NUMBER : 7941B
MANAGER : C.PRESTON
DRAWN BY : J.MOSS
CHECKED BY : T.WILLIAMS
DATE : 11/16/20

BLUFF VIEW SUBDIVISION PHASE 1

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 5
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
WEST POINT CITY, DAVIS COUNTY, UTAH

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR
NAIL STAMPED "ENSGN ENG. & LAND SURV."
- P.U.D.E.
- P.U.D.E.= PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENTS
- LIMITED COMMON AREA
- COMMON AREA
- PRIVATE AREA
- NR
- NON-RADIAL DIMENSION



BLUFF VIEW SUBDIVISION PHASE 1

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 5
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
WEST POINT CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

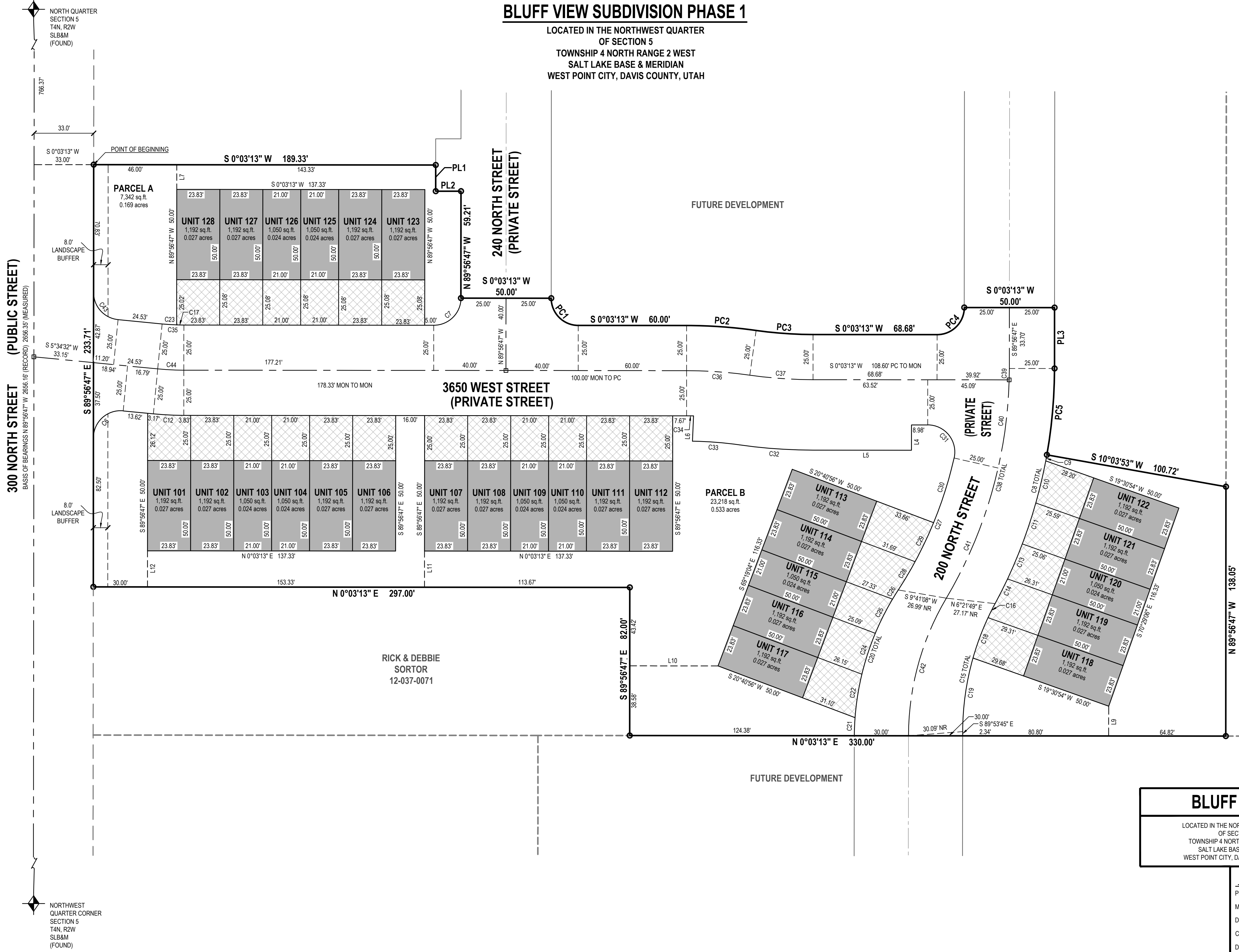
ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____ 20____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

DAVIS COUNTY RECORDER

BY _____ DEPUTY RECORDER

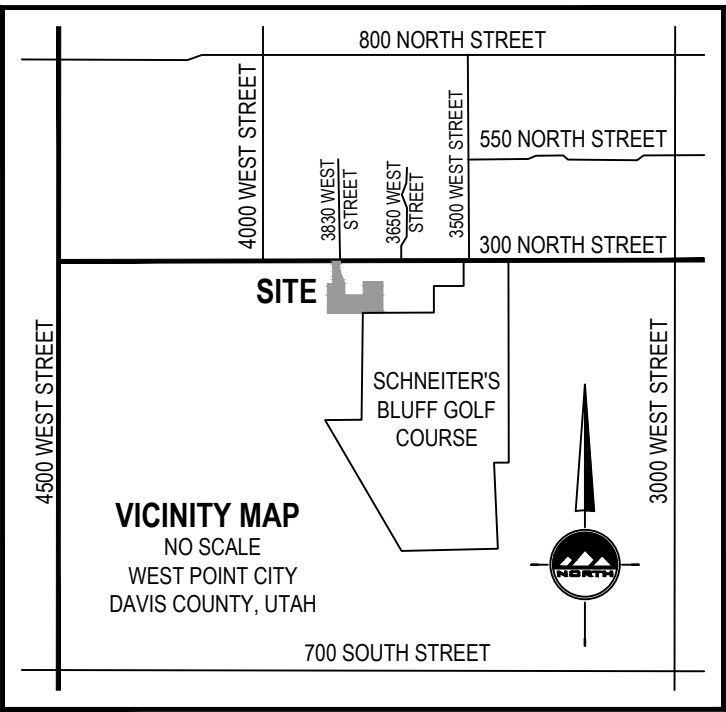
SHEET 2 OF 2

PROJECT NUMBER : 7941B
MANAGER : C.PRESTON
DRAWN BY : J.MOSS
CHECKED BY : T.WILLIAMS
DATE : 11/16/20



BLUFF VIEW SUBDIVISION PHASE 2

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 5
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
WEST POINT CITY, DAVIS COUNTY, UTAH



BOUNDARY DESCRIPTION

Beginning at a point on the North line of Section 5, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said point being North 89°56'47" West 1645.48 feet along the section line for the North Quarter Corner of said Section 5 and running thence:

South 00°03'13" West 33.00 feet;

thence Southwesterly 23.56 feet along the arc of a 15.00 foot-foot radius non-tangent curve to the left (center bears South 00°03'13" West and the long chord bears South 45°03'13" West 21.21 feet with a central angle of 90°00'00");

thence South 00°03'13" West 25.09 feet;

thence Southerly 135.58 feet along the arc of a 250.00 foot-foot radius tangent curve to the left (center bears South 89°56'47" East and the long chord bears South 15°28'56" East 133.92 feet with a central angle of 31°04'19"); thence Southerly 143.49 feet along the arc of a 256.16 foot radius curve to the right (center bears South 58°58'54" West and the long chord bears South 14°58'14" East 141.62 feet with a central angle of 32°05'43");

thence South 00°11'40" East 100.11 feet;

thence Southeasterly 23.48 feet along the arc of a 15.00 foot-foot radius tangent curve to the left (center bears North 89°46'20" East and the long chord bears South 45°02'42" East 21.16 feet with a central angle of 89°42'05");

thence South 89°53'45" East 226.28 feet;

thence North 00°06'12" East 174.90 feet;

thence South 89°56'47" East 263.97 feet;

thence South 00°03'13" West 50.76 feet;

thence South 00°03'05" West 330.00 feet;

thence South 00°03'12" West 29.38 feet;

thence South 89°58'47" West 564.31 feet;

thence North 00°11'40" West 5.88 feet;

thence South 89°48'20" West 175.01 feet to the East line of Country West Subdivision;

thence North 00°11'40" West 384.99 feet along said East line of County West Subdivision to and along a portion of the East line of Lake Park Condominiums;

South 89°56'47" East 72.60 feet;

thence North 00°03'13" East 300.00 feet to the North line of said Section 5;

thence South 89°56'47" East 105.00 feet along said North line to the Point of Beginning.

Contains: 290,468 square feet or 6.668 acres, 36 private units and 12 parcels.

DEVELOPER
NHM8, LLC
P.O. BOX
LAYTON, UTAH 84041
801-392-8100

SURVEY RECORDING DATA

DATE:

:-

DRAWING No.

:-

SURVEYOR'S CERTIFICATE

I, TRENT R. WILLIAMS, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 8034679, as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as BLUFF VIEW SUBDIVISION PHASE 2, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

OWNER'S DEDICATION

We(I) the undersigned owners of the above described tract of land, do hereby set apart and subdivide the same into lots and streets (private streets/private right-of-way's) as shown hereon and name said tract:

BLUFF VIEW SUBDIVISION PHASE 2

Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares.

Grant and convey to the subdivision home owners association, all those part or portions of said tract of land designated as common open space to be used for recreational and open space purposes for the benefit of each home owners association member in common with all others in the subdivision and grant and dedicate to the city a perpetual open space right and easement on and over the common areas to guarantee to **West Point City** that the common areas remain open and undeveloped except for approved recreational, parking and open space purposes.

Grant and dedicate a perpetual right and easement over, upon and under the lands designated heron as public utility and drainage easements and with no buildings or structures being erected within such easements.

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

By: _____ By: _____

By: _____ By: _____

LIMITED LIABILITY COMPANY 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 the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____

RESIDING IN _____ COUNTY.

NOTARY PUBLIC

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.

NOTARY PUBLIC

BLUFF VIEW SUBDIVISION PHASE 2

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 5
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
WEST POINT CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

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

DAVIS COUNTY RECORDER

BY _____ DEPUTY RECORDER

SHEET 1 OF 2

PROJECT NUMBER : 79418

MANAGER : C.PRESTON

DRAWN BY : J.MOSS

CHECKED BY : T.WILLIAMS

DATE : 11/13/20



LAYTON
1485 W. Hillfield Rd. Ste 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

WWW.ENSIGNENG.COM

SALT LAKE CITY
Phone: 801.255.0529
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.096.2983

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____,
BY THE WEST POINT CITY ATTORNEY.

WEST POINT CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____,
BY THE CITY PLANNING COMMISSION APPROVAL

CHAIRMAN, WEST POINT CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

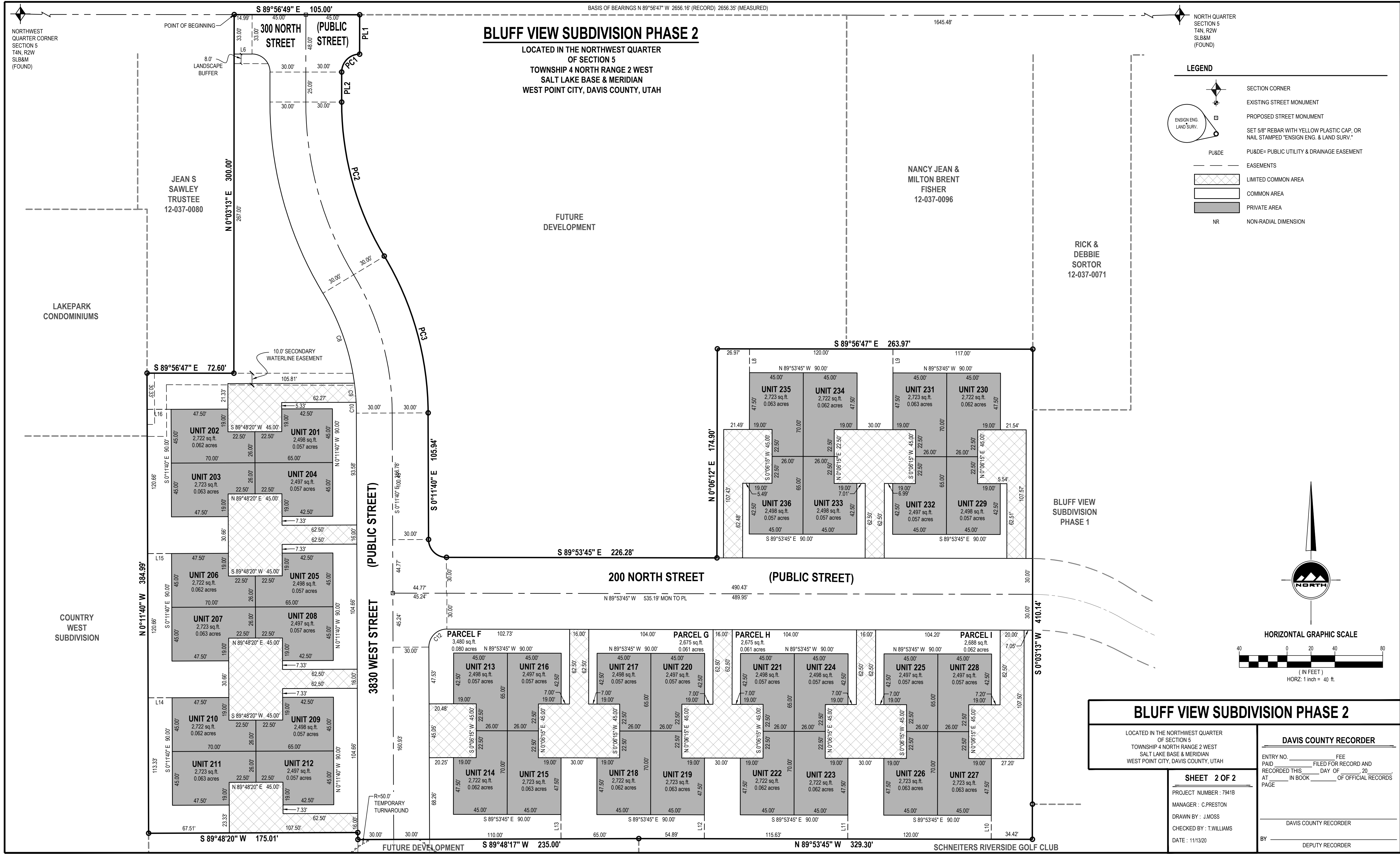
APPROVED THIS _____ DAY OF _____, 20____,
BY THE WEST POINT CITY ENGINEER

WEST POINT CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 20____,
BY THE WEST POINT CITY COUNCIL

CITY RECORDER CITY MAYOR



GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
11. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
12. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
13. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
14. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
16. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW:
- 16.1. CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
- 16.2. CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
- 16.3. IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLES" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
- 16.4. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
- 16.5. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POTHOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
17. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
18. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
19. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
20. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
21. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDBLE FOR AN AMOUNT REQUIRED BY THE OWNER.
22. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
24. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
25. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
26. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
27. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
28. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
29. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
30. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
31. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
32. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW 'DRY UTILITIES' WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 02220 - BACKFILL TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE COURSE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY (AND/OR INDIVIDUAL PROPERTY OWNER(S)) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLES, ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
2. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
4. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.
6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.
7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

DEMOLITION NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
2. THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
2. THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
3. THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
4. ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
5. THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
6. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURBS AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
8. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
12. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
13. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
14. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
15. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
16. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AR	ACCESSIBLE ROUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BOS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
C	CURVE
CB	CATCH BASIN
CF	CURB FACE OR CUBIC FEET
CL	CENTER LINE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIR	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GF	GARAGE FLOOR
GV	GATE VALVE
HC	HANDICAP
HP	HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MEX	MATCH EXISTING
MH	MANHOLE
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO	NUMBER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OHP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PV	POST INDICATOR VALVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RD	ROOF DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TGG	TOP OF GRATE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WV	WALL INDICATOR VALVE
W	WATER LINE

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

LEGEND

	SECTION CORNER		EXISTING EDGE OF ASPHALT
	EXISTING MONUMENT		PROPOSED EDGE OF ASPHALT
	PROPOSED MONUMENT		EXISTING STRIPING
	PROPOSED STRIPING		PROPOSED STRIPING
	SET ENSIGN REBAR AND CAP		EXISTING FENCE
	EXISTING WATER METER		PROPOSED FENCE
	PROPOSED WATER METER		EXISTING FLOW LINE
	EXISTING WATER MANHOLE		PROPOSED FLOW LINE
	PROPOSED WATER MANHOLE		GRADE BREAK
	EXISTING WATER BOX		EXISTING STORM DRAIN LINE
	EXISTING WATER VALVE		PROPOSED STORM DRAIN LINE
	PROPOSED WATER VALVE		ROOF DRAIN LINE
	EXISTING FIRE HYDRANT		CATCHMENTS
	PROPOSED FIRE HYDRANT		HIGHWATER LINE
	PROPOSED FIRE DEPARTMENT CONNECTION		EXISTING SANITARY SEWER
	EXISTING SECONDARY WATER VALVE		PROPOSED SANITARY SEWER LINE
	PROPOSED SECONDARY WATER VALVE		PROPOSED SAN. SWR. SERVICE LINE
	EXISTING IRRIGATION BOX		EXISTING LAND DRAIN LINE
	EXISTING IRRIGATION VALVE		PROPOSED LAND DRAIN LINE
	PROPOSED IRRIGATION VALVE		PROPOSED LAND DRAIN SERVICE LINE
	EXISTING SANITARY SEWER MANHOLE		EXISTING CULINARY WATER LINE
	PROPOSED SANITARY SEWER MANHOLE		PROPOSED CULINARY WATER LINE
	EXISTING SANITARY CLEAN OUT		PROPOSED CULINARY WATER SERVICE LINE
	EXISTING STORM DRAIN CLEAN OUT BOX		EXISTING SECONDARY WATER LINE
	PROPOSED STORM DRAIN CLEAN OUT BOX		PROPOSED SECONDARY WATER LINE
	EXISTING STORM DRAIN INLET BOX		PROPOSED SEC. WATER SERVICE LINE
	EXISTING STORM DRAIN CATCH BASIN		EXISTING IRRIGATION LINE
	PROPOSED STORM DRAIN CATCH BASIN		PROPOSED IRRIGATION LINE
	EXISTING STORM DRAIN COMBO BOX		EXISTING OVERHEAD POWER LINE
	PROPOSED STORM DRAIN COMBO BOX		EXISTING ELECTRICAL LINE
	EXISTING STORM DRAIN CLEAN OUT		EXISTING GAS LINE
	EXISTING STORM DRAIN CULVERT		EXISTING TELEPHONE LINE
	PROPOSED STORM DRAIN CULVERT		ACCESSIBLE ROUTE
	TEMPORARY SAG INLET PROTECTION		SAW CUT LINE
	TEMPORARY IN-LINE INLET PROTECTION		STRAW WATTLE
	ROOF DRAIN		TEMPORARY BERM
	EXISTING ELECTRICAL MANHOLE		TEMPORARY SILT FENCE
	EXISTING ELECTRICAL BOX		LIMITS OF DISTURBANCE
	EXISTING TRANSFORMER		EXISTING WALL
	EXISTING UTILITY POLE		PROPOSED WALL
	EXISTING LIGHT		EXISTING CONTOURS
	PROPOSED LIGHT		PROPOSED CONTOURS
	EXISTING GAS METER		BUILDABLE AREA WITHIN SETBACKS
	EXISTING GAS MANHOLE		PUBLIC DRAINAGE EASEMENT
	EXISTING GAS VALVE		EXISTING ASPHALT TO BE REMOVED
	EXISTING TELEPHONE MANHOLE		PROPOSED ASPHALT
	EXISTING TELEPHONE BOX		EXISTING CURB AND GUTTER
	EXISTING TRAFFIC SIGNAL BOX		PROPOSED CURB AND GUTTER
	EXISTING CABLE BOX		PROPOSED REVERSE PAN CURB AND GUTTER
	EXISTING BOLLARD		TRANSITION TO REVERSE PAN CURB
	PROPOSED BOLLARD		CONCRETE TO BE REMOVED
	EXISTING SIGN		EXISTING CONCRETE
	PROPOSED SIGN		PROPOSED CONCRETE
	EXISTING SPOT ELEVATION		BUILDING TO BE REMOVED
	PROPOSED SPOT ELEVATION		EXISTING BUILDING
	EXISTING FLOW DIRECTION		PROPOSED BUILDING
	EXISTING TREE		
	DENSE VEGETATION		

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.



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: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
NHM LLC
P.O. BOX 2000
LAYTON, UTAH 84041
CONTACT:
BRYAN BAYLES
PHONE: 801-634-2129

BLUFF VIEW SUBDIVISION
PHASE 1 AND 2
3830 WEST 300 NORTH
WEST POINT, UTAH



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

GENERAL NOTES

PROJECT NUMBER
7941B

PRINT DATE

DRAWN BY
M.ELMER

CHECKED BY
C.PRESTON

C-001

APPROVED FOR CONSTRUCTION

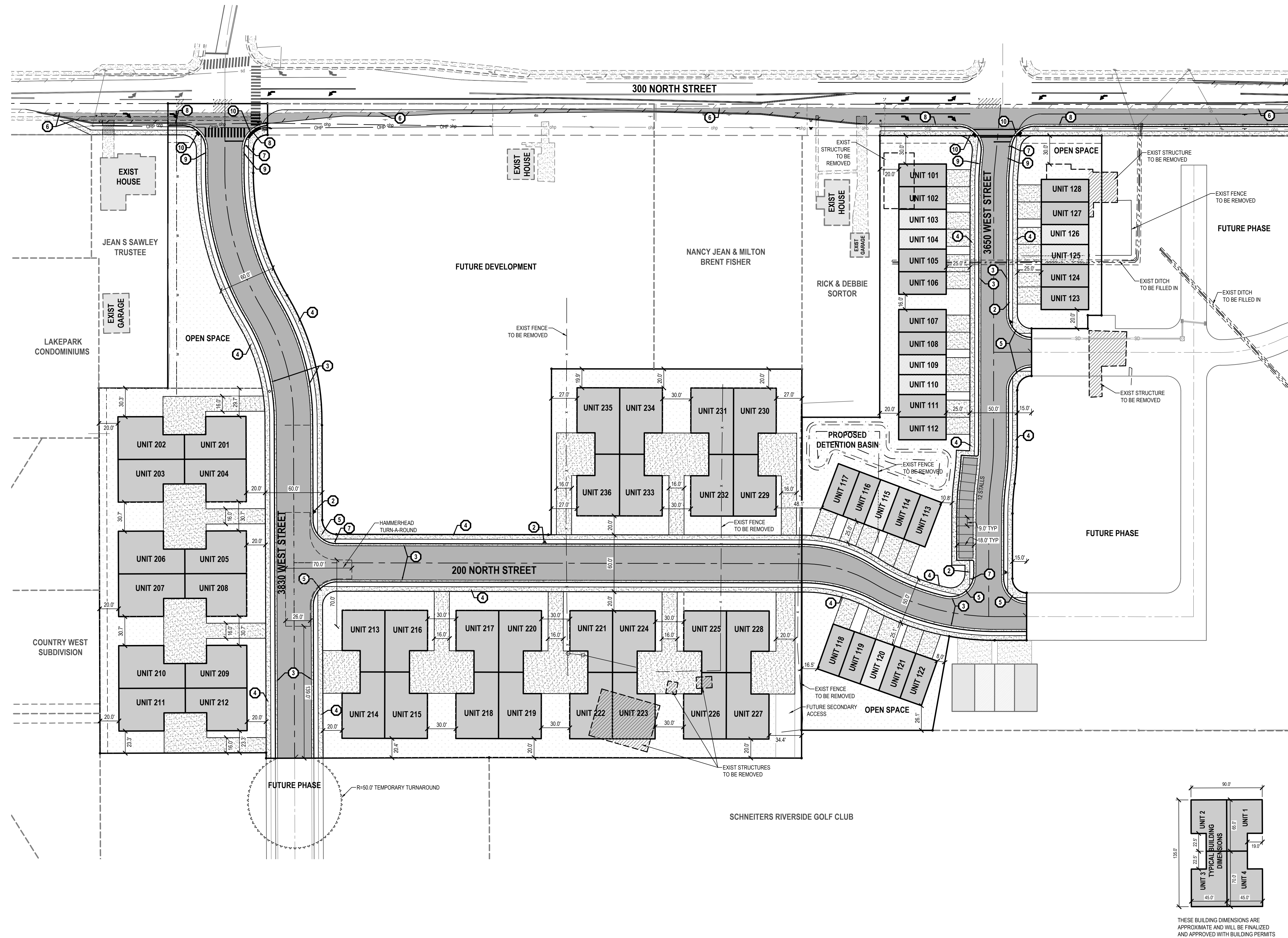
BY: _____ DATE: _____
CITY ENGINEER

811

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'



- 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.

15. SEE SHEET C-101 FOR IMPROVEMENTS WITHIN THE UDOT RIGHT-OF-WAY.

- 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

NOT USED
- 2

INSTALL FIRE HYDRANT AND VALVE PER WEST POINT CITY STANDARDS AND SPECIFICATIONS
- 3

INSTALL 2.5" TYPE "A" CURB & GUTTER PER APWA PLAN # 205 (TYP)
- 4

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

INSTALL HANDICAP ACCESSIBLE RAMP PER ADA STANDARDS AND SPECIFICATIONS
- 6

MATCH EXISTING IMPROVEMENTS
- 7

INSTALL STOP SIGN AND STREET SIGN
- 8

INSTALL TYPE B-1 CURB AND GUTTER PER UDOT STANDARD DRAWING GW 2A
- 9

TRANSITION FROM TYPE B-1 CURB AND GUTTER TO 30" TYPE "A" CURB AND GUTTER
- 10

INSTALL PEDESTRIAN RAMP PER UDOT STANDARD DRAWING PA 02. PEDESTRIAN RAMP ARE TO MEET UDOT STANDARD AND SUPPLEMENTAL DRAWINGS PA SERIES. ANY NON-CONFORMING RAMP WILL BE REPLACED AT NO COST TO THE DEPARTMENT OR THE DEVELOPER. PERMIT INSPECTORS WILL SUBMIT THE REQUIRED FORMS FOR ALL IMPACTED RAMP. REMOVE ALL CONCRETE SIDEWALK, CURB AND GUTTER TO THE NEAREST EXISTING JOINT.

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: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:

NH&B, LLC

P.O. BOX 2000

LAYTON, UTAH 84041

CONTACT:

BRYAN BAYLES

PHONE: 801-634-2129

BLUFF VIEW SUBDIVISION

PHASE 1 AND 2

3830 WEST 300 NORTH

WEST POINT, UTAH

PROFESSIONAL ENGINEER

C. PRESTON

NO. 5049039

11-15-2020

STATE OF UTAH

CAROLAN HESS PRESTON

NO. DATE REVISION BY

1 2 3 4 5 6 7 8

FOR REVIEW

SITE PLAN

PROJECT NUMBER 7941B

PRINT DATE

DRAWN BY M.ELMER

CHECKED BY C.PRESTON

PROJECT MANAGER C.PRESTON

C-100

West Point City Council

85

January 5, 2021

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'

UDOT NOTES

1. ALL CONSTRUCTION WITHIN THE UDOT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD (INCLUDING SUPPLEMENTAL) DRAWINGS AND SPECIFICATIONS, FOUND AT WWW.UDOT.UTAH.GOV>INSIDE UDOT>PROJECT DEVELOPMENTS>STANDARDS AND SPECIFICATIONS.

2. THE CONTRACTOR OS TO OBTAIN AN ENCROACHMENT PERMIT FROM THE REGION 1 PERMIT OFFICE PRIOR TO COMMENCING WORK WITHIN UDOT RIGHT-OF-WAY. WORKING HOUR LIMITATIONS WILL BE LISTED IN THE LIMITATIONS SECTION OF THE ENCROACHMENT PERMIT.

3. UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.

4. OWNER, DEVELOPER, AND CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGES DIRECTLY OR INDIRECTLY WITHIN THE UDOT RIGHT-OF-WAY AS A RESULT OF DEVELOPMENT ACTIVITIES.

5. OWNER, DEVELOPER, AND/OR CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.

6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE X) SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARDS DRAWINGS.

7. COMPLY WITH THE REQUIREMENTS OF UTAH CODE 17-23-14 (DISTURBED CORNERS - COUNTY SURVEYOR OR TO BE NOTIFIED - COORDINATION WITH CERTAIN STATE AGENCIES).
8. ALL SAWCUT LINES MUST BE LOCATED EITHER AT DESIGNATED LANE LINES OR DESIGNED CENTER OF LANE. SAWCUTS MUST BE CLEANED AND A TACK-COAT APPLIED BEFORE ASPHALT PLACEMENT.

9. REPLACEMENT OF ASPHALT IN UDOT RIGHT-OF-WAY SHALL CONSIST OF 8 INCHES OF UDOT-APPROVED HOT MIX ASPHALT (HMA) WITH PG-GRADE 64-34 ASPHALT BINDER, 1/2 INCH NOMINAL MAX. 7-75-115 GYRATION PER UDOT STANDARD SPECIFICATION 02741; OVER 6 INCHES UNTREATED BASE COURSE (UTBC) PER UDOT STANDARD SPECIFICATION 02721; OVER 12 INCHES GRANULAR BORROW (GB) PER UDOT SPECIFICATION 02056. CONTRACTOR TO USE SECTION LISTED ABOVE OR EXISTING SECTION, WHICHEVER IS GREATER. SEE DETAIL 11 ON SHEET C-500.

10. CHIP SEAL TYPE II WITH EMULSION LMCRS-2 PER UDOT STANDARD SPECIFICATION 02735 (ESTIMATED APPLICATION RATE OF 0.45 GAL/SD YD) IS REQUIRED FOR THIS ROADWAY ON AT LEAST ALL NEW PAVEMENT WITHIN UDOT RIGHT-OF-WAY.

11. REMOVAL OF EXISTING STRIPING ALLOWED ONLY BY WATER BLASTING OR MILLING AND PAVING ALONG LANE JOINTS OR CENTER OF LANES. (IF IMPACTING THE EXISTING THERMO-PLASTIC PAVEMENT MESSAGES, MILLING WILL BE REQUIRED ALONG WITH RELOCATIONS OF THE ACCOMPANIED SIGNS FOR SCHOOL CROSSING AND STOP AHEAD WARNINGS.

12. ALL PAVEMENT STRIPING TO BE PER UDOT STANDARD DRAWINGS DM9.1

13. TRENCHLESS CONSTRUCTION IS REQUIRED FOR UTILITY TIE-INS UNLESS CONVINCING AND SUFFICIENT REASON IS GIVEN FOR OPEN TRENCH CONSTRUCTION.
14. UTILITY TRENCHES ARE TO BE CUT AT RIGHT ANGLES TO ANY TRAVEL LANES. PATCHES REQUIRE AT LEAST A 2 INCH ROTOMILLING APPROACHING AND LEAVING THE PATCH IN ALL TRAVEL LANES IMPACTED BEFORE FINAL ASPHALT PLACEMENT TO CREATE A "T" PATCH.

15. IF FLOWABLE FILL IS DESIRED FOR BACKFILL, NOTE THAT IS WILL ONLY BE ALLOWED BELOW PAVEMENT SECTION OF HMA AND UTBC DEPTHS SPECIFIED ABOVE. IF USING THE EXCAVATED MATERIALS AS BACKFILL, ENSURE THAT THE MATERIAL MEETS THE EMBANKMENT SPECIFICATIONS AND COMPACTION REQUIREMENTS IN UDOT SPECIFICATION 02056.

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 NOT USED

2 NOT USED

3 NOT USED

4 NOT USED

5 NOT USED

6 NOT USED

7 NOT USED

8 NOT USED

9 SAWCUT, REMOVE AND REPLACE ASPHALT PAVEMENT FOR UTILITY CONNECTION. SEE NOTES 8&9 THIS SHEET.

10 45:1 TAPER

11 RELOCATE EXIST MAILBOX TO PARKSTRIP

12 EXIST SIDEWALK TO BE REMOVED

13 EXIST DRIVE APPROACH TO BE REMOVED AND RECONSTRUCTED

14 EXIST SIGN TO BE RELOCATED

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

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

17 INSTALL TYPE B-1 CURB AND GUTTER PER UDOT STANDARD DRAWING GW 2A

18 TRANSITION FROM TYPE B-1 CURB AND GUTTER TO 30" TYPE 'X' CURB AND GUTTER

19 INSTALL PEDESTRIAN RAMP PER UDOT STANDARD DRAWING PA-02. PEDESTRIAN RAMPS ARE TO MEET UDOT STANDARD AND SUPPLEMENTAL DRAWINGS PA SERIES. ANY NON-CONFORMING RAMPS WILL BE REPLACED AT NO COST TO THE DEPARTMENT OR THE DEVELOPER. PERMIT INSPECTORS WILL SUBMIT THE REQUIRED FORMS FOR ALL IMPACTED RAMPS: REMOVE ALL CONCRETE SIDEWALK, CURB AND GUTTER TO THE NEAREST EXISTING JOINT.

20 10:1 TAPER

21 INSTALL TURN ARROW STRIPING

22 INSTALL STOP BAR PER MUTCD STANDARDS AND SPECIFICATIONS

23 INSTALL STOP SIGN AND STREET SIGN

24 INSTALL CROSSWALK STRIPING PER UDOT STANDARDS AND SPECIFICATIONS
- The drawing shows a plan view of the intersection of 300 North Street and 3650 West Street. 300 North Street runs horizontally across the top half of the sheet, while 3650 West Street runs vertically down the center. The drawing details the proposed striping for both roads, including lane markings, crosswalks, and turn arrows. Key features include: existing and proposed edges of asphalt, existing and proposed sidewalks, and various construction notes such as 'REMOVE EXISTING STRIPING PER UDOT STANDARDS' and 'INSTALL SECONDARY WATER VALVE'. Property owners and existing structures are labeled, including 'JEAN S SAWLEY TRUSTEE', 'EXIST HOUSE', 'RICK & DEBBIE SORTOR', 'UNIT 101', 'UNIT 102', 'UNIT 149', 'UNIT 150', 'EXIST HOUSE', 'EXIST GARAGE', and 'EXIST HOUSE'. Matchlines A and B are indicated at the left and right edges of the drawing. A horizontal graphic scale is provided at the bottom right, showing distances in feet (30, 0, 15, 30, 60) and a scale of 1 inch = 30 feet. A north arrow is also present.
- 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: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
NHMB, LLC
P.O. BOX 2000
LAYTON, UTAH 84041
CONTACT:
BRYAN BAYLES
PHONE: 801-634-2129

BLUFF VIEW SUBDIVISION
PHASE 1 AND 2
3830 WEST 300 NORTH
WEST POINT, UTAH

PROFESSIONAL ENGINEER
No. 5049039
11-15-2020
CHERRON HESS PRESTON
STATE OF UTAH

NO. DATE REVISION BY

1 FOR REVIEW

2

3

4

5

6

7

8

300 NORTH STREET
STRIPING PLAN

PROJECT NUMBER 7941B PRINT DATE

DRAWN BY M.ELMER CHECKED BY C.PRESTON

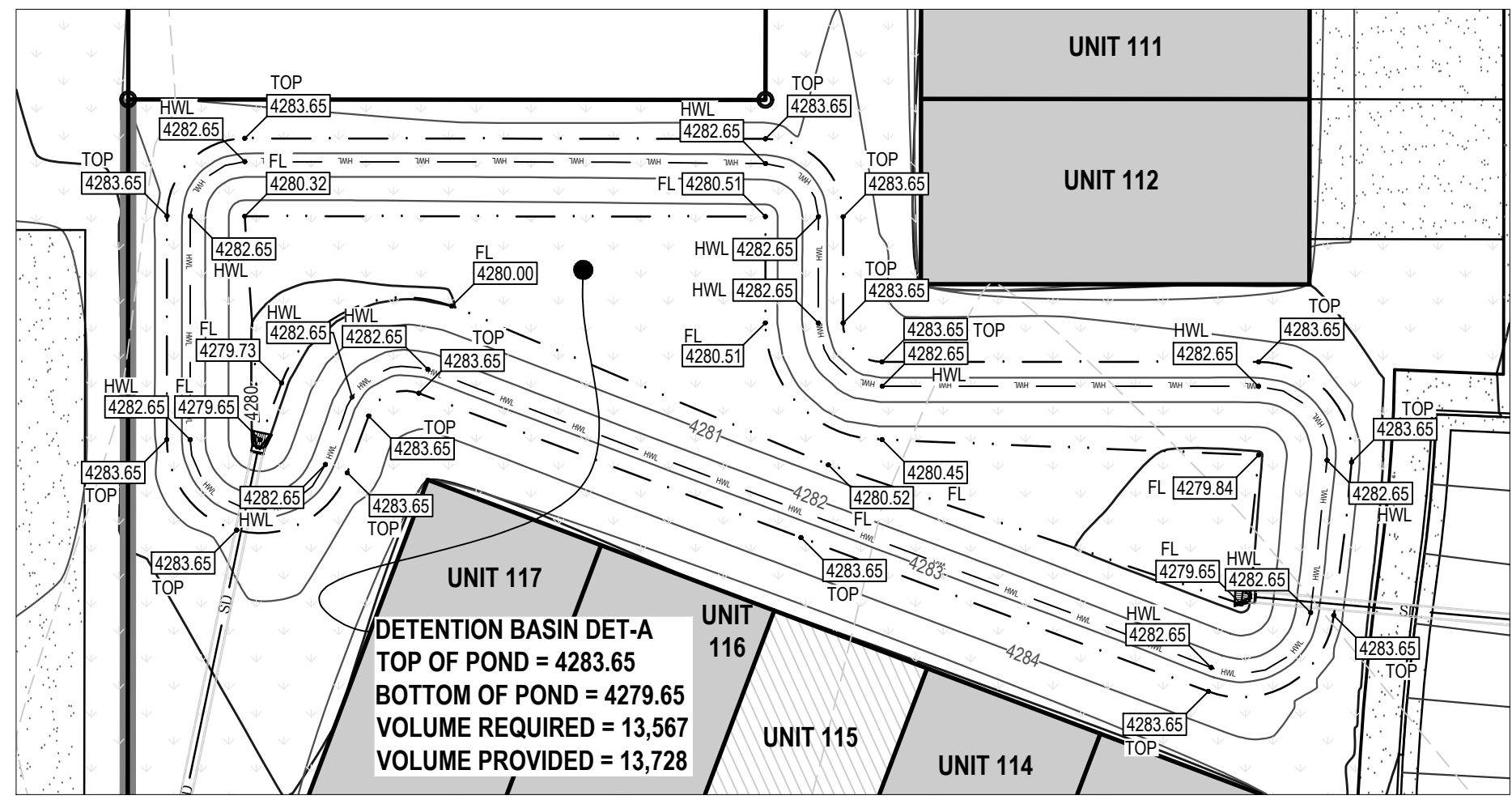
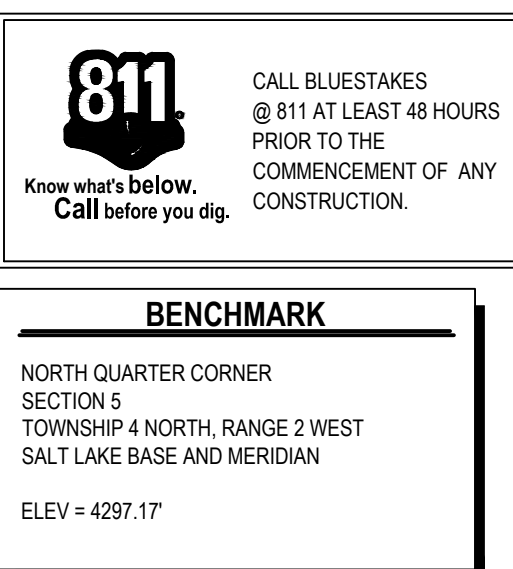
PROJECT MANAGER C.PRESTON

C-101

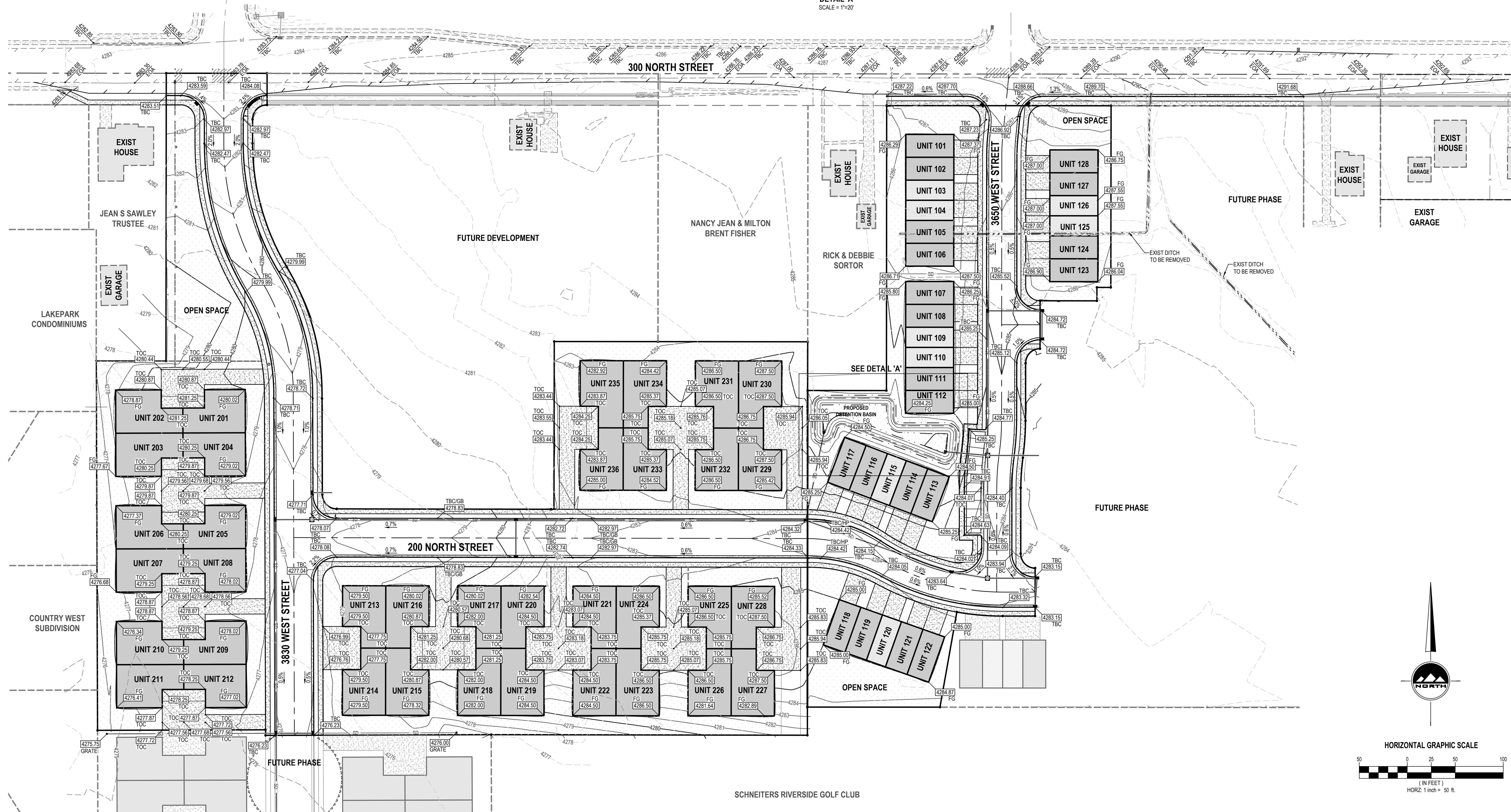
West Point City Council

86

January 5, 2021



- ## GENERAL NOTES
- | | |
|---|---|
| 1. ALL WORK TO COMPLY WITH WEST POINT CITY STANDARDS AND SPECIFICATIONS. | |
| 2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS. | |
| 3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL. | 7. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER WEST POINT CITY OR APWA STANDARD PLANS AND SPECIFICATIONS. |
| 4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS. | 8. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED. |
| 5. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS. | 9. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS. |
| 6. 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 | 10. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES. |
| | 11. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS. |
| | 12. ALL LOTS WILL BE GRADED TO DRAIN FRONT YARDS TO THE PUBLIC STREET AND SIDEYARD YARDS TO THE YARD BOX AT THE BACK OF THE LOT. |
| | 13. ALL OPEN IRRIGATION DITCHES ON THE SITE ARE TO BE REMOVED OR ABANDONED. |



HORIZONTAL GRAPHIC SCALE



A horizontal graphic scale bar with alternating black and white segments. The scale is marked with numbers 50, 0, 25, 50, and 100. Below the bar, the text "(IN FEET)" is centered, followed by "HORZ. 1 inch = 50 ft."

(IN FEET)
HORZ. 1 inch = 50 ft.

APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____
CITY/ENGINEER: _____

ENSIGN
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: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
NHMB, LLC
P.O. BOX 2000
LAYTON, UTAH 84041

CONTACT:
BRYAN BAYLES
PHONE: 801-634-2129

**BLUFF VIEW SUBDIVISION
PHASE 1 AND 2
3830 WEST 300 NORTH
WEST POINT, UTAH**



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

GRADING PLAN

PROJECT NUMBER	PRINT DATE
7941B	
DRAWN BY	CHECKED BY
M.ELMER	C.PRESTON
PROJECT MANAGER	
C.PRESTON	

C-200

811

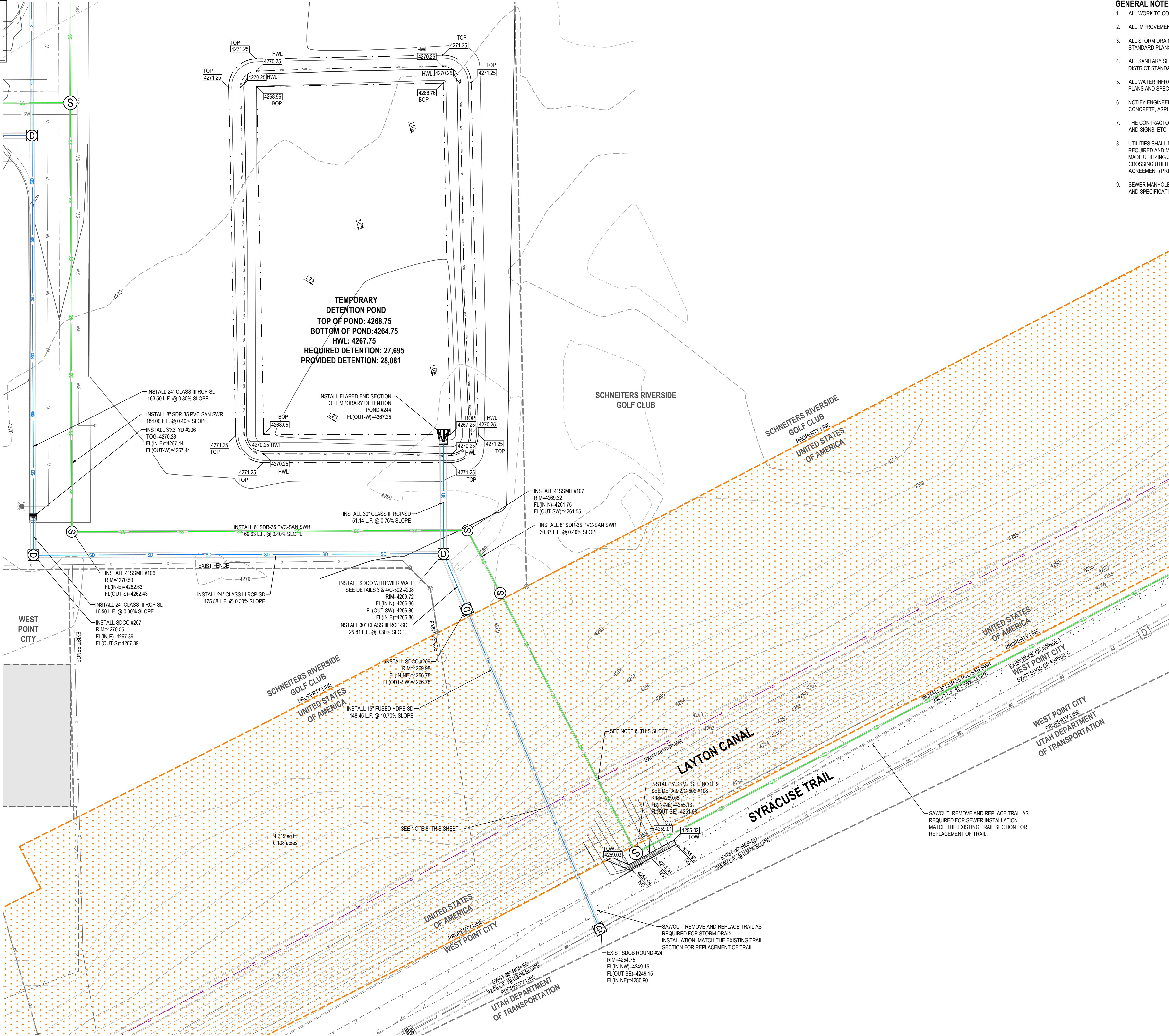
Know what's below.
Call before you dig.

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'



LEGEND

S

SANITARY SEWER MANHOLE

D

STORM DRAIN CLEAN OUT BOX

[Symbol]

STORM DRAIN CATCH BASIN

PROPERTY LINE

EXISTING EDGE OF ASPHALT

PROPOSED EDGE OF ASPHALT

-x-

EXISTING FENCE

-x-

PROPOSED FENCE

EXISTING FLOW LINE

PROPOSED FLOW LINE

SD

STORM DRAIN LINE

SS

SANITARY SEWER LINE

ir

IRRIGATION LINE

EXISTING CONTOURS

PROPOSED CONTOURS

[Symbol]

PROPOSED CONCRETE

North Arrow

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

HORZ: 1 inch = 20 ft.

APPROVED FOR CONSTRUCTION

BY: CITY ENGINEER DATE:

- GENERAL NOTES
1.

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

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3.

ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER WEST POINT CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
4.

ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER NORTH DAVIS SEWER DISTRICT STANDARD PLANS AND SPECIFICATIONS.
5.

ALL WATER INFRASTRUCTURE TO BE INSTALLED PER WEST POINT CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
6.

NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, UTILITY STRUCTURES OR PIPES.
7.

THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
8.

UTILITIES SHALL MAINTAIN 18" MIN VERTICAL CLEARANCE FROM AQUEDUCT. CASINGS WILL BE REQUIRED AND MUST EXTEND A MINIMUM OF 10' BEYOND AQUEDUCT. CROSSINGS MUST BE MADE UTILIZING JACK-AND-BORE OR HORIZONTAL DIRECTIONAL DRILL METHODS. EACH CROSSING UTILITY WILL REQUIRE APPROVAL (THROUGH EXECUTION OF A LICENSE AGREEMENT) PRIOR TO INSTALLATION.
9.

SEWER MANHOLE IS TO BE A DROP MANHOLE INSTALLED PER WEST POINT CITY STANDARDS AND SPECIFICATIONS WITH THE DROP BEING CONTAINED WITHIN THE MANHOLE.

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:

NHMB, LLC

P.O. BOX 2000

LAYTON, UTAH 84041

CONTACT:

BRYAN BAYLES

PHONE: 801-634-2129

BLUFF VIEW SUBDIVISION

PHASE 1 AND 2

3830 WEST 300 NORTH

WEST POINT, UTAH

PROFESSIONAL ENGINEER

C. Preston

11-15-2020

STATE OF UTAH

CHEYRON HESS PRESTON

NO. DATE REVISION BY

1

2

3

4

5

6

7

8

DETENTION BASIN PLAN

PROJECT NUMBER 7941B

PRINT DATE

DRAWN BY M.ELMER

CHECKED BY C.PRESTON

PROJECT MANAGER C.PRESTON

C-202

811

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'

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 _{goal} =	7,462 cf
V _{provided} =	7,604 cf
80th %ile HWL =	4,281.90 ft

Basin 'A'	
Weir Calculations: $Q=C_w(L-0.2H)H^{3/2}$	
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'		
Pipe	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	38,599	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	

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
SD-B1*	none	0.000	DET-B	0.646	0.646	0.50%	15	RCP	4.580

*detained flow, 0.20 cfs/acre

Pipe Design Basin 'C' (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
SD-C1	C-1	0.849	none	0.000	0.849	0.50%	15	RCP	4.580
SD-C2	C-2	1.323	SD-A15 & C	2.448	3.771	0.50%	15	RCP	4.580
SD-C3	C-3	0.523	SD-B1	0.646	1.169	0.50%	15	RCP	4.580
SD-C4	none	0.000	SD-C2 & C3	4.940	4.940	0.60%	15	RCP	5.017
SD-C5	C-4	0.673	SD-C4	4.940	5.613	0.80%	15	RCP	5.793
SD-C6	C-5	0.926	none	0.000	0.926	0.50%	8	ADS	1.013
SD-C7	C-6	0.855	SD-C6	0.926	1.781	0.50%	15	RCP	4.580
SD-C8	C-7	1.227	none	0.000	1.227	0.50%	10	ADS	1.836
SD-C9	C-8	0.625	SD-C5, C7 & C	8.621	9.246	0.50%	24	RCP	16.040
SD-C10	C-9	0.651	none	0.000	0.651	0.50%	15	RCP	4.580
SD-C11	C-10	0.638	SD-C9 & C10	9.897	10.535	0.50%	24	RCP	16.040
SD-C12	C-11	1.278	none	0.000	1.278	0.50%	10	ADS	1.836
SD-C13	C-12	0.291	none	0.000	0.291	0.50%	15	RCP	4.580
SD-C14	C-13	1.274	SD-C12 & C13	1.569	2.843	0.50%	15	RCP	4.580
SD-C15	C-14	1.088	SD-C11 & C14	13.378	14.465	0.50%	24	RCP	16.040
SD-C16	C-15	2.362	none	0.000	2.362	0.50%	15	RCP	4.580
SD-C17	C-16	0.288	SD-C16	2.362	2.650	0.50%	15	RCP	4.580
SD-C18	none	0.000	SD-C15 & C17	17.115	17.115	0.70%	24	RCP	18.978
SD-C19	C-17	0.728	none	0.000	0.728	0.50%	8	ADS	1.013
SD-C20	C-18	1.682	SD-C19	0.728	2.411	0.50%	15	RCP	4.580
SD-C21	none	0.000	SD-C18 & C20	19.526	19.526	0.30%	30	RCP	22.526
SD-C22	C-19	1.368	SD-C21	19.526	20.893	0.30%	30	RCP	22.526
SD-C23	C-20	0.972	SD-C22	20.893	21.865	0.30%	30	RCP	22.526
SD-C24*	none	0.000	DET-C	6.016	6.016	1.00%	15	RCP	6.477

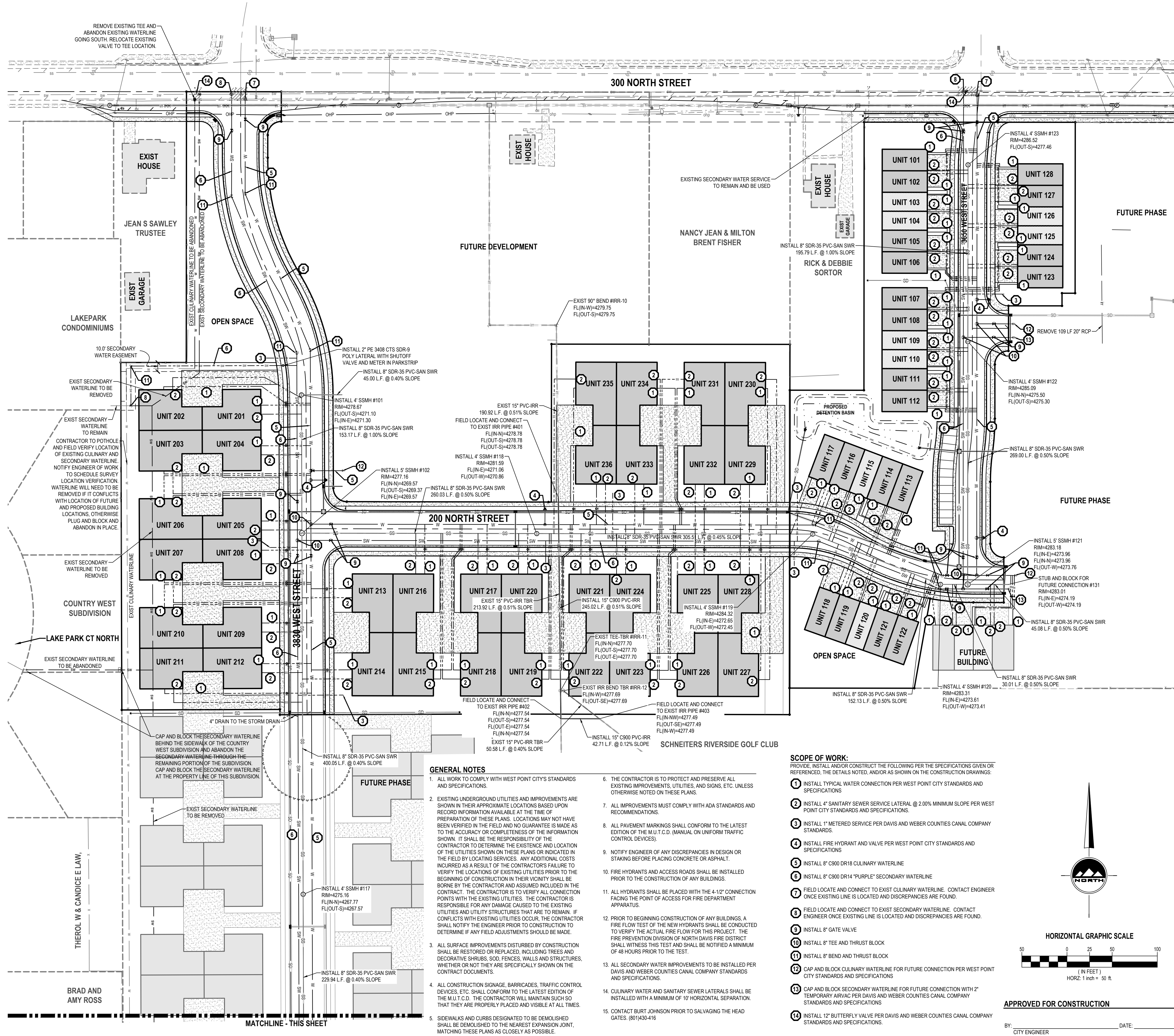
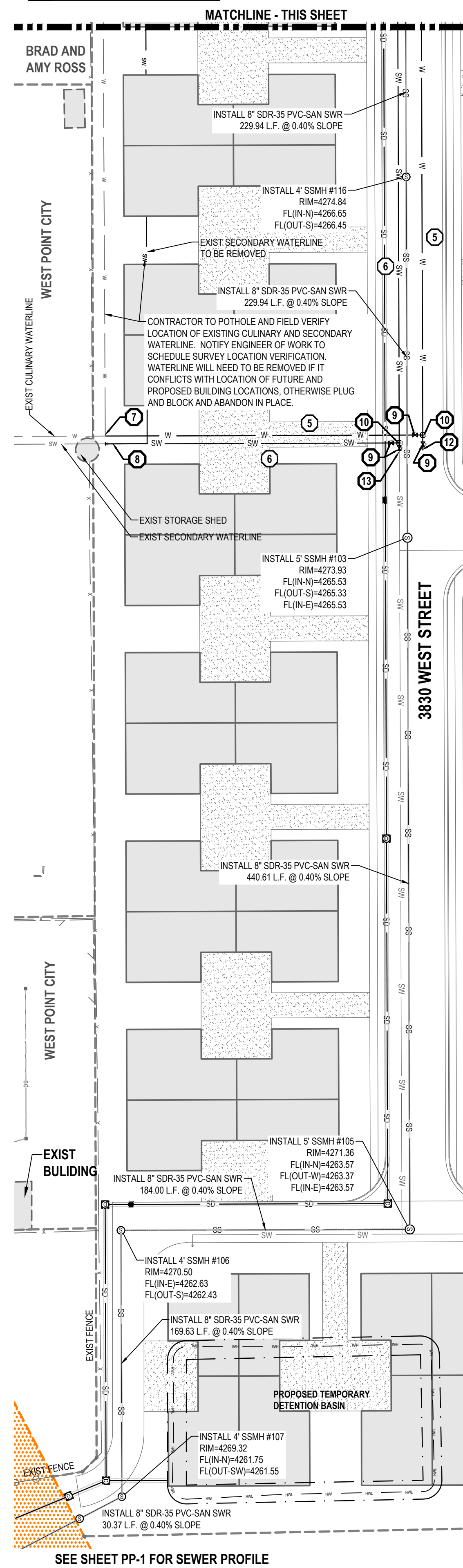
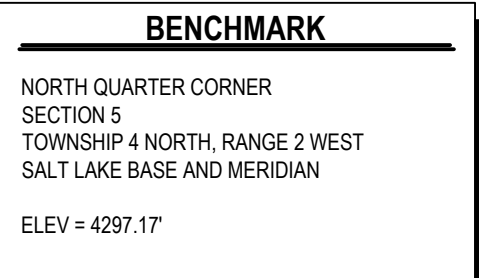
*detained flow, 0.20 cfs/acre

Basin 'C'	
Weir Calculations: $Q=C_w(L-0.2H)H^{3/2}$	
High Water Elevation:	4,270.25 FT
Weir Elevation:	4,269.70 FT
Allowed Basin Discharge*	6.016 CFS
C _w	3.32
Weir Height (H):	0.55 FT
Weir Length (L):	4.55 FT
Weir Length (L):	54.62748 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 _{goal} =	19,550 cf
V _{provided} =	19,808 cf
80th %ile HWL =	4,269.70 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)	Water Runoff Volume from Basin C (c.f.)	Runoff Volume from Basins A & B (c.f.)	Cumulative Runoff to Basin A+B+C (c.f.)	Net Allowed Basin** Discharge (c.f.)	Required Storage (c.f.)						
5	3.12	10,589	673	11,262	1,805	9,458						
10	2.46	16,698	1,347	18,045	3,609	14,436						
15	2.08	21,178	2,020	23,198	5,414	17,784						
30	1.44	29,324	4,040	33,364	10,828	22,536						
60	0.91	37,062	8,081	45,143	21,657	23,486						
120	0.65	52,945	16,162	69,107	43,313	25,794						
180	0.56	68,422	24,243	92,665	64,970	27,695						
360	0.43	105,076	48,485	153,562	129,940	23,622						
720	0.29	141,731	96,971	238,702	259,880	(21,178)						
1440	0.18	175,942	193,942	369,884	519,760	(149,876)						
				Required Detention:	27.695							
				Provided Detention:	28.081							

Catchment Calculations Basin 'C' (100-year storm)					
Time of Concentration:		15 min			
Rainfall Intensity I:					



ENSIGN
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: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
NHM8, LLC
P.O. BOX 2000
LAYTON, UTAH 84041

CONTACT:
BRYAN BAYLES
PHONE: 801-634-2129

**BLUFF VIEW SUBDIVISION
PHASE 1 AND 2
3830 WEST 300 NORTH
WEST POINT, UTAH**



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

UTILITY PLAN

PROJECT NUMBER	PRINT DATE
7941B	
DRAWN BY	CHECKED BY
M.ELMER	C.PRESTON
PROJECT MANAGER	
C.PRESTON	

C-300

January 5, 2021

811

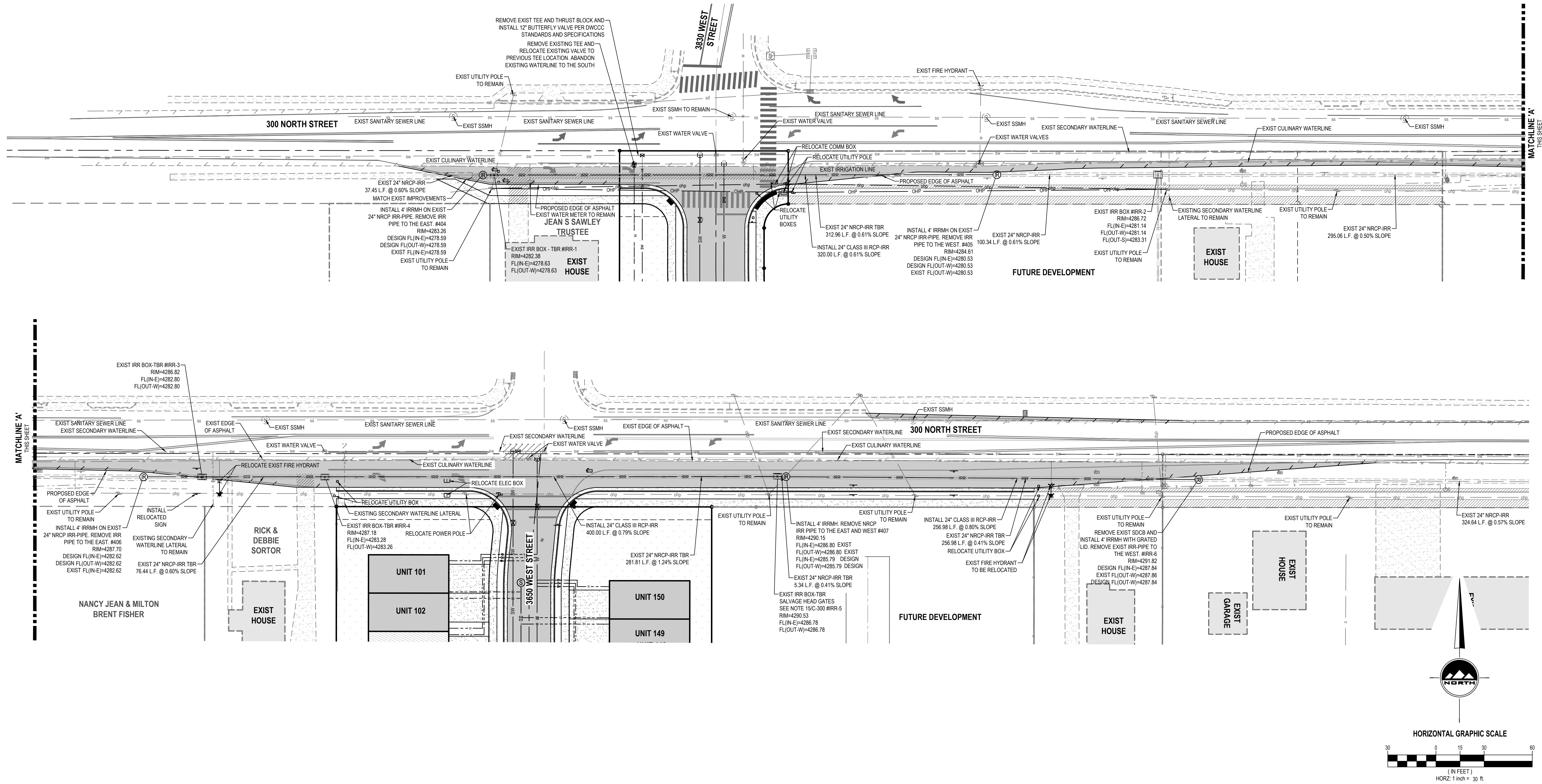
Know what's below.
Call before you dig.

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'



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:
NHMB, LLC
P.O. BOX 2000
LAYTON, UTAH 84041
CONTACT:
BRYAN BAYLES
PHONE: 801-634-2129

BLUFF VIEW SUBDIVISION
PHASE 1 AND 2
3830 WEST 300 NORTH
WEST POINT, UTAH

PROFESSIONAL ENGINEER
BRYAN BAYLES
No. 5049039
11-15-2020
CHERRON HESS PRESTON

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

300 NORTH STREET
UTILITY PLAN

PROJECT NUMBER
7941B
PRINT DATE
DRAWN BY
M.ELMER
CHECKED BY
C.PRESTON
PROJECT MANAGER
C.PRESTON

C-301

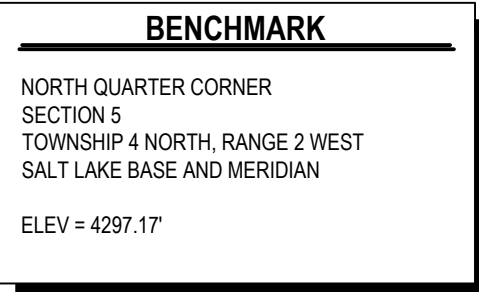
APPROVED FOR CONSTRUCTION

BY: CITY ENGINEER DATE:

West Point City Council

92

January 5, 2021



REVISION SCHEDULE			
NUMBER	DATE	AUTHOR	COMPANY REPRESENTATIVE SIGNATURE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

1. THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMPs) AS NECESSARY TO MODIFY OR IMPROVE SUCH AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
2. DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
4. DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
5. VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMPs TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
6. NOT ALL POSSIBLE BMPs HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
7. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.
8. COORDINATE THE SWPPP WITH WEST HAVEN CITY AND THE WEST HAVEN CITY STORM WATER MANAGER.

FOR:
NHM8, LLC
P.O. BOX 2000
LAYTON, UTAH 84041

CONTACT:
BRYAN BAYLES
PHONE: 801-634-2129

**BLUFF VIEW SUBDIVISION
PHASE 1 AND 2
3830 WEST 300 NORTH
WEST POINT, UTAH**

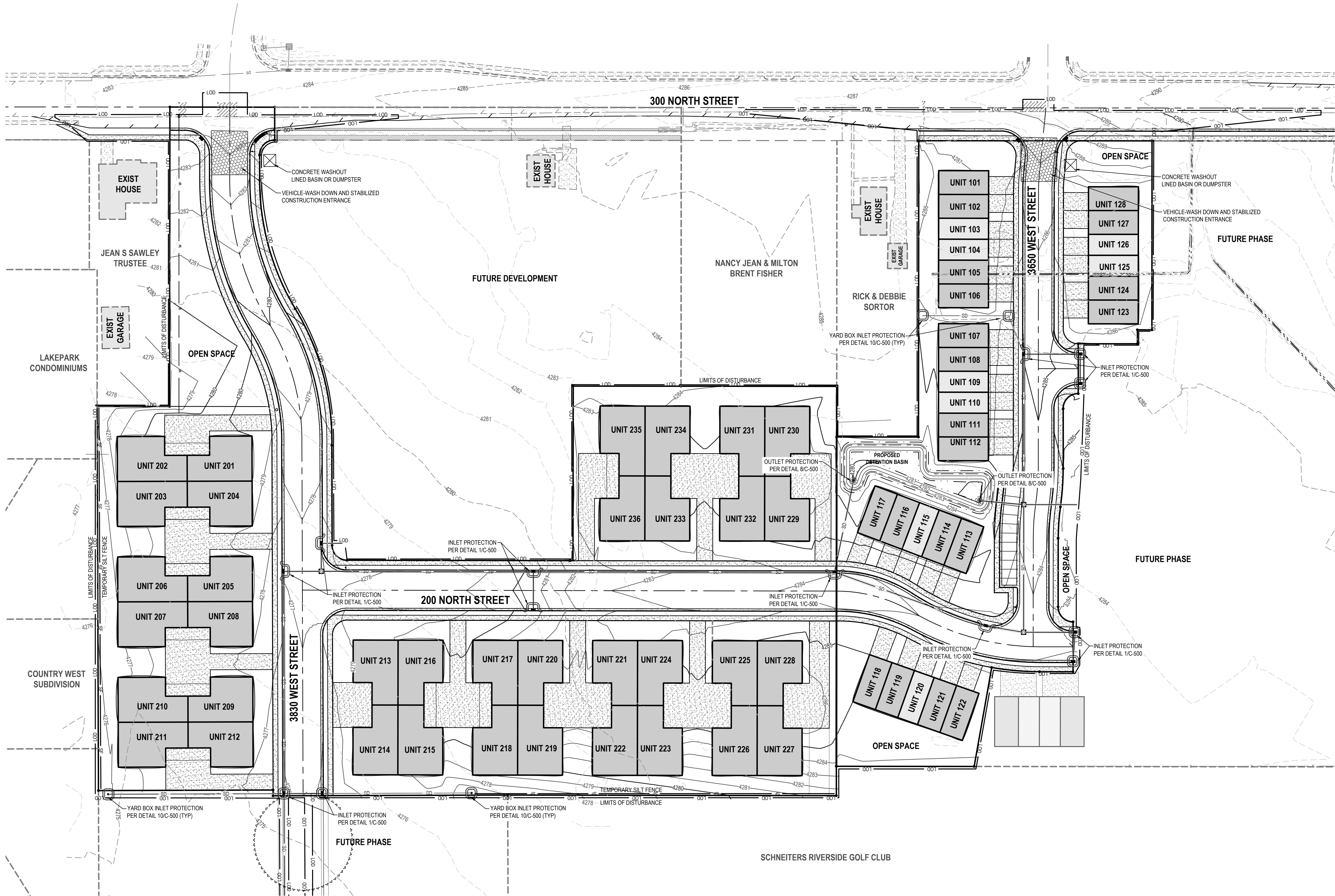


NO.	DATE	REVISION	BY
1		FOR REVIEW	
2			
3			
4			
5			
6			
7			
8			

EROSION CONTROL PLAN

PROJECT NUMBER	PRINT DATE
7941B	
DRAWN BY	CHECKED BY
M.ELMER	C.PRESTON
PROJECT MANAGER	
C.PRESTON	

C-400



HORIZONTAL GRAPHIC SCALE



(IN FEET)
HORZ: 1 inch = 50 ft.

APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____
CITY ENGINEER

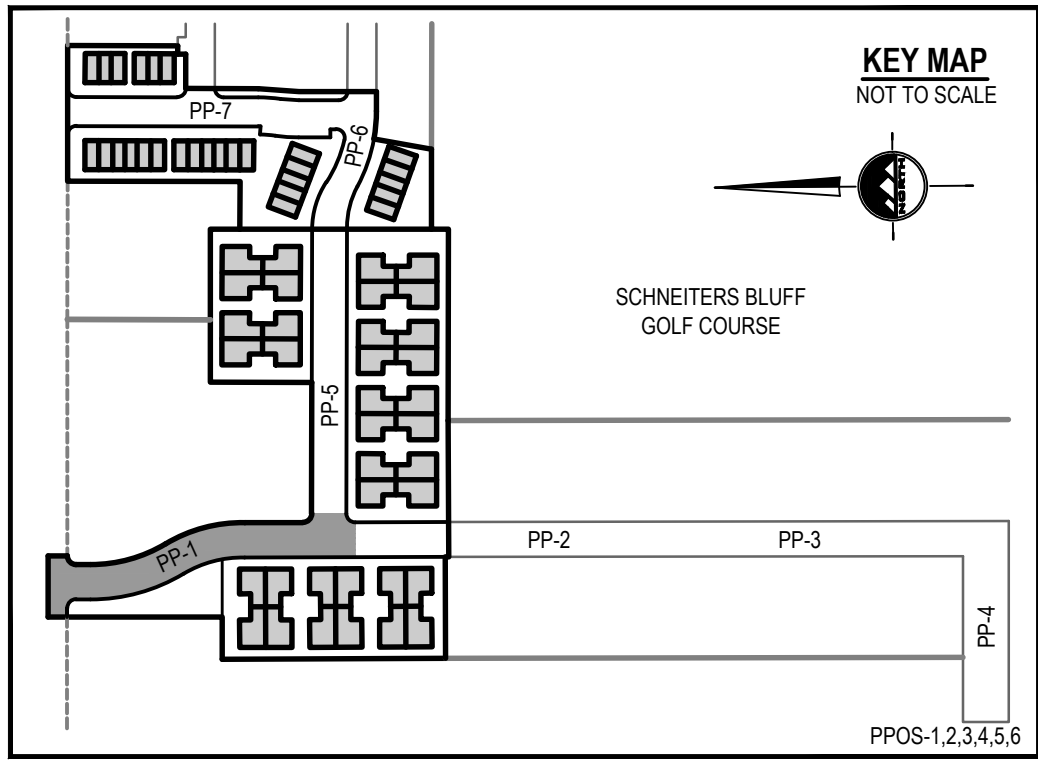
811

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.

3

INSTALL 1" SECONDARY WATER SERVICE LINE AND METER PER DAVIS AND WEBER CANAL COMPANIES STANDARD DETAILS AND SPECIFICATIONS, PROVIDED AT THE PRE-CONSTRUCTION MEETING

4

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

5

INSTALL 8" C900 DR18 CULINARY WATERLINE

6

INSTALL 8" C900 DR14 "PURPLE" SECONDARY WATERLINE

7

FIELD LOCATE AND CONNECT TO EXIST CULINARY WATERLINE. SEE SHEET C-101, NOTE 7, WHERE APPLICABLE

8

FIELD LOCATE AND CONNECT TO EXIST SECONDARY WATERLINE. SEE SHEET C-101, NOTE 7, WHERE APPLICABLE

9

INSTALL 8" GATE VALVE

10

INSTALL 8" TEE AND THRUST BLOCK

11

INSTALL 8" BEND AND THRUST BLOCK

12

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

13

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

14

INSTALL STREET LIGHT PER WEST POINT CITY STANDARDS

15

INSTALL 4" SECONDARY WATERLINE DRAIN TO CONNECT TO STORM DRAIN WITH VALVE.

16

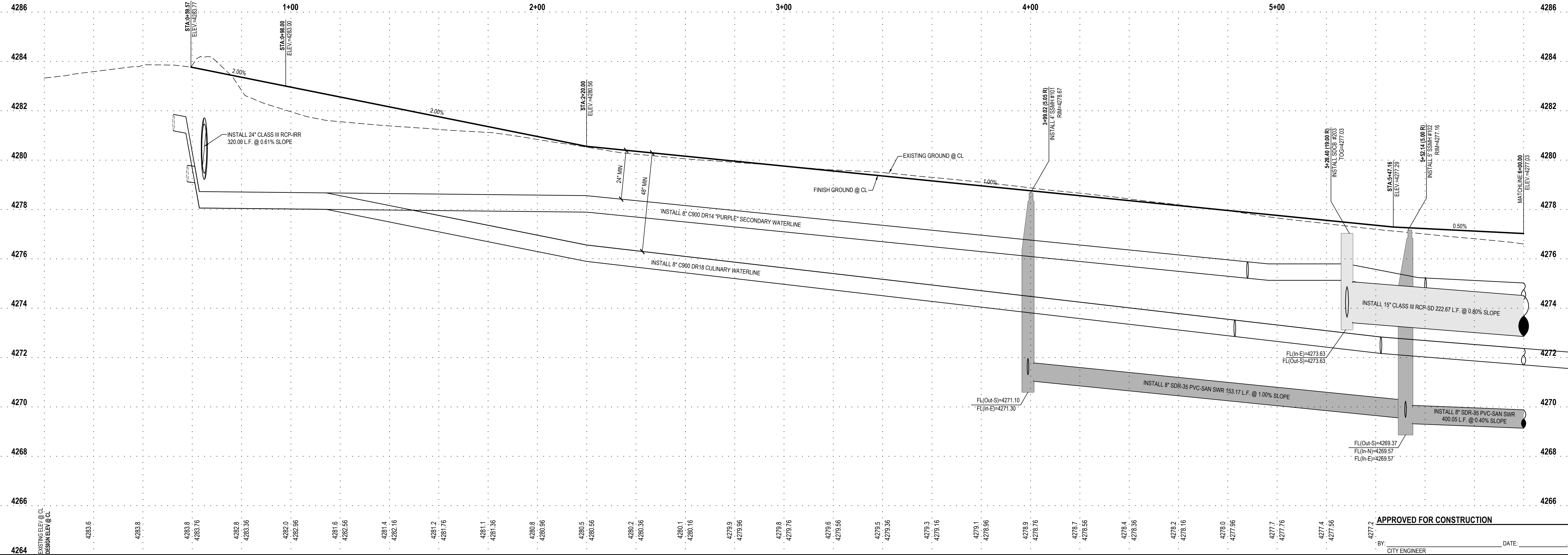
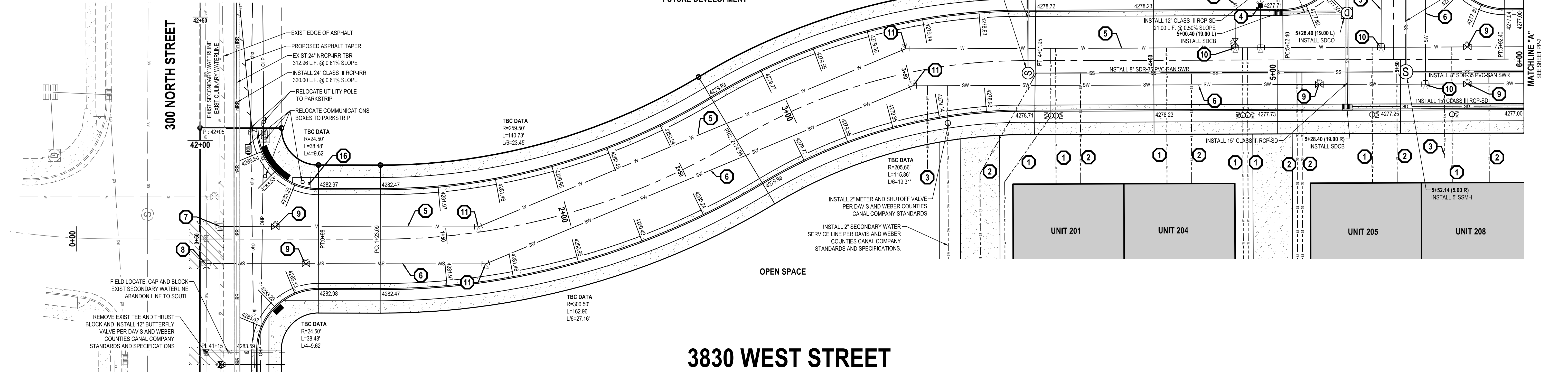
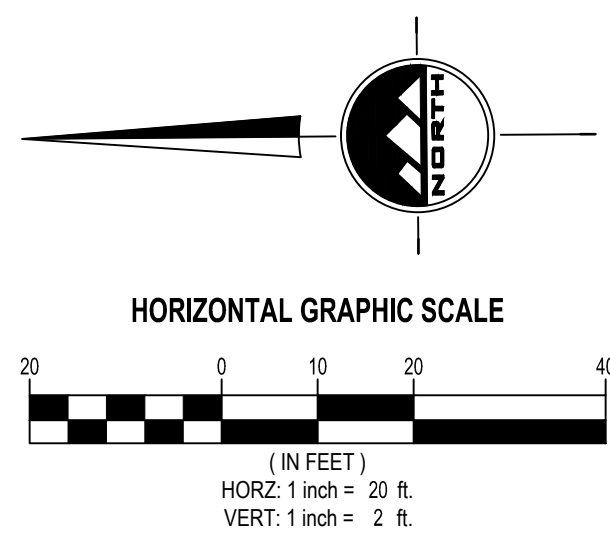
INSTALL STOP SIGN AND STREET SIGN

17

MATCH EXISTING IMPROVEMENTS

18

INSTALL HANDICAP ACCESSIBLE RAMP WITH DETECTABLE WARNING SURFACE PER WEST POINT CITY STANDARDS



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: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
NHMB, LLC
P.O. BOX 2000
LAYTON, UTAH 84041
CONTACT:
BRYAN BAYLES
PHONE: 801-634-2129

BLUFF VIEW SUBDIVISION
PHASE 1 AND 2
3830 WEST 300 NORTH
WEST POINT, UTAH

CHAD H. HESSON
PROFESSIONAL ENGINEER
STATE OF UTAH
NO. 5049039
EXPIRES 11-15-2020

NO. DATE REVISION BY

1 2 3 4 5 6 7 8

FOR REVIEW

3830 WEST STREET
PLAN AND PROFILE

PROJECT NUMBER
7941B

DRAWN BY
M.ELMER

PROJECT MANAGER
C.PRESTON

PRINT DATE

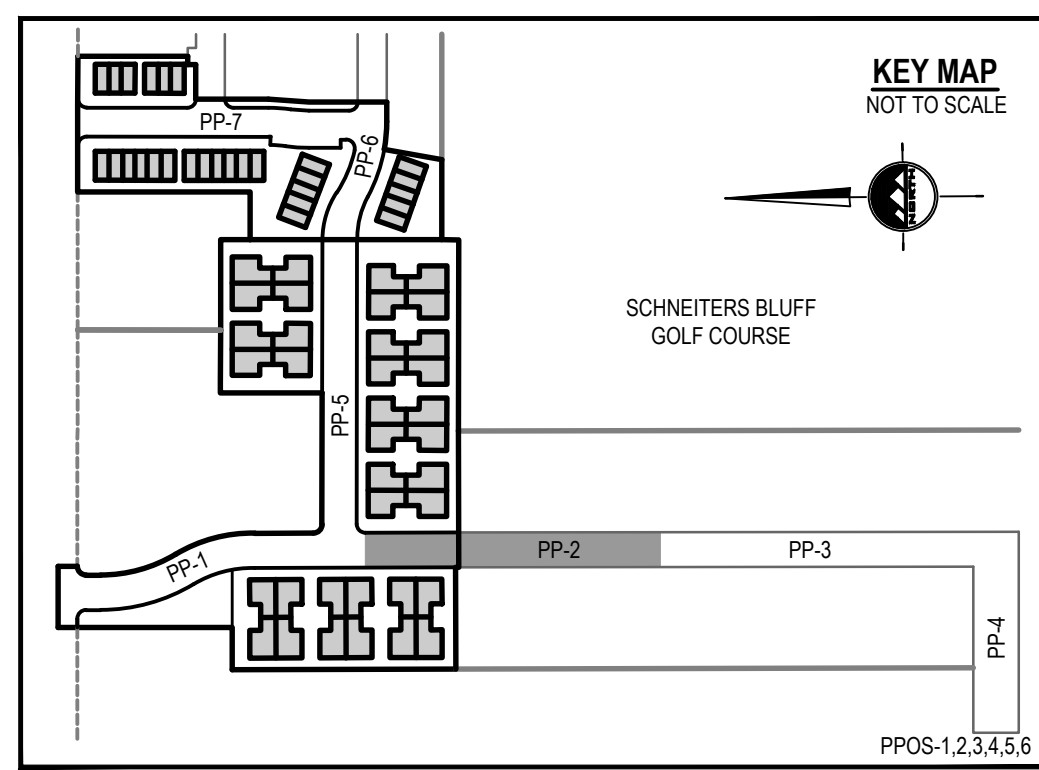
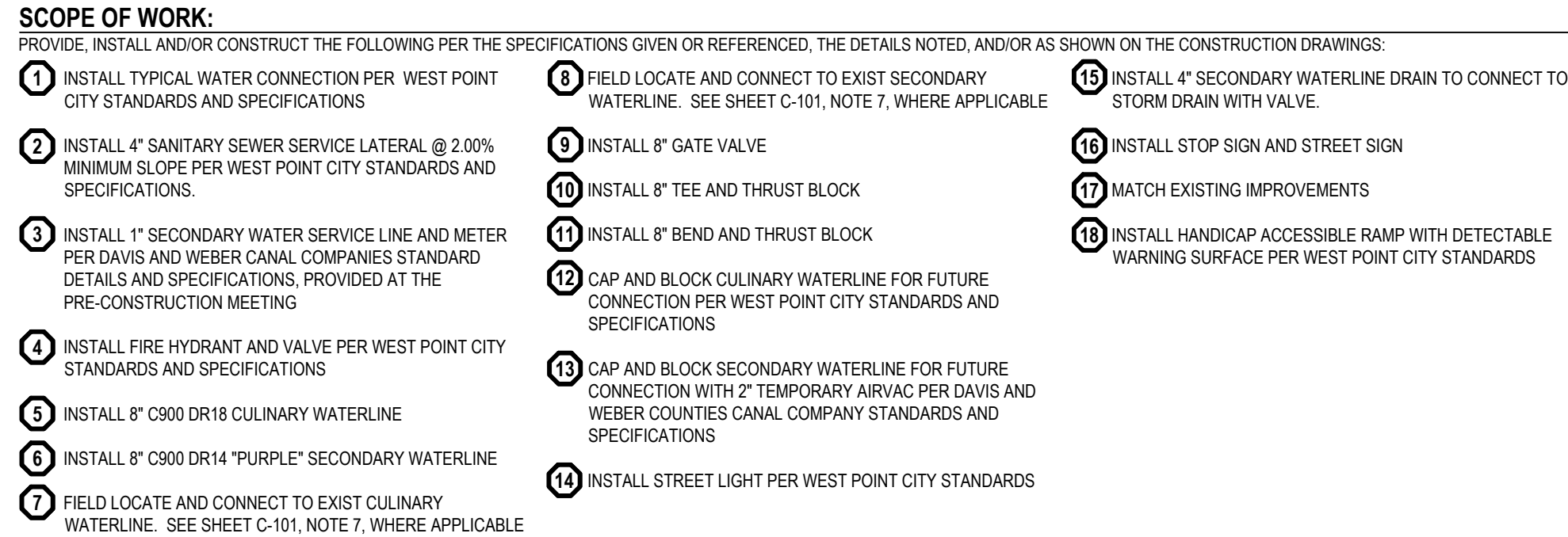
CHECKED BY
C.PRESTON

PP-1

APPROVED FOR CONSTRUCTION

DATE: _____

CITY ENGINEER



ENSIGN
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

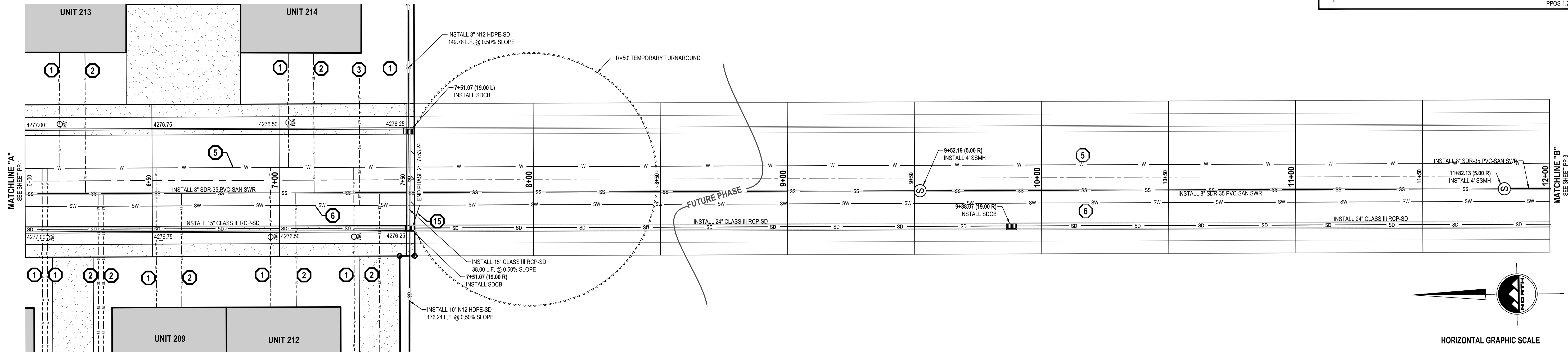
CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

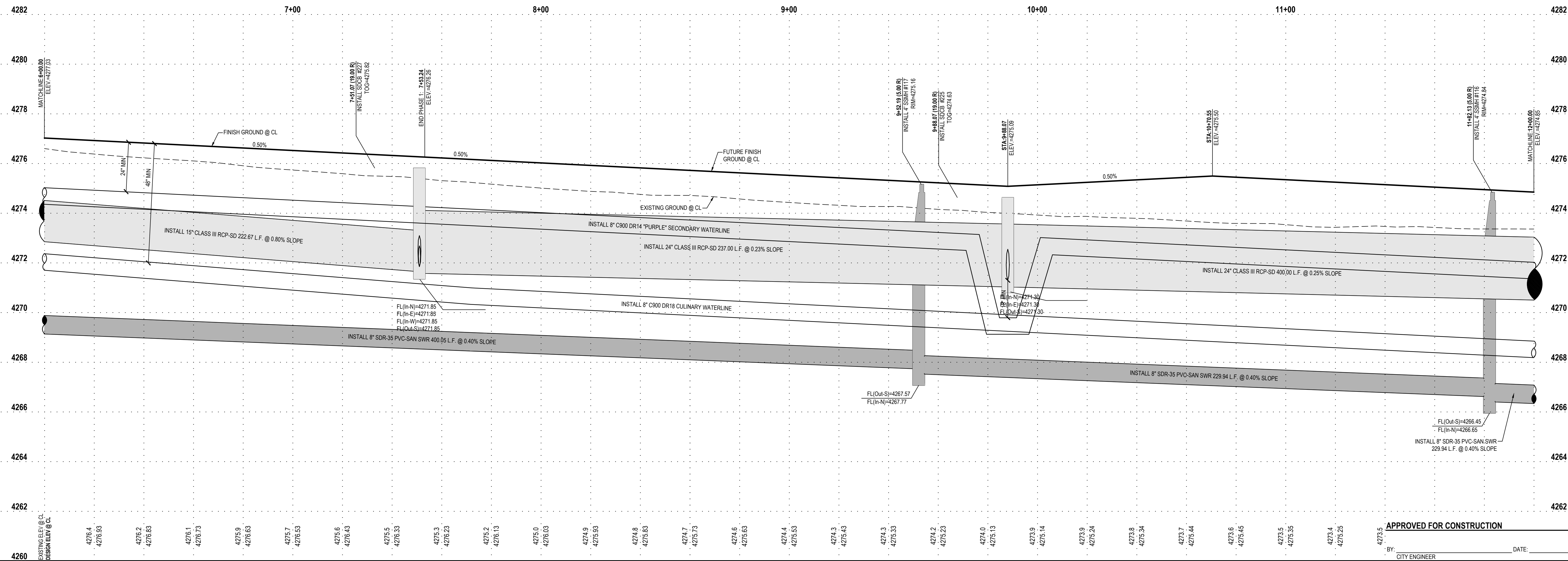
WWW.ENSIGNENG.COM

FOR:
NHM8, LLC
P.O. BOX 2000
LAYTON, UTAH 84041

CONTACT:
BRYAN BAYLES
PHONE: 801-634-2129



3830 WEST STREET



**BLUFF VIEW SUBDIVISION
PHASE 1 AND 2
3830 WEST 300 NORTH
WEST POINT, UTAH**



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

3830 WEST STREET PLAN AND PROFILE

PROJECT NUMBER	PRINT DATE
7941B	

DRAWN BY M.ELMER	CHECKED BY C.PRESTON
---------------------	-------------------------

PROJECT MANAGER C.PRESTON

PP-2

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.

3

INSTALL 1" SECONDARY WATER SERVICE LINE AND METER PER DAVIS AND WEBER CANAL COMPANIES STANDARD DETAILS AND SPECIFICATIONS, PROVIDED AT THE PRE-CONSTRUCTION MEETING

4

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

5

INSTALL 8" C900 DR18 CULINARY WATERLINE

6

INSTALL 8" C900 DR14 "PURPLE" SECONDARY WATERLINE

7

FIELD LOCATE AND CONNECT TO EXIST CULINARY WATERLINE. SEE SHEET C-101, NOTE 7, WHERE APPLICABLE

8

FIELD LOCATE AND CONNECT TO EXIST SECONDARY WATERLINE. SEE SHEET C-101, NOTE 7, WHERE APPLICABLE

9

INSTALL 8" GATE VALVE

10

INSTALL 8" TEE AND THRUST BLOCK

11

INSTALL 8" BEND AND THRUST BLOCK

12

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

13

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

14

INSTALL STREET LIGHT PER WEST POINT CITY STANDARDS

15

INSTALL 4" SECONDARY WATERLINE DRAIN TO CONNECT TO STORM DRAIN WITH VALVE.

16

INSTALL STOP SIGN AND STREET SIGN

17

MATCH EXISTING IMPROVEMENTS

18

INSTALL HANDICAP ACCESSIBLE RAMP WITH DETECTABLE WARNING SURFACE PER WEST POINT CITY STANDARDS
- KEY MAP
NOT TO SCALE

SCHNEIDERS BLUFF
GOLF COURSE

PP-1 PP-2 PP-3 PP-4 PP-5 PP-6 PP-7

PP-OS-1,2,3,4,5,6
- 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:
NHMB, LLC
P.O. BOX 2000
LAYTON, UTAH 84041

CONTACT:
BRYAN BAYLES
PHONE: 801-634-2129
-
- HORIZONTAL GRAPHIC SCALE

(IN FEET)

HORIZ: 1 inch = 20 ft.

VERT: 1 inch = 2 ft.
- # 3830 WEST STREET
-
- ## BLUFF VIEW SUBDIVISION PHASE 1 AND 2 3830 WEST 300 NORTH WEST POINT, UTAH
-
- | NO. | DATE | REASON | BY |
|-----|------|------------|----|
| 1 | | FOR REVIEW | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |
- ### 3830 WEST STREET PLAN AND PROFILE
- | PROJECT NUMBER | PRINT DATE |
|-----------------|------------|
| 7941B | |
| DRAWN BY | CHECKED BY |
| M.ELMER | C.PRESTON |
| PROJECT MANAGER | |
| C.PRESTON | |
- PP-3
- West Point City Council
- 96
- January 5, 2021

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.

3

INSTALL 1" SECONDARY WATER SERVICE LINE AND METER PER DAVIS AND WEBER CANAL COMPANIES STANDARD DETAILS AND SPECIFICATIONS, PROVIDED AT THE PRE-CONSTRUCTION MEETING

4

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

5

INSTALL 8" C900 DR18 CULINARY WATERLINE

6

INSTALL 8" C900 DR14 "PURPLE" SECONDARY WATERLINE

7

FIELD LOCATE AND CONNECT TO EXIST CULINARY WATERLINE. SEE SHEET C-101, NOTE 7, WHERE APPLICABLE

8

FIELD LOCATE AND CONNECT TO EXIST SECONDARY WATERLINE. SEE SHEET C-101, NOTE 7, WHERE APPLICABLE

9

INSTALL 8" GATE VALVE

10

INSTALL 8" TEE AND THRUST BLOCK

11

INSTALL 8" BEND AND THRUST BLOCK

12

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

13

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

14

INSTALL STREET LIGHT PER WEST POINT CITY STANDARDS

15

INSTALL 4" SECONDARY WATERLINE DRAIN TO CONNECT TO STORM DRAIN WITH VALVE.

16

INSTALL STOP SIGN AND STREET SIGN

17

MATCH EXISTING IMPROVEMENTS

18

INSTALL HANDICAP ACCESSIBLE RAMP WITH DETECTABLE WARNING SURFACE PER WEST POINT CITY STANDARDS
- KEY MAP
NOT TO SCALE

PP-1 PP-2 PP-3 PP-4 PP-5 PP-6 PP-7

PP-OS-1,2,3,4,5,6
- 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:
NHMB, LLC
P.O. BOX 2000
LAYTON, UTAH 84041

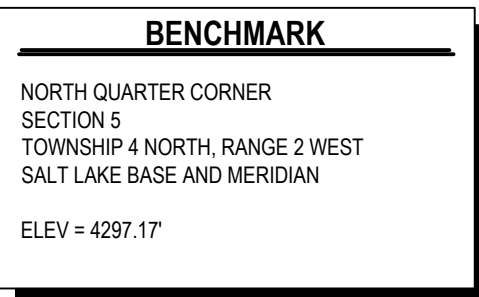
CONTACT:
BRYAN BAYLES
PHONE: 801-634-2129
-
- HORIZONTAL GRAPHIC SCALE
(IN FEET)
HORIZ: 1 inch = 20 ft.
VERT: 1 inch = 2 ft.
- # 75 SOUTH STREET
-
- ## BLUFF VIEW SUBDIVISION PHASE 1 AND 2 3830 WEST 300 NORTH WEST POINT, UTAH
-
- | NO. | DATE | REASON | BY |
|-----|------|------------|----|
| 1 | | FOR REVIEW | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |
- ### 75 SOUTH STREET PLAN AND PROFILE
- PROJECT NUMBER
7941B

PRINT DATE

DRAWN BY
M.ELMER

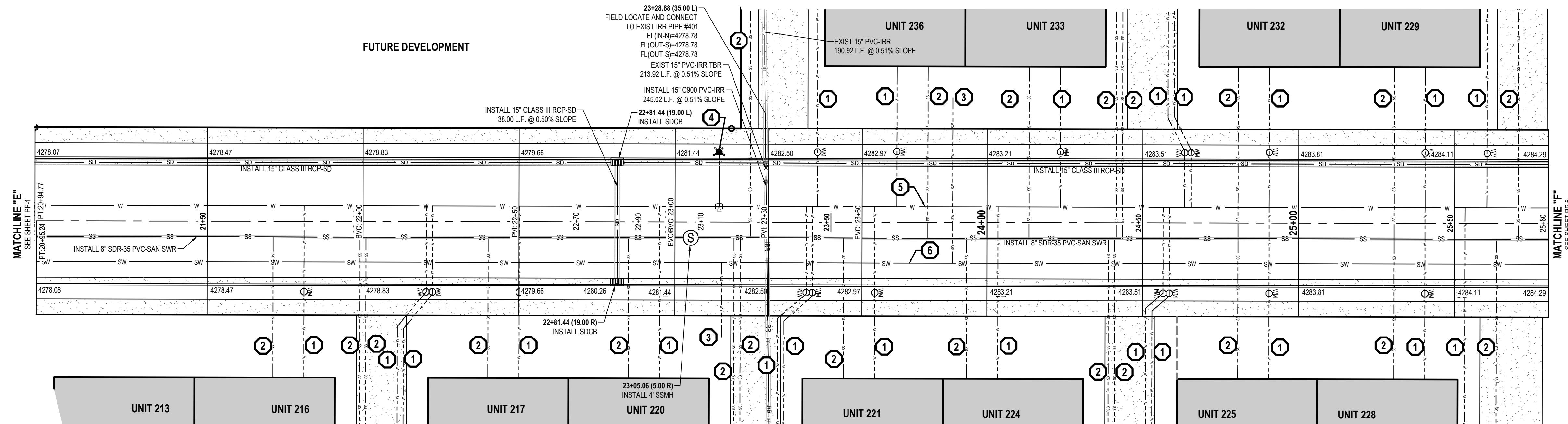
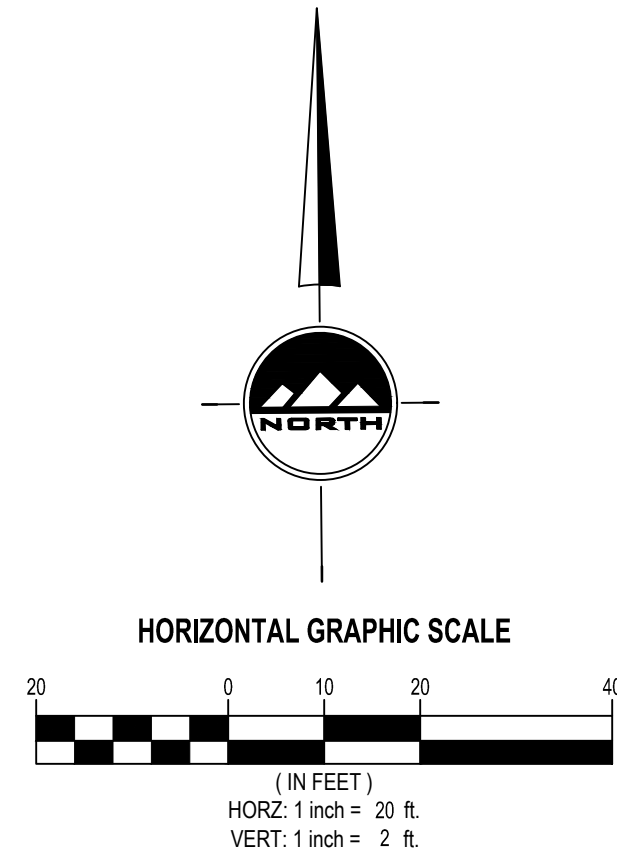
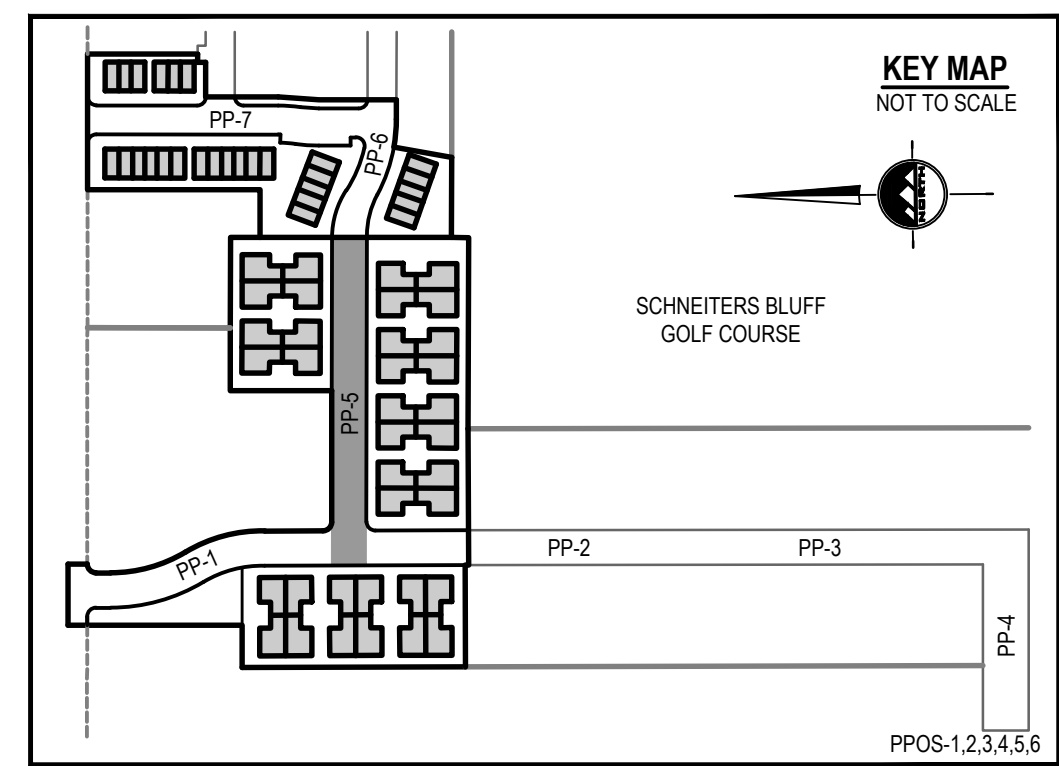
CHECKED BY
C.PRESTON

PROJECT MANAGER
C.PRESTON
- PP-4
- West Point City Council
- 97
- January 5, 2021

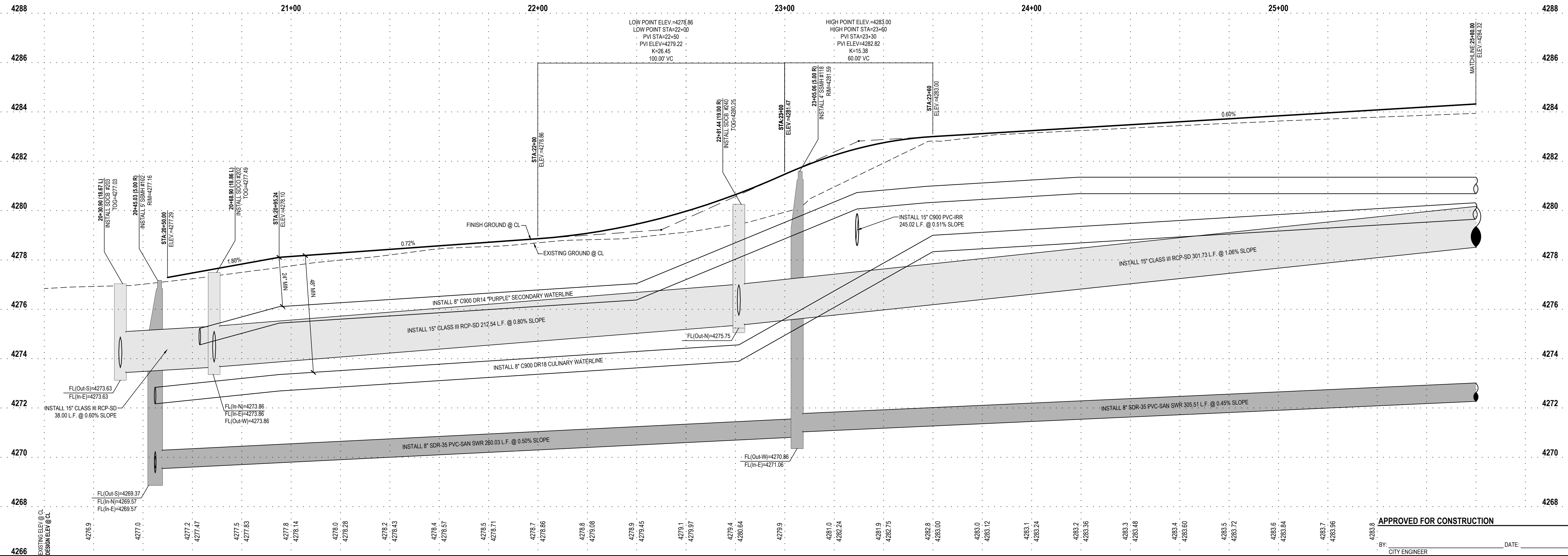


SCOPE OF WORK:
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- 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" SECONDARY WATER SERVICE LINE AND METER PER DAVIS AND WEBER CANAL COMPANIES STANDARD DETAILS AND SPECIFICATIONS, PROVIDED AT THE PRE-CONSTRUCTION MEETING
- 4. INSTALL FIRE HYDRANT AND VALVE PER WEST POINT CITY STANDARDS AND SPECIFICATIONS
- 5. INSTALL 8" C900 DR18 CULINARY WATERLINE
- 6. INSTALL 8" C900 DR14 "PURPLE" SECONDARY WATERLINE
- 7. FIELD LOCATE AND CONNECT TO EXIST CULINARY WATERLINE. SEE SHEET C-101, NOTE 7, WHERE APPLICABLE
- 8. FIELD LOCATE AND CONNECT TO EXIST SECONDARY WATERLINE. SEE SHEET C-101, NOTE 7, WHERE APPLICABLE
- 9. INSTALL 8" GATE VALVE
- 10. INSTALL 8" TEE AND THRUST BLOCK
- 11. INSTALL 8" BEND AND THRUST BLOCK
- 12. CAP AND BLOCK CULINARY WATERLINE FOR FUTURE CONNECTION PER WEST POINT CITY STANDARDS AND SPECIFICATIONS
- 13. CAP AND BLOCK SECONDARY WATERLINE FOR FUTURE CONNECTION WITH 2" TEMPORARY AIRVAC PER DAVIS AND WEBER COUNTIES CANAL COMPANY STANDARDS AND SPECIFICATIONS
- 14. INSTALL STREET LIGHT PER WEST POINT CITY STANDARDS
- 15. INSTALL 4" SECONDARY WATERLINE DRAIN TO CONNECT TO STORM DRAIN WITH VALVE
- 16. INSTALL STOP SIGN AND STREET SIGN
- 17. MATCH EXISTING IMPROVEMENTS
- 18. INSTALL HANDICAP ACCESSIBLE RAMP WITH DETECTABLE WARNING SURFACE PER WEST POINT CITY STANDARDS



200 NORTH STREET



CONTACT:
RYAN BAYLES
PHONE: 801-634-2129

**BLUFF VIEW SUBDIVISION
PHASE 1 AND 2
3830 WEST 300 NORTH
WEST POINT, UTAH**

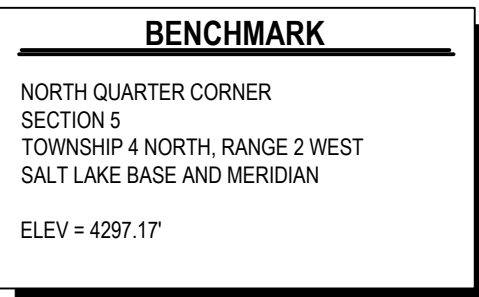


NO.	DATE	REVISION	BY
1		FOR REVIEW	
2			
3			
4			
5			
6			
7			
8			

00 NORTH STREET PLAN AND PROFILE

PROJECT NUMBER	PRINT DATE
41B	
DRAWN BY	CHECKED BY
ELMER	C.PRESTON
PROJECT MANAGER	
PRESTON	

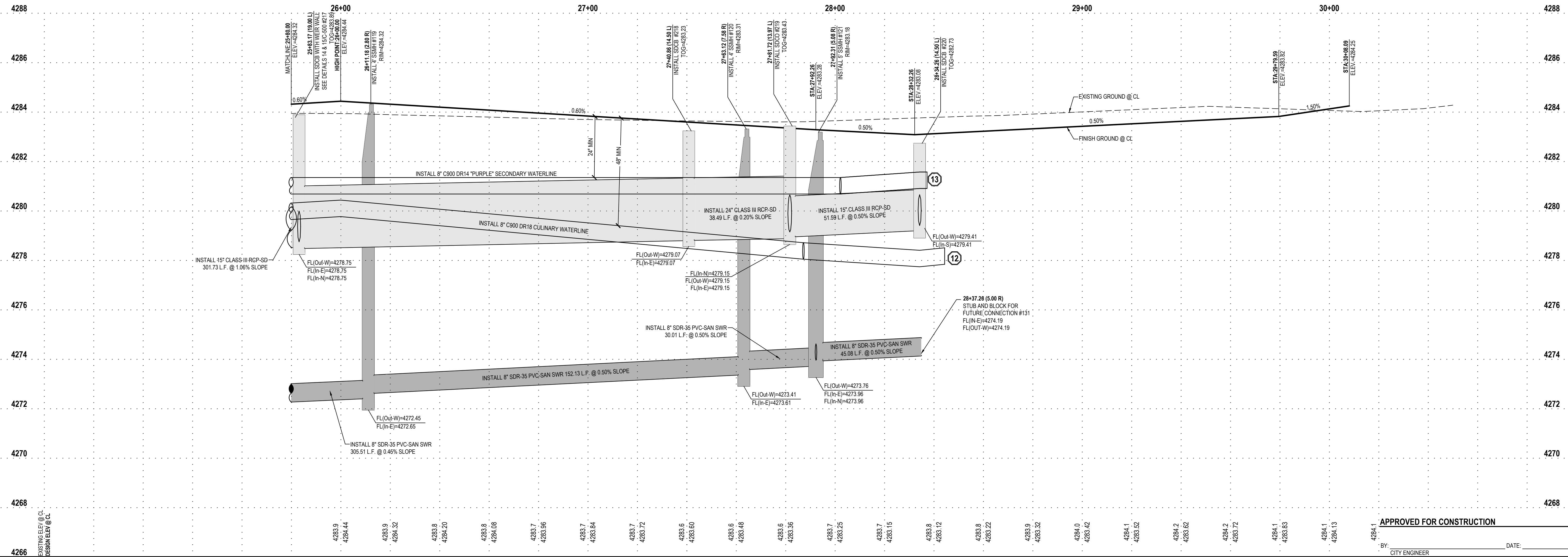
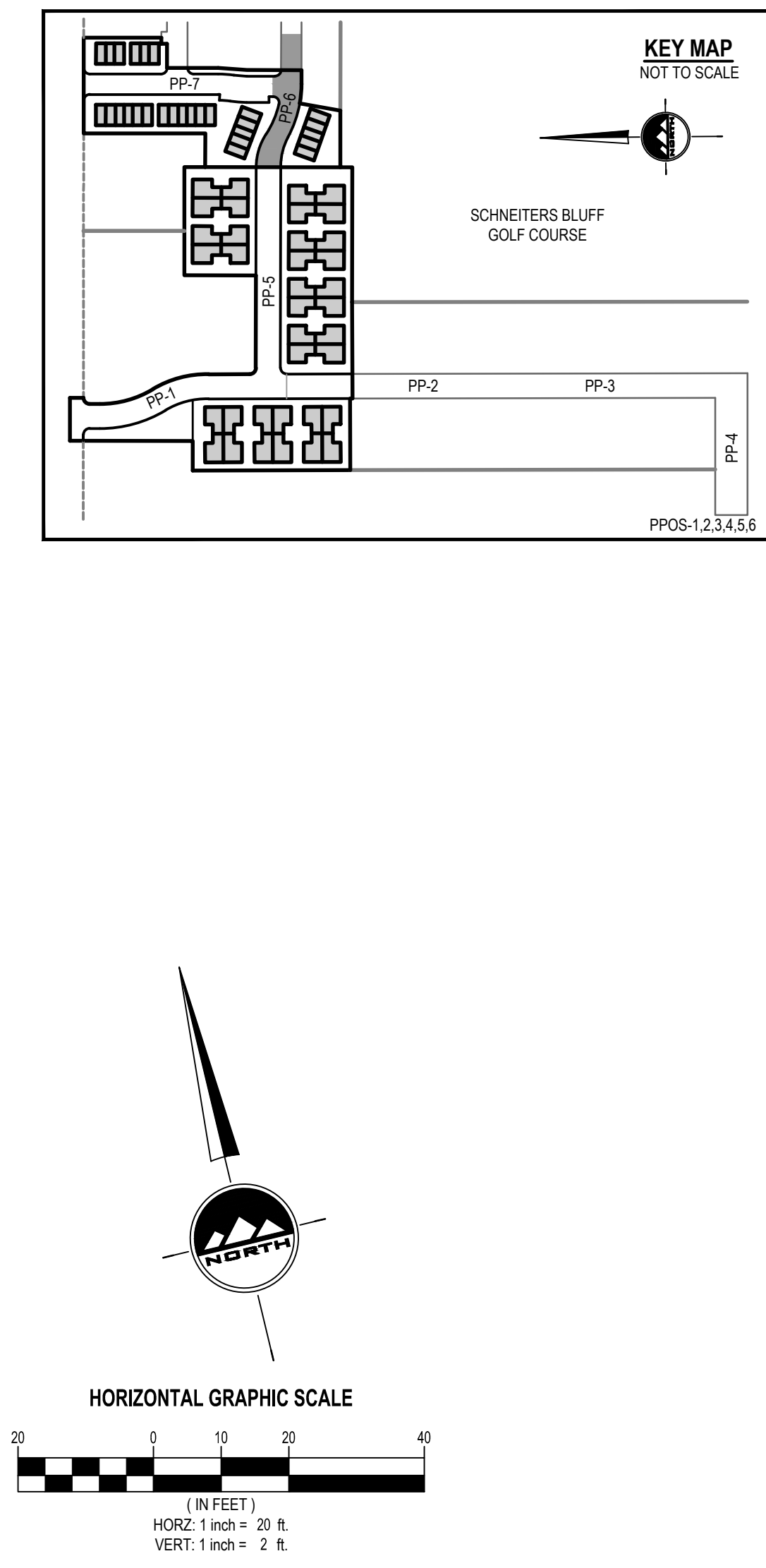
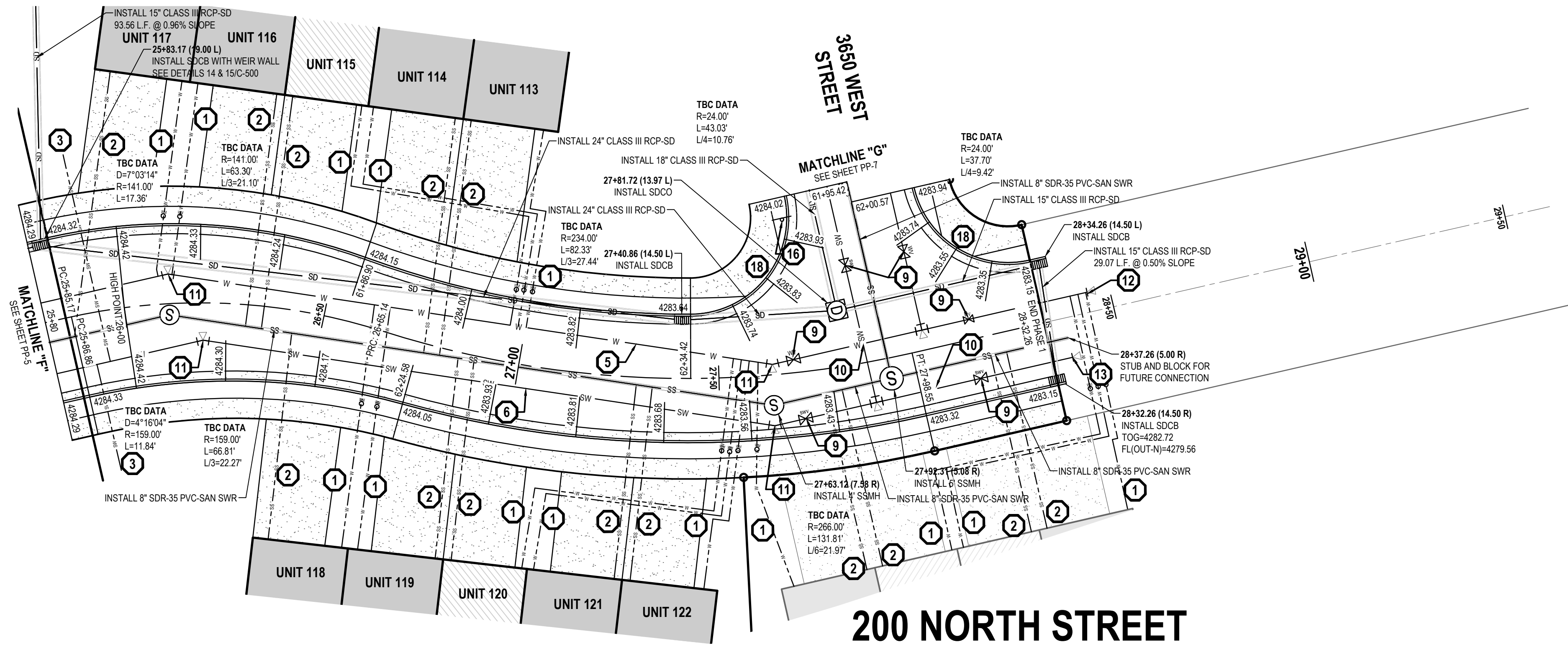
PP-5



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	8 FIELD LOCATE AND CONNECT TO EXIST SECONDARY WATERLINE. SEE SHEET C-101, NOTE 7, WHERE APPLICABLE	15 INSTALL 4" SECONDARY WATERLINE DRAIN TO CONNECT TO STORM DRAIN WITH VALVE.
2 INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.00% MINIMUM SLOPE PER WEST POINT CITY STANDARDS AND SPECIFICATIONS.	9 INSTALL 8" GATE VALVE	16 INSTALL STOP SIGN AND STREET SIGN
3 INSTALL 1" SECONDARY WATER SERVICE LINE AND METER PER DAVIS AND WEBER CANAL COMPANIES STANDARD DETAILS AND SPECIFICATIONS. PROVIDED AT THE PRE-CONSTRUCTION MEETING	10 INSTALL 8" TEE AND THRUST BLOCK	17 MATCH EXISTING IMPROVEMENTS
4 INSTALL FIRE HYDRANT AND VALVE PER WEST POINT CITY STANDARDS AND SPECIFICATIONS	11 INSTALL 8" BEND AND THRUST BLOCK	18 INSTALL HANDICAP ACCESSIBLE RAMP WITH DETECTABLE WARNING SURFACE PER WEST POINT CITY STANDARDS
5 INSTALL 8" C900 DR18 CULINARY WATERLINE	12 CAP AND BLOCK CULINARY WATERLINE FOR FUTURE CONNECTION PER WEST POINT CITY STANDARDS AND SPECIFICATIONS	
6 INSTALL 8" C900 DR14 "PURPLE" SECONDARY WATERLINE	13 CAP AND BLOCK SECONDARY WATERLINE FOR FUTURE CONNECTION WITH 2" TEMPORARY AIRVAC PER DAVIS AND WEBER COUNTIES CANAL COMPANY STANDARDS AND SPECIFICATIONS	
7 FIELD LOCATE AND CONNECT TO EXIST CULINARY WATERLINE. SEE SHEET C-101, NOTE 7, WHERE APPLICABLE	14 INSTALL STREET LIGHT PER WEST POINT CITY STANDARDS	



**BLUFF VIEW SUBDIVISION
PHASE 1 AND 2
3830 WEST 300 NORTH
WEST POINT, UTAH**



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

200 NORTH STREET PLAN AND PROFILE

PROJECT NUMBER	PRINT DATE
7941B	
DRAWN BY	CHECKED BY
M.ELMER	C.PRESTON
PROJECT MANAGER	
C.PRESTON	

PP-6

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.

3

INSTALL 1" SECONDARY WATER SERVICE LINE AND METER PER DAVIS AND WEBER CANAL COMPANIES STANDARD DETAILS AND SPECIFICATIONS, PROVIDED AT THE PRE-CONSTRUCTION MEETING

4

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

5

6

7

8

9

10

11

12

13

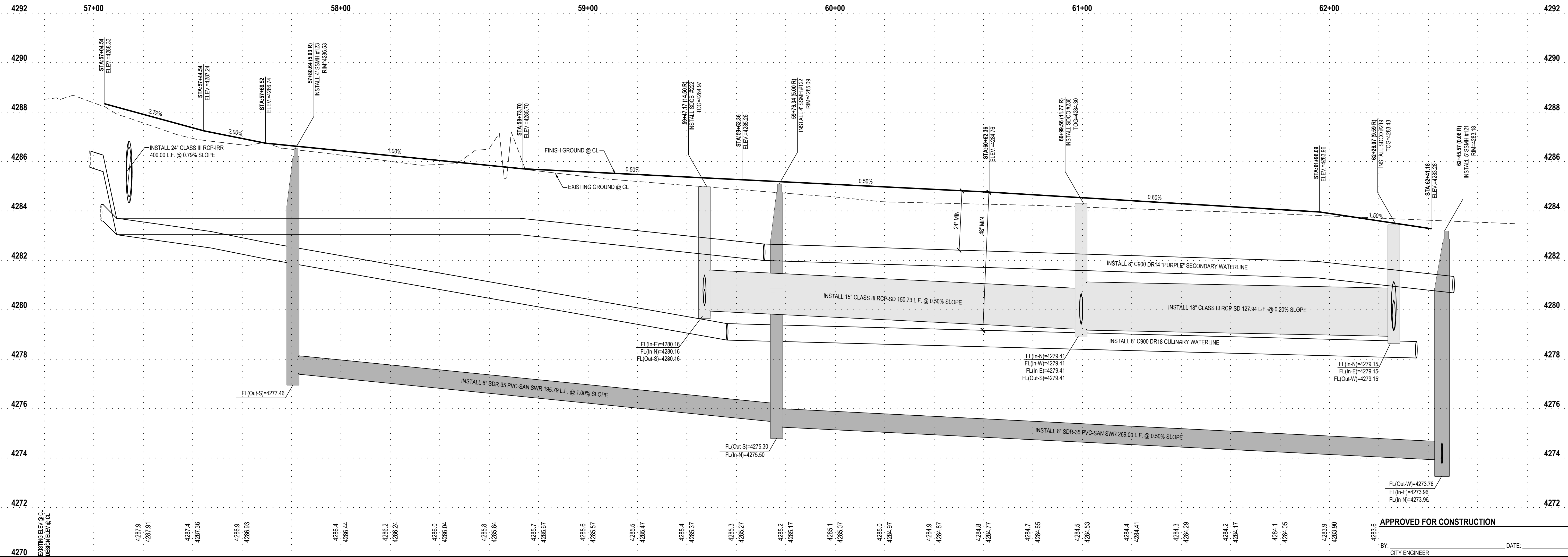
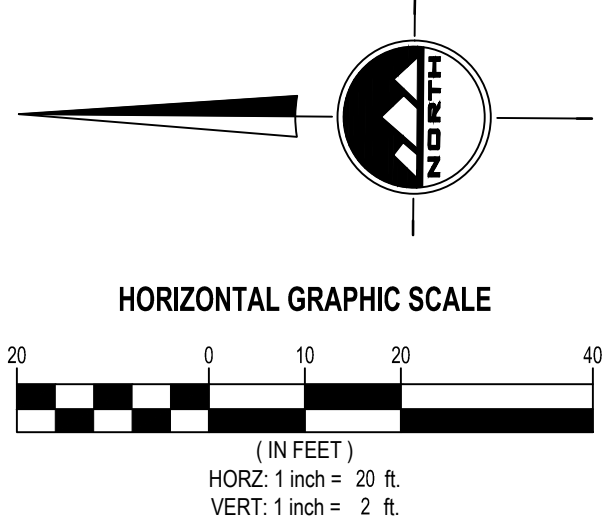
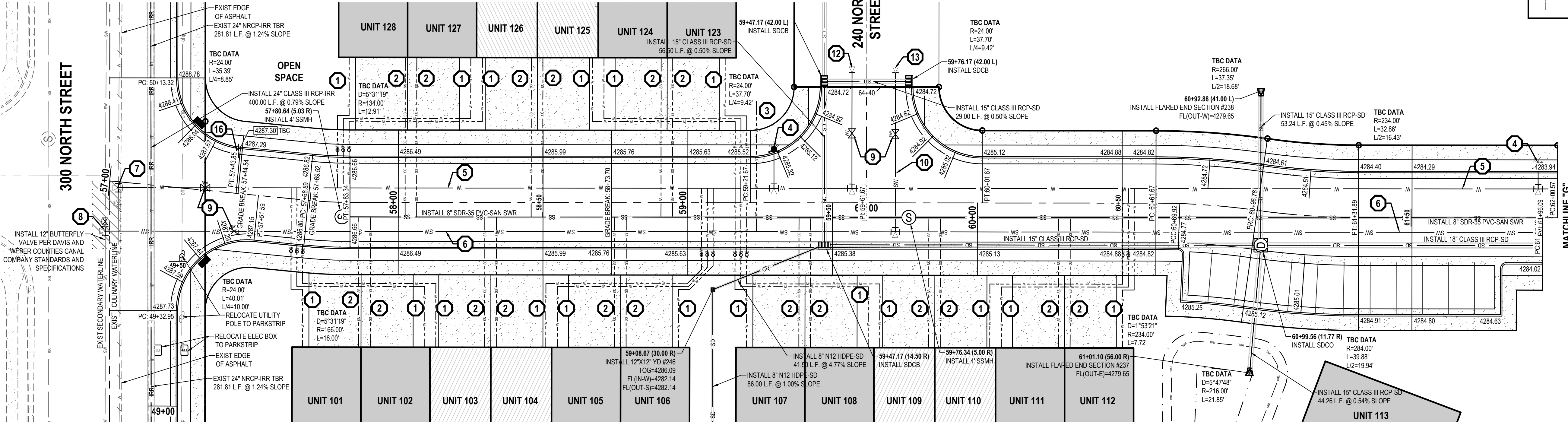
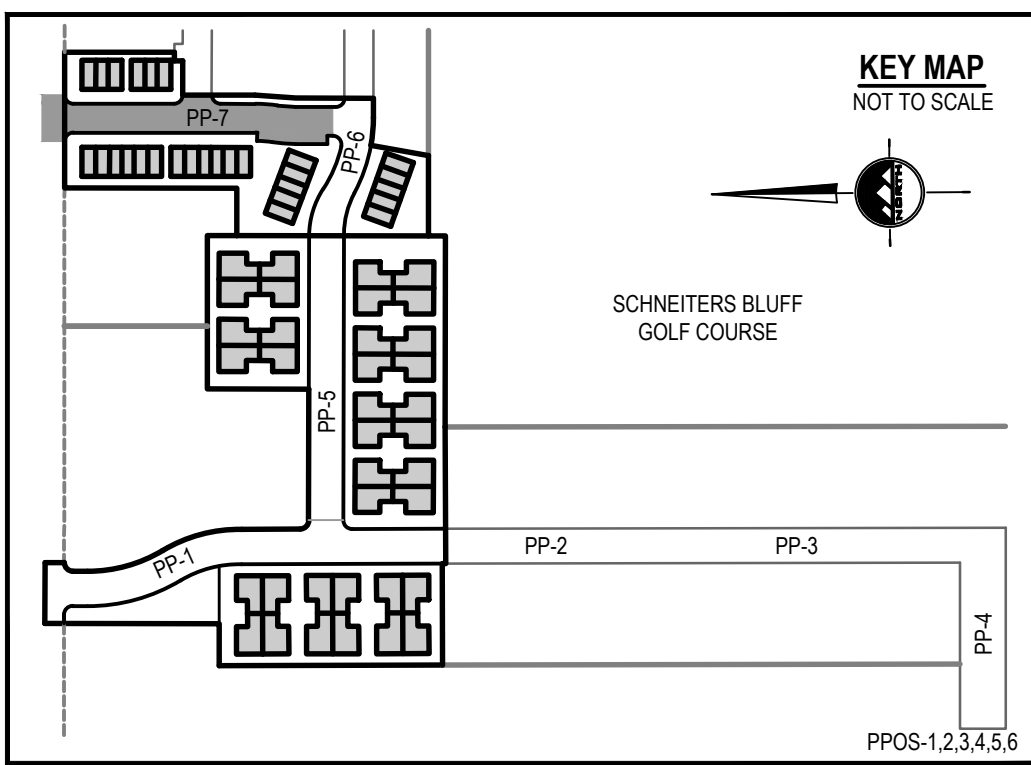
14

15

16

17

18



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: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
NMB, LLC
P.O. BOX 2000
LAYTON, UTAH 84041
CONTACT:
BRYAN BAYLES
PHONE: 801-634-2129

BLUFF VIEW SUBDIVISION
PHASE 1 AND 2
3830 WEST 300 NORTH
WEST POINT, UTAH

PROFESSIONAL ENGINEER
BRYAN BAYLES
No. 5049039
11-15-2020
CHERRON HESS PRESTON
STATE OF UTAH

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

3650 WEST STREET
PLAN AND PROFILE

PROJECT NUMBER
7941B
PRINT DATE
DRAWN BY
M.ELMER
CHECKED BY
C.PRESTON
PROJECT MANAGER
C.PRESTON

PP-7

CITY ENGINEER DATE:

West Point City Council

100

January 5, 2021

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'

- GENERAL NOTES
1. ALL WORK TO COMPLY WITH WEST POINT CITY STANDARDS AND SPECIFICATIONS.

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

3. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER WEST POINT CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.

4. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER NORTH DAVIS SEWER DISTRICT STANDARD PLANS AND SPECIFICATIONS.

5. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER WEST POINT CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.

6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, UTILITY STRUCTURES OR PIPES.

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

8. UTILITIES SHALL MAINTAIN 18" MIN VERTICAL CLEARANCE FROM AQUEDUCT. UTILITIES SHALL CONSIST OF FUSED HOPE PIPE OR HAVE UNI-FLANGE JOINT RESTRAINTS WITH STANLESS BOLTS AND NUTS THROUGH THE UNITED STATES OF AMERICA PROPERTY.

9. CONSTRUCTION OF THE OFFSITE SEWER LINE IS TO BE DONE IN SUCH A WAY AS TO NOT COMPROMISE THE INTEGRITY OF THE EXISTING SECONDARY WATERLINE.

10. SEWER MANHOLE IS TO BE A DROP MANHOLE INSTALLED PER WEST POINT CITY STANDARDS AND SPECIFICATIONS WITH THE DROP BEING CONTAINED WITHIN THE MANHOLE.

COLOR LEGEND

SS

SEWER

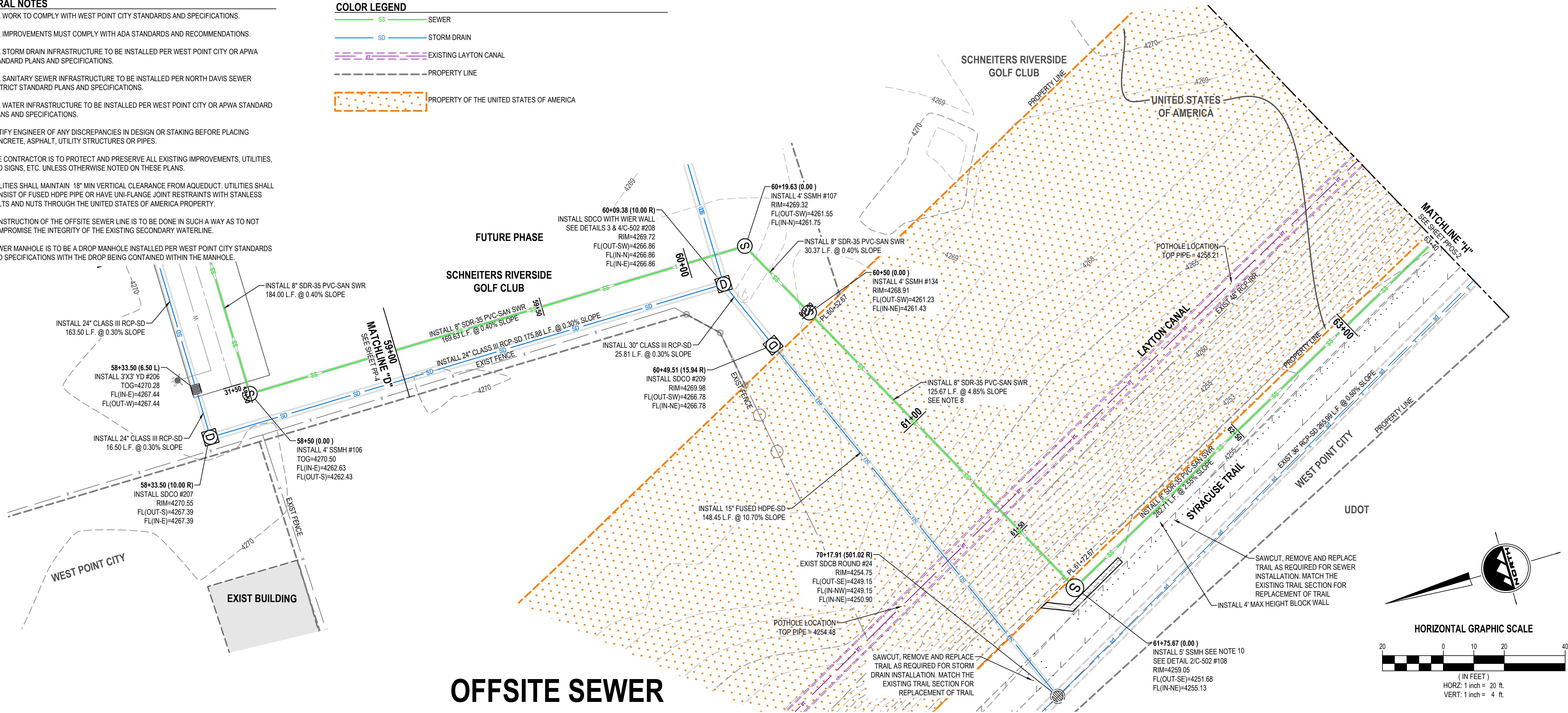
SD

STORM DRAIN

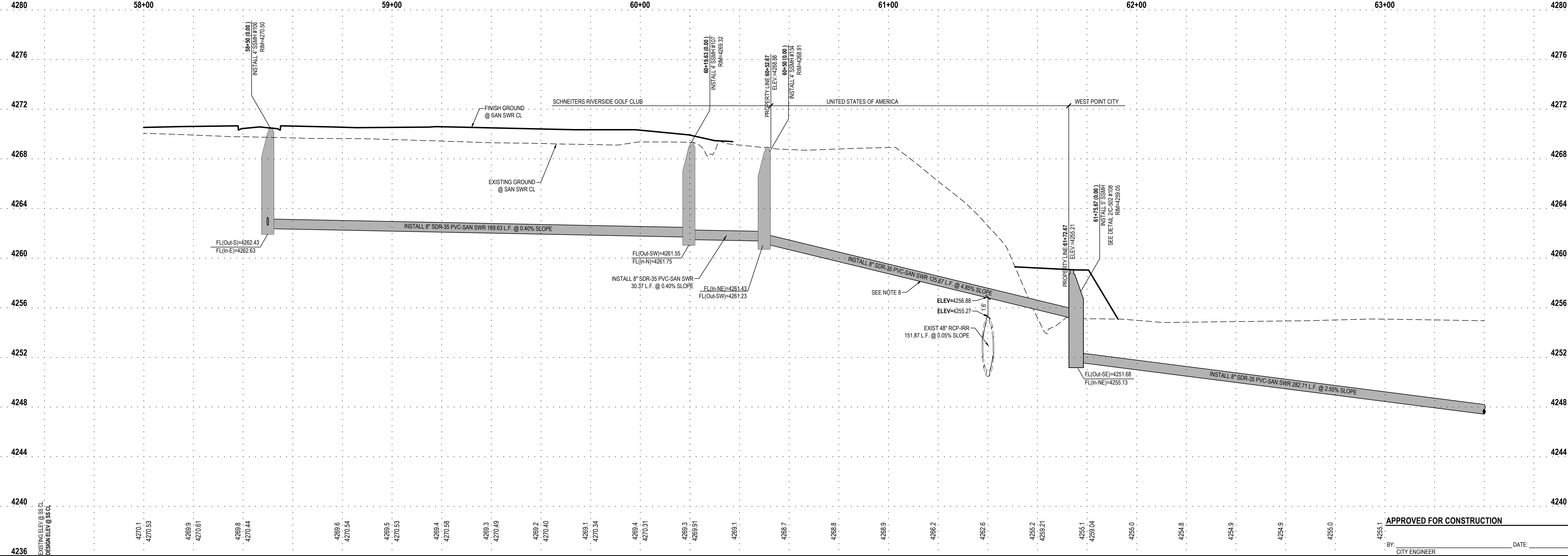
EXISTING LAYTON CANAL

PROPERTY LINE

PROPERTY OF THE UNITED STATES OF AMERICA



OFFSITE SEWER



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: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
NHMB, LLC
P.O. BOX 2000
LAYTON, UTAH 84041
CONTACT:
BRYAN BAYLES
PHONE: 801-634-2129

BLUFF VIEW SUBDIVISION
PHASE 1 AND 2
3830 WEST 300 NORTH
WEST POINT, UTAH

PROFESSIONAL ENGINEER

11-15-2020

11-15-2020

CHERRON HESS PRESTON

NO. DATE REASON BY

1 2 3 4 5 6 7 8

FOR REVIEW

PROJECT NUMBER
7941B

PRINT DATE

DRAWN BY
M.ELMER

CHECKED BY
C.PRESTON

PROJECT MANAGER
C.PRESTON

APPROVED FOR CONSTRUCTION

DATE:

PPOS-1

811

Know what's below.
Call before you dig.

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

BENCHMARK

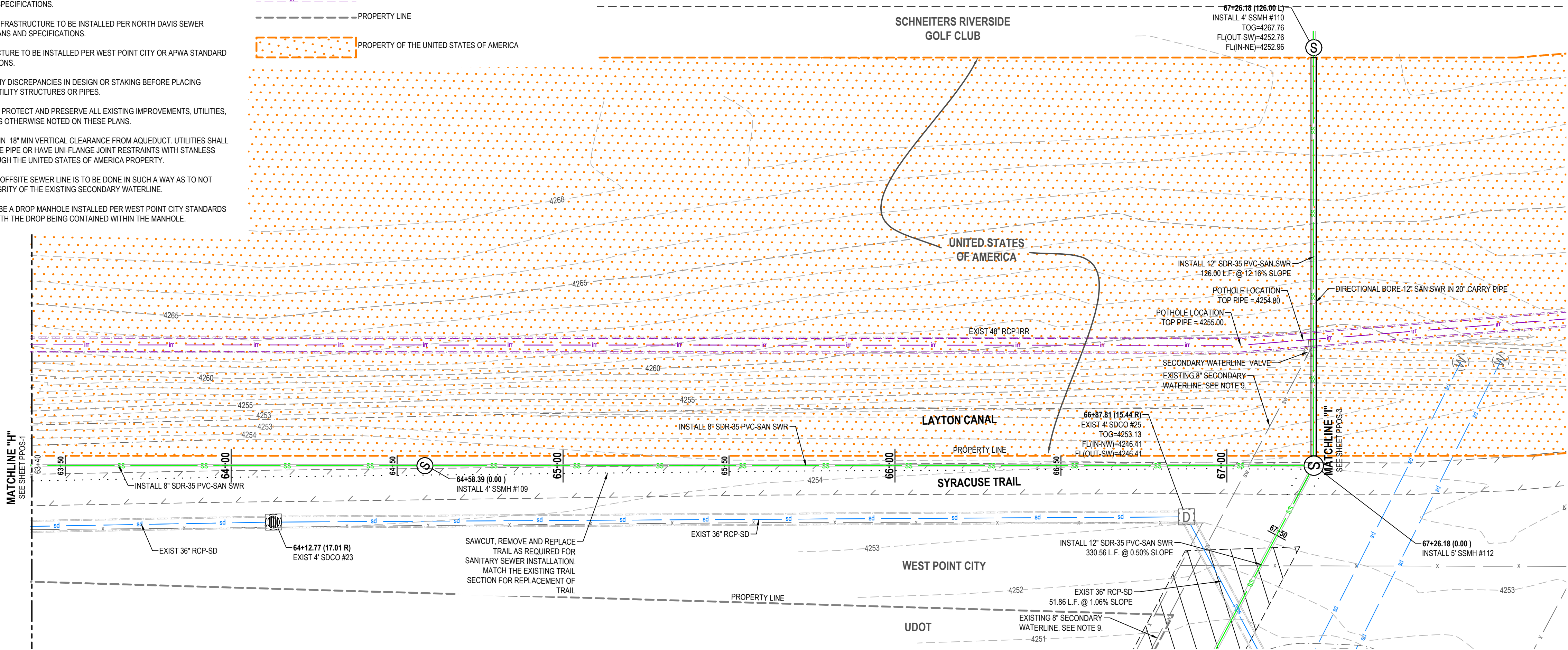
NORTH QUARTER CORNER
SECTION 5
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4297.17'

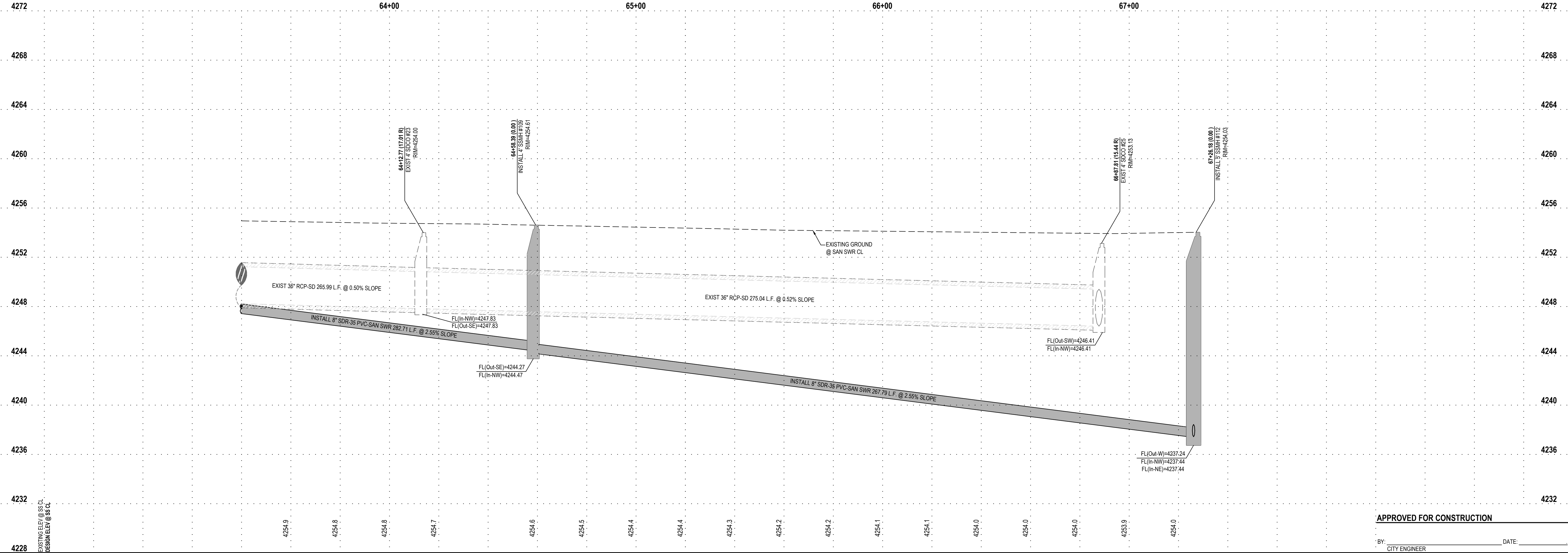
- GENERAL NOTES**
- ALL WORK TO COMPLY WITH WEST POINT CITY STANDARDS AND SPECIFICATIONS.
 - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 - ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER WEST POINT CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
 - ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER NORTH DAVIS SEWER DISTRICT STANDARD PLANS AND SPECIFICATIONS.
 - ALL WATER INFRASTRUCTURE TO BE INSTALLED PER WEST POINT CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
 - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, UTILITY STRUCTURES OR PIPES.
 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
 - UTILITIES SHALL MAINTAIN 18" MIN VERTICAL CLEARANCE FROM AQUEDUCT. UTILITIES SHALL CONSIST OF FUSED HDPE PIPE OR HAVE UNI-FLANGE JOINT RESTRAINTS WITH STAINLESS BOLTS AND NUTS THROUGH THE UNITED STATES OF AMERICA PROPERTY.
 - CONSTRUCTION OF THE OFFSITE SEWER LINE IS TO BE DONE IN SUCH A WAY AS TO NOT COMPROMISE THE INTEGRITY OF THE EXISTING SECONDARY WATERLINE.
 - SEWER MANHOLE IS TO BE A DROP MANHOLE INSTALLED PER WEST POINT CITY STANDARDS AND SPECIFICATIONS WITH THE DROP BEING CONTAINED WITHIN THE MANHOLE.

COLOR LEGEND

- SS SEWER
- SD STORM DRAIN
- EXISTING LAYTON CANAL
- PROPERTY LINE
- PROPERTY OF THE UNITED STATES OF AMERICA



OFFSITE SEWER



APPROVED FOR CONSTRUCTION

BY: CITY ENGINEER

DATE:

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:
NHMB, LLC
P.O. BOX 2000
LAYTON, UTAH 84041
CONTACT:
BRYAN BAYLES
PHONE: 801-634-2129

**BLUFF VIEW SUBDIVISION
PHASE 1 AND 2
3830 WEST 300 NORTH
WEST POINT, UTAH**

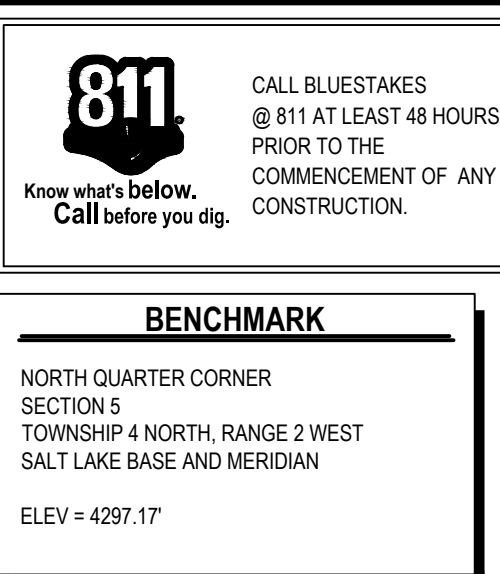


NO.	DATE	REVISION	BY
1		FOR REVIEW	
2			
3			
4			
5			
6			
7			
8			

**OFFSITE SEWER
PLAN AND PROFILE**

PROJECT NUMBER
7941B
DRAWN BY
M.ELMER
PROJECT MANAGER
C.PRESTON

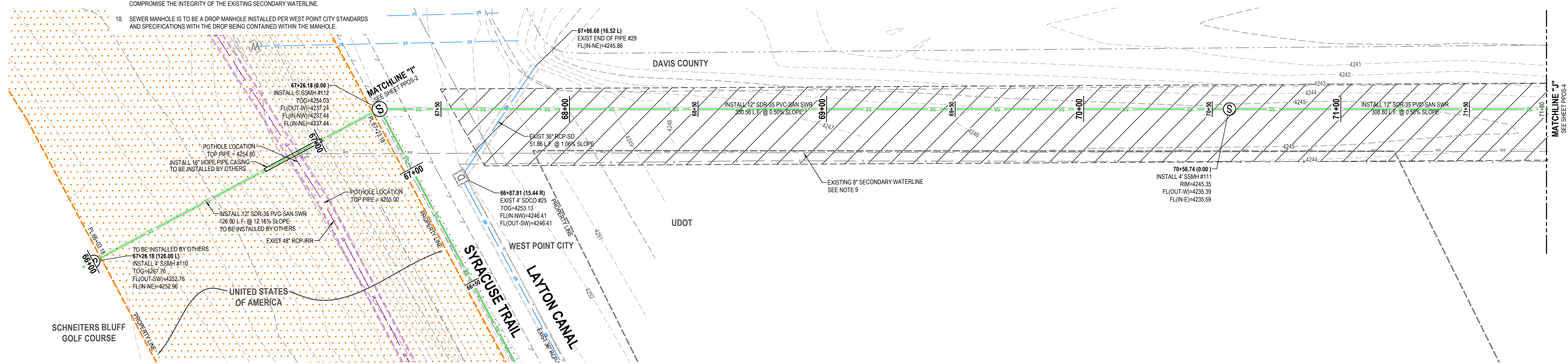
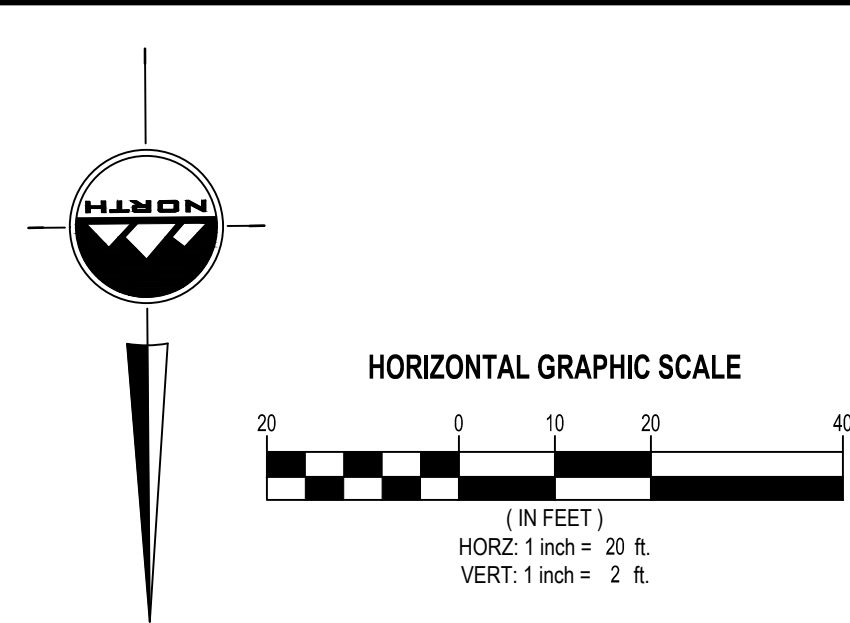
PPOS-2



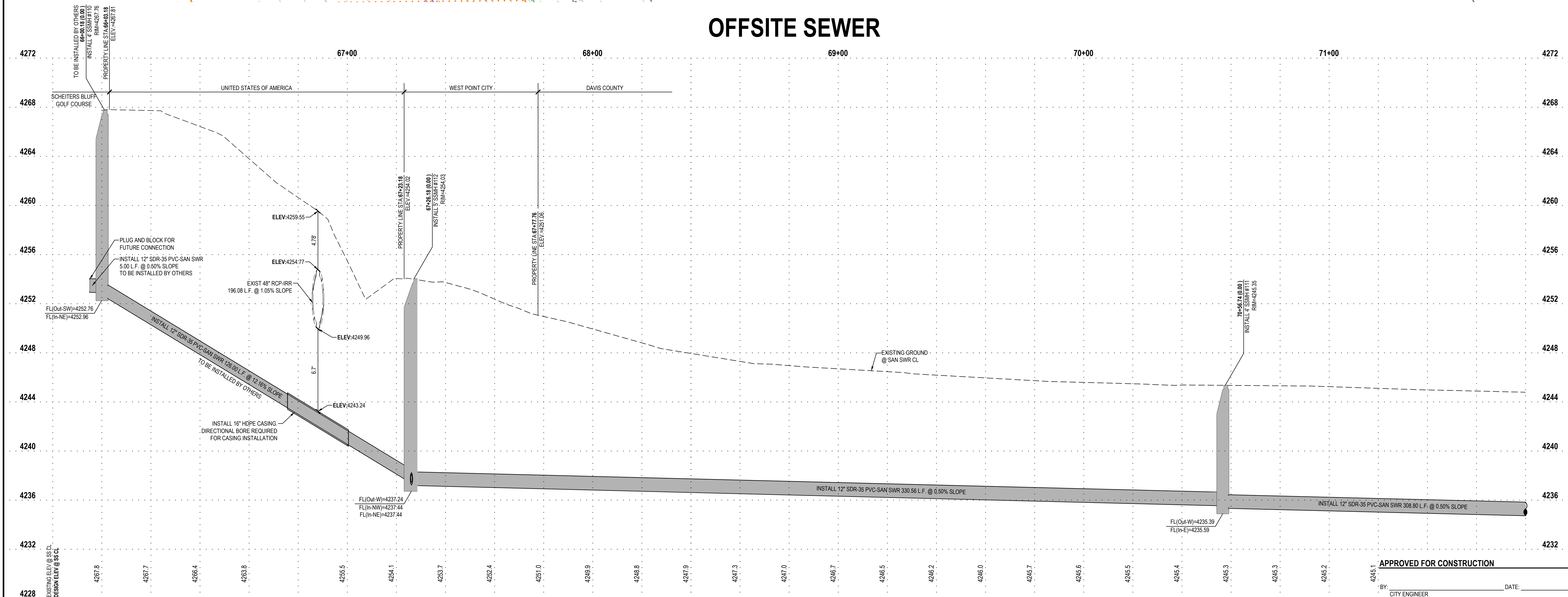
- ## GENERAL NOTES
1. ALL WORK TO COMPLY WITH WEST POINT CITY STANDARDS AND SPECIFICATIONS.
 2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 3. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER WEST POINT CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
 4. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER NORTH DAVIS SEWER DISTRICT STANDARD PLANS AND SPECIFICATIONS.
 5. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER WEST POINT CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
 6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, UTILITY STRUCTURES OR PIPES.
 7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
 8. UTILITIES SHALL MAINTAIN 18" MIN VERTICAL CLEARANCE FROM AQUEDUCT. UTILITIES SHALL CONSIST OF FUSED HDPE PIPE OR HAVE UN-FLANGE JUNGLE RESTRAINTS WITH STAINLESS BOLTS AND NUTS THROUGH THE UNITED STATES OF AMERICA PROPERTY.
 9. CONSTRUCTION OF THE OFFSITE SEWER LINE IS TO BE DONE IN SUCH A WAY AS TO NOT COMPROMISE THE INTEGRITY OF THE EXISTING SECONDARY WATERLINE.
 10. SEWER MANHOLE IS TO BE A DROP MANHOLE INSTALLED PER WEST POINT CITY STANDARDS AND SPECIFICATIONS WITH THE DROP BEING CONTAINED WITHIN THE MANHOLE.

COLOR LEGEND

	SS		SEWER
	SD		STORM DRAIN
	EXISTING LAYTON CANAL		
	PROPERTY LINE		
	PROPERTY OF THE UNITED STATES OF AMERICA		



OFFSITE SEWER



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: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

R:
IM8, LLC
D. BOX 2000
YTON, UTAH 84041

CONTACT:
RYAN BAYLES
PHONE: 801-634-2129

**BLUFF VIEW SUBDIVISION
PHASE 1 AND 2
3830 WEST 300 NORTH
WEST POINT, UTAH**



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

OFFSITE SEWER PLAN AND PROFILE

PROJECT NUMBER	PRINT DATE
41B	
DRAWN BY	CHECKED BY
ELMER	C.PRESTON
PROJECT MANAGER	
PRESTON	

PPOS-3

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'

- GENERAL NOTES**
- ALL WORK TO COMPLY WITH WEST POINT CITY STANDARDS AND SPECIFICATIONS.
 - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 - ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER WEST POINT CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
 - ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER NORTH DAVIS SEWER DISTRICT STANDARD PLANS AND SPECIFICATIONS.
 - ALL WATER INFRASTRUCTURE TO BE INSTALLED PER WEST POINT CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
 - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, UTILITY STRUCTURES OR PIPES.
 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
 - UTILITIES SHALL MAINTAIN 18" MIN VERTICAL CLEARANCE FROM AQUEDUCT. UTILITIES SHALL CONSIST OF FUSED HDPE PIPE OR HAVE UNI-FLANGE JOINT RESTRAINTS WITH STAINLESS BOLTS AND NUTS THROUGH THE UNITED STATES OF AMERICA PROPERTY.
 - CONSTRUCTION OF THE OFFSITE SEWER LINE IS TO BE DONE IN SUCH A WAY AS TO NOT COMPROMISE THE INTEGRITY OF THE EXISTING SECONDARY WATERLINE.
 - SEWER MANHOLE IS TO BE A DROP MANHOLE INSTALLED PER WEST POINT CITY STANDARDS AND SPECIFICATIONS WITH THE DROP BEING CONTAINED WITHIN THE MANHOLE.

COLOR LEGEND

SS

SEWER

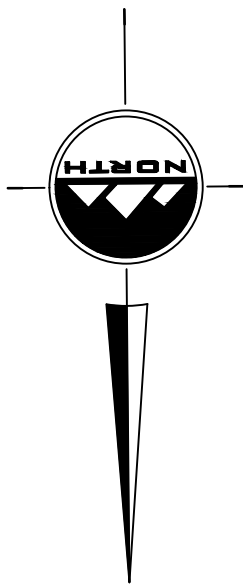
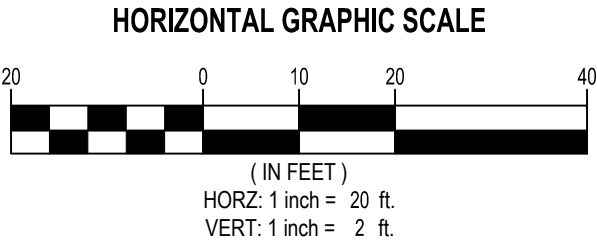
SD

STORM DRAIN

EXISTING LAYTON CANAL

PROPERTY LINE

PROPERTY OF THE UNITED STATES OF AMERICA



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

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

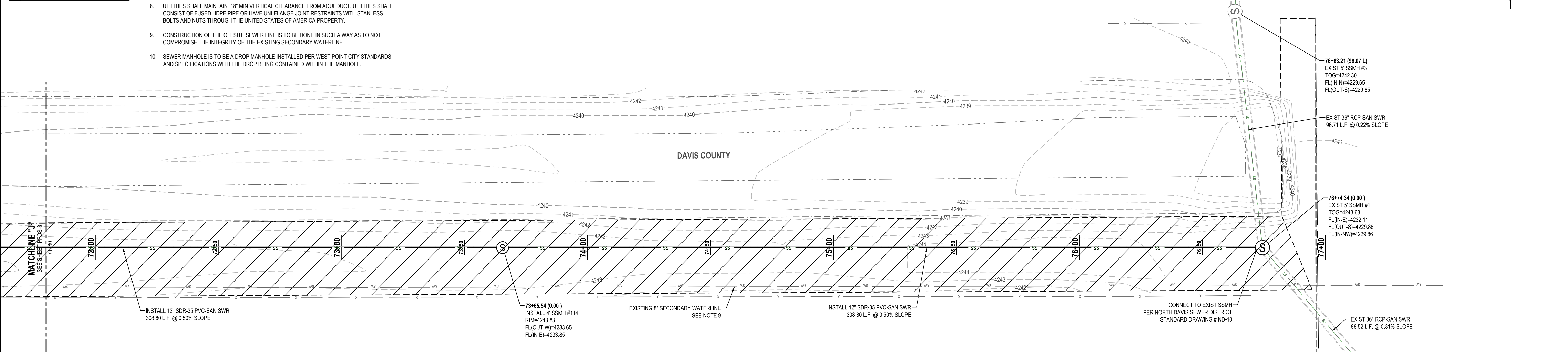
CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

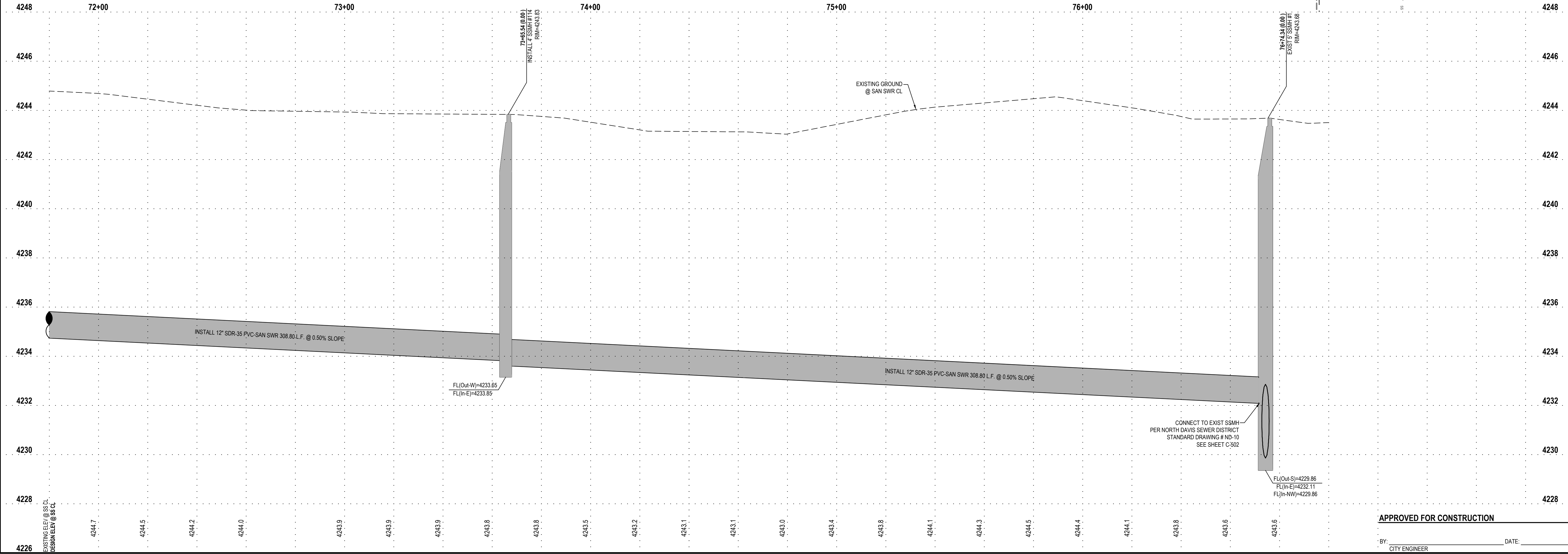
WWW.ENSIGNENG.COM

FOR:
NHM8, LLC
P.O. BOX 2000
LAYTON, UTAH 84041

CONTACT:
BRYAN BAYLES
PHONE: 801-634-2129



OFFSITE SEWER



BLUFF VIEW SUBDIVISION PHASE 1 AND 2 3830 WEST 300 NORTH WEST POINT, UTAH



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

OFFSITE SEWER PLAN AND PROFILE

PROJECT NUMBER
7941B

PRINT DATE

DRAWN BY
M.ELMER

CHECKED BY
C.PRESTON

PROJECT MANAGER
C.PRESTON

PPOS-4

APPROVED FOR CONSTRUCTION

BY: CITY ENGINEER

DATE:

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'

COLOR LEGEND

SS

SEWER

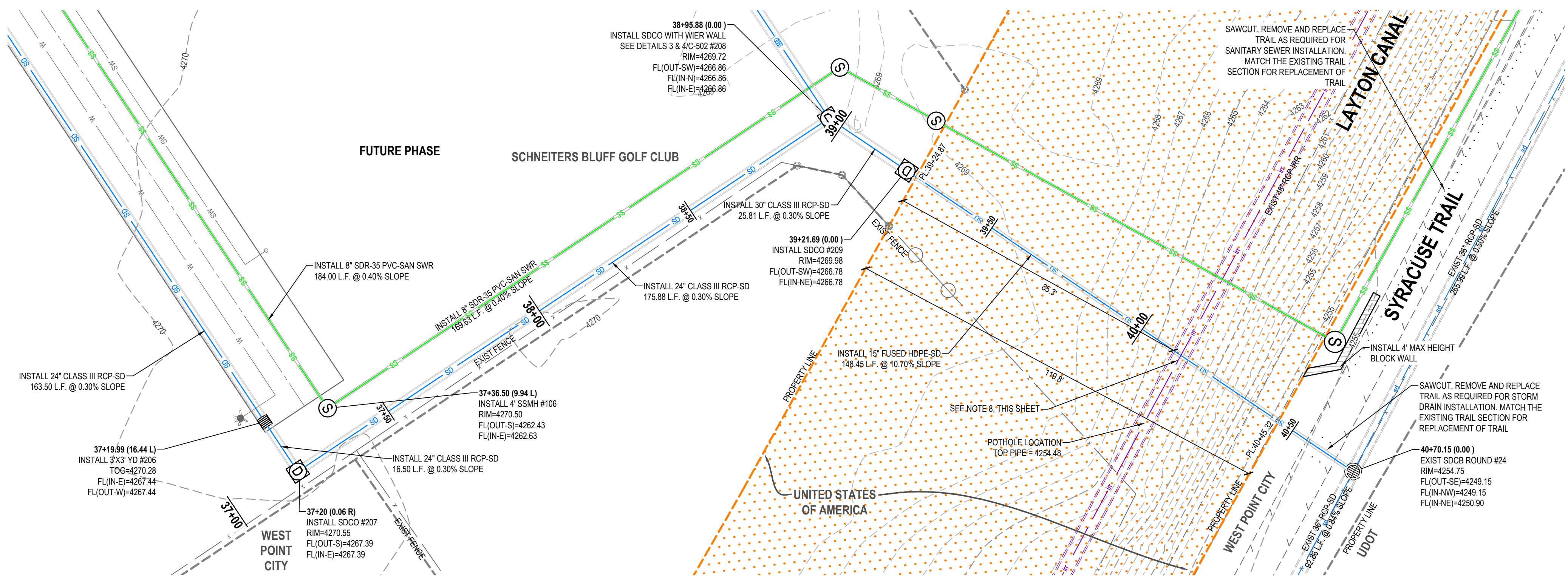
SD

STORM DRAIN

EXISTING LAYTON CANAL

PROPERTY LINE

PROPERTY OF THE UNITED STATES OF AMERICA



- GENERAL NOTES
1.

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

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3.

ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER WEST POINT CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
4.

ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER NORTH DAVIS SEWER DISTRICT STANDARD PLANS AND SPECIFICATIONS.
5.

ALL WATER INFRASTRUCTURE TO BE INSTALLED PER WEST POINT CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
6.

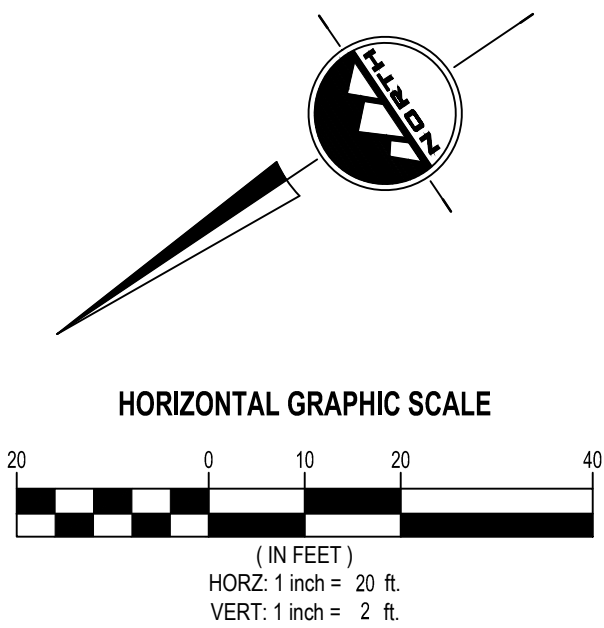
NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, UTILITY STRUCTURES OR PIPES.
7.

THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
8.

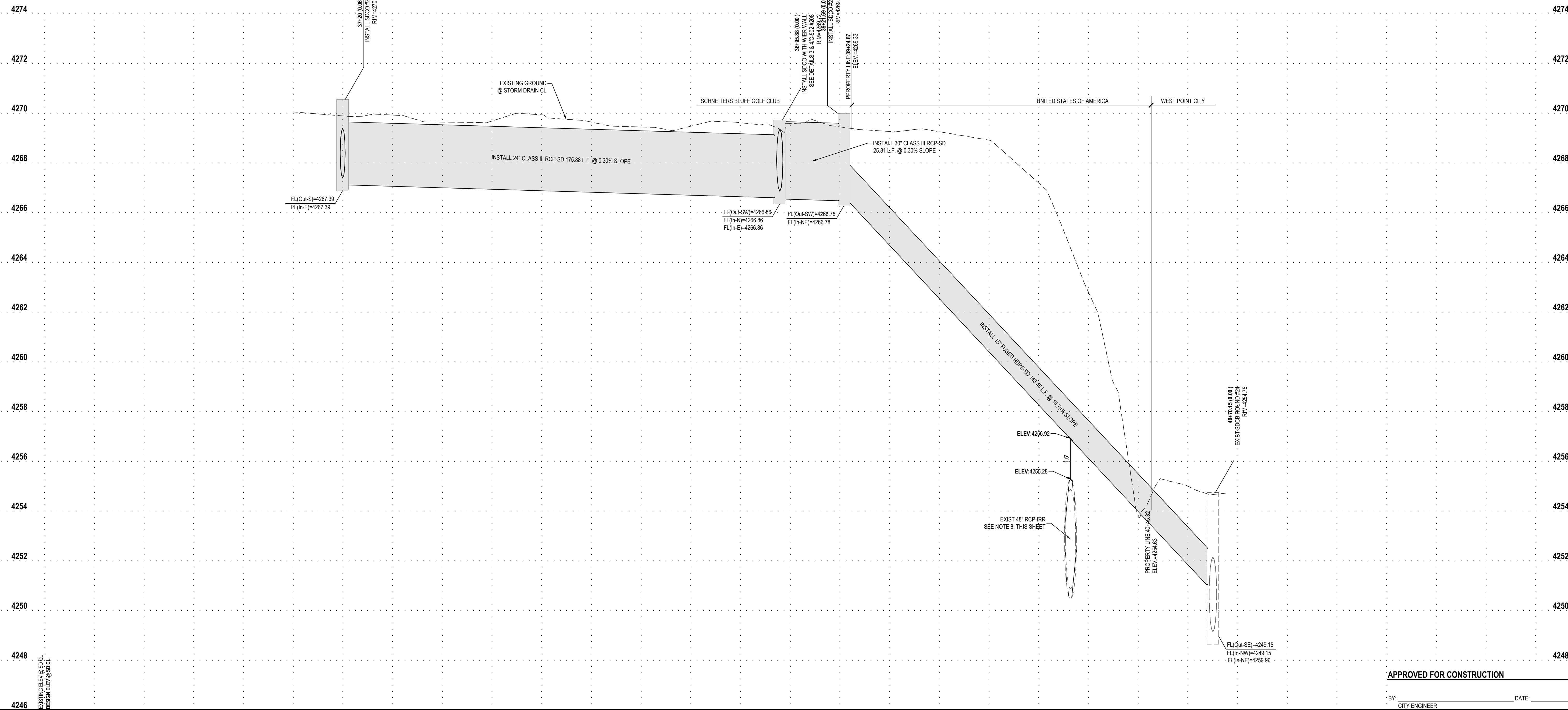
UTILITIES SHALL MAINTAIN 18" MIN VERTICAL CLEARANCE FROM AQUEDUCT. UTILITIES SHALL CONSIST OF FUSED HDPE PIPE OR HAVE UNI-FLANGE JOINT RESTRAINTS WITH STAINLESS BOLTS AND NUTS THROUGH THE UNITED STATES OF AMERICA PROPERTY.
9.

CONSTRUCTION OF THE OFFSITE SEWER LINE IS TO BE DONE IN SUCH A WAY AS TO NOT COMPROMISE THE INTEGRITY OF THE EXISTING SECONDARY WATERLINE.
10.

SEWER MANHOLE IS TO BE A DROP MANHOLE INSTALLED PER WEST POINT CITY STANDARDS AND SPECIFICATIONS WITH THE DROP BEING CONTAINED WITHIN THE MANHOLE.



OFFSITE STORM DRAIN



APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____
CITY ENGINEER

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:
NH&B, LLC
P.O. BOX 2000
LAYTON, UTAH 84041
CONTACT:
BRYAN BAYLES
PHONE: 801-634-2129

BLUFF VIEW SUBDIVISION
PHASE 1 AND 2
3830 WEST 300 NORTH
WEST POINT, UTAH

PROFESSIONAL ENGINEER

C. PRESTON

NO. 5049039

11-15-2020

SHERRON HESS PRESTON

NO. DATE REVISION BY

1 FOR REVIEW

2

3

4

5

6

7

8

PROJECT NUMBER
7941B

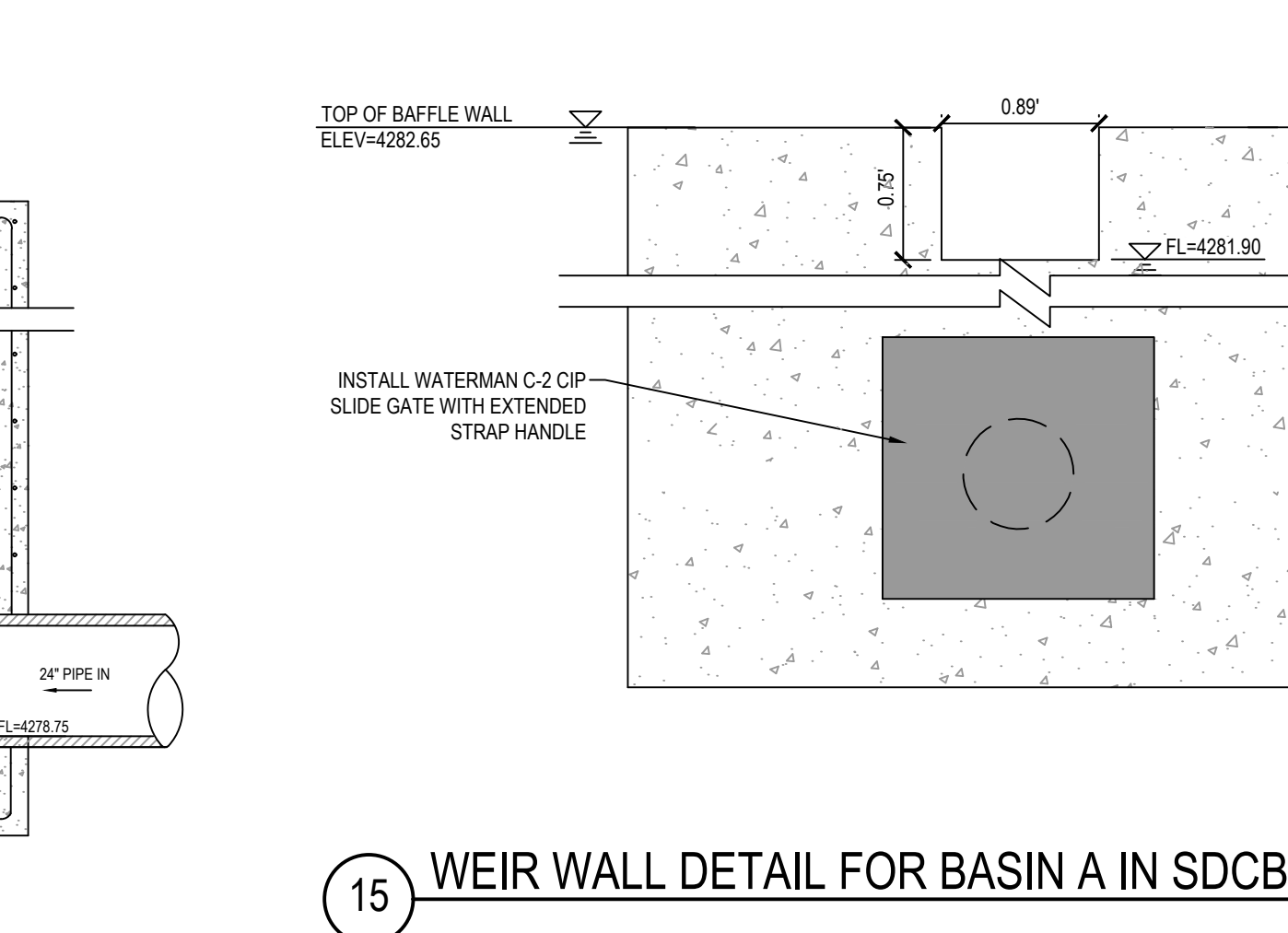
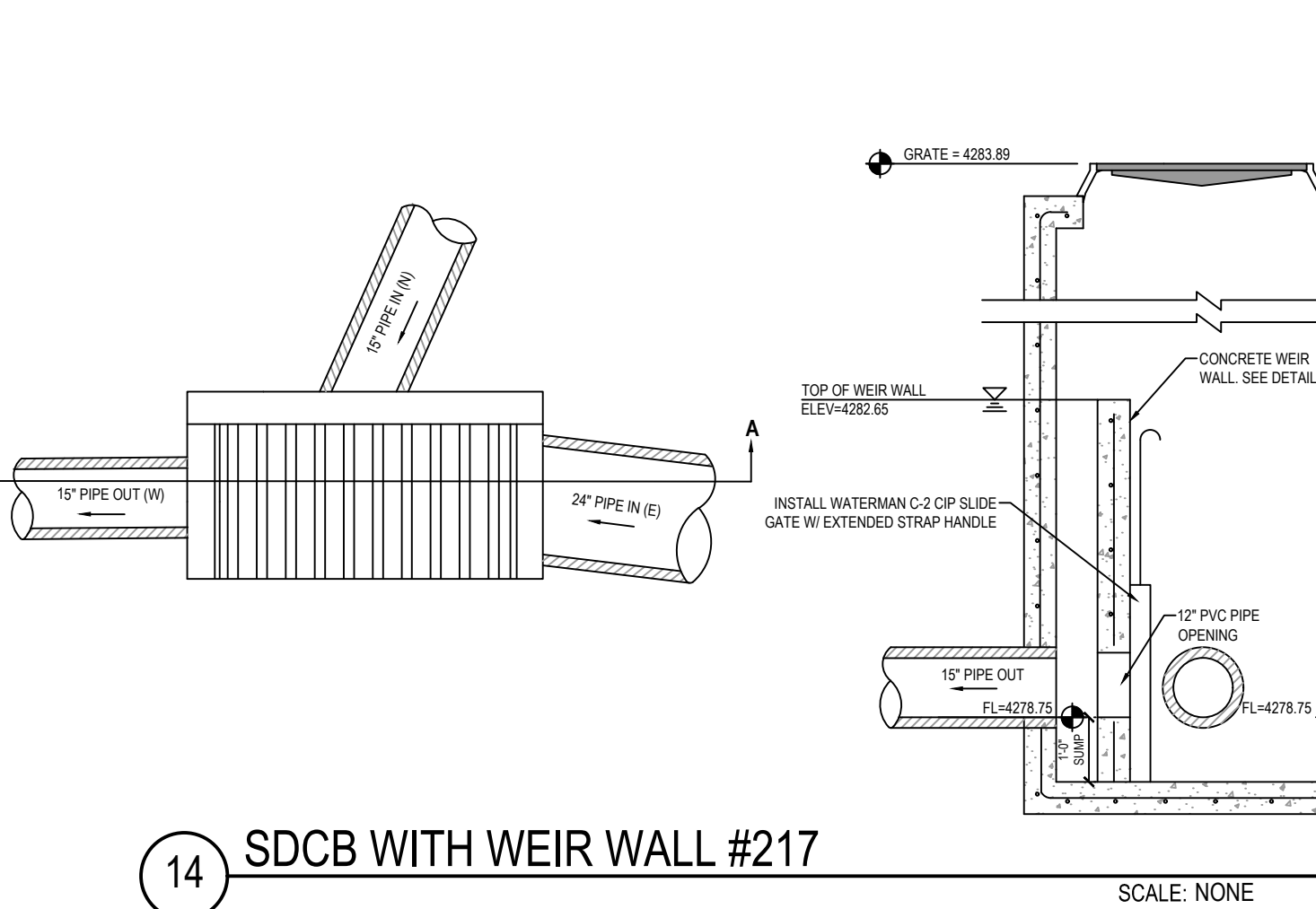
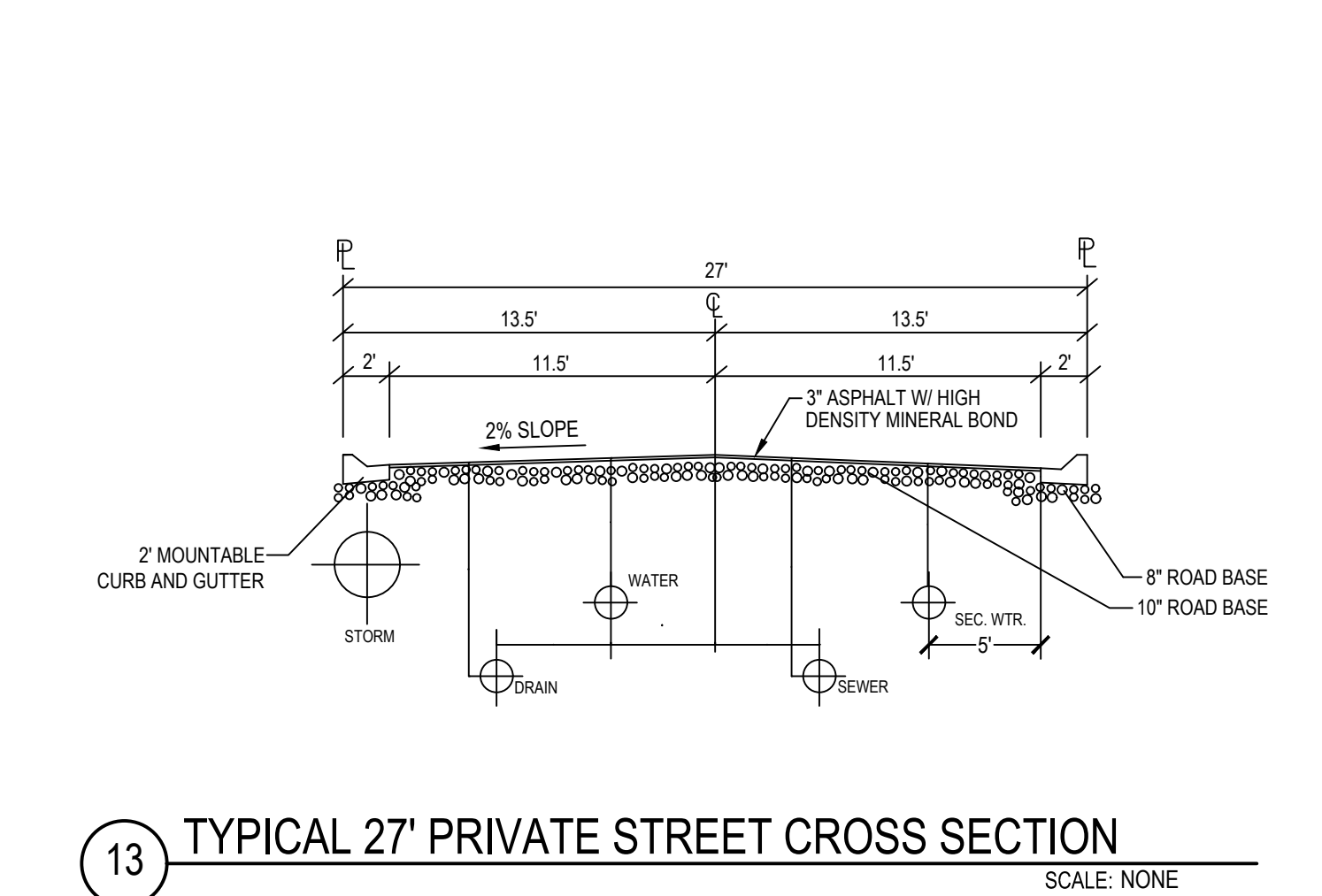
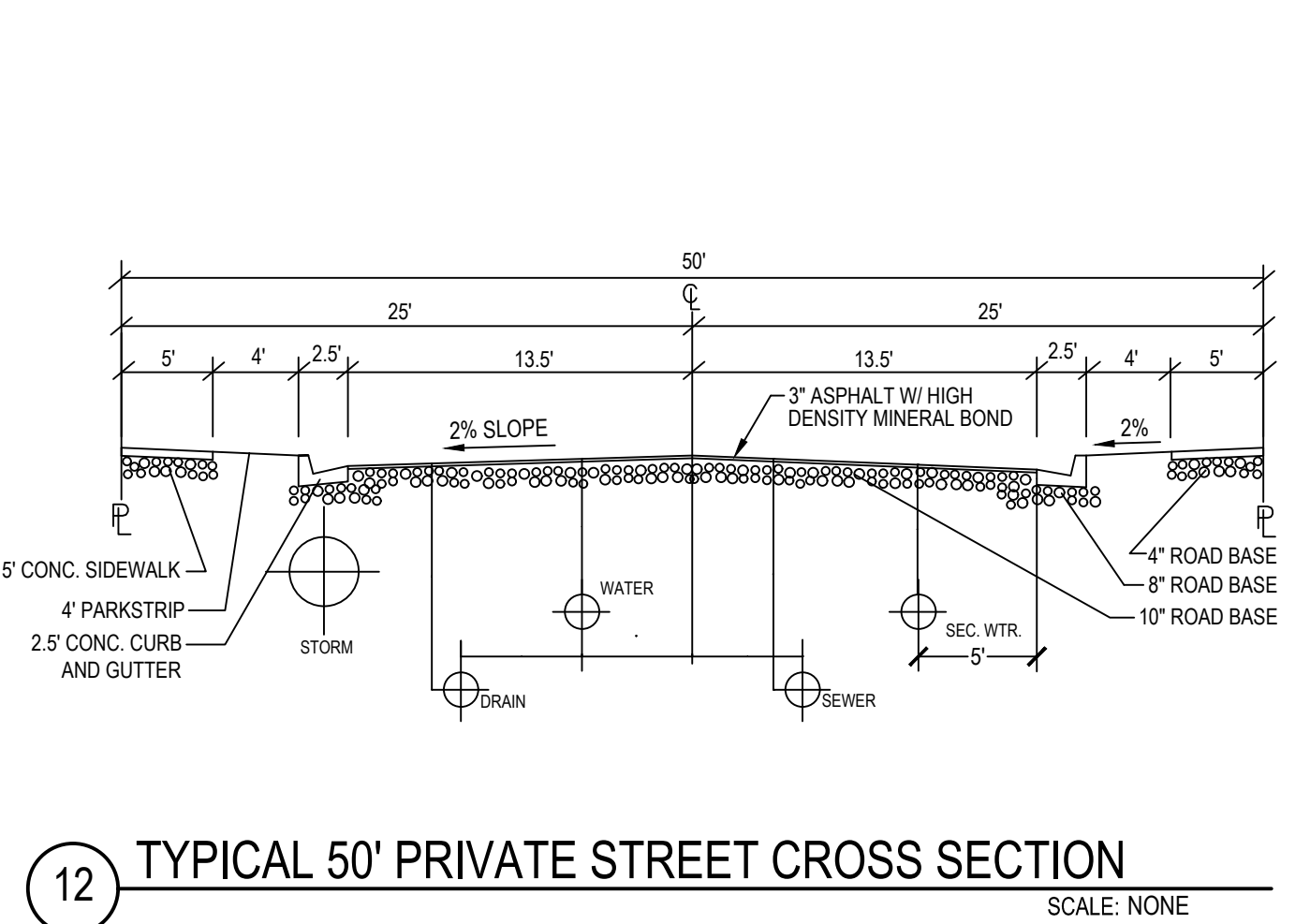
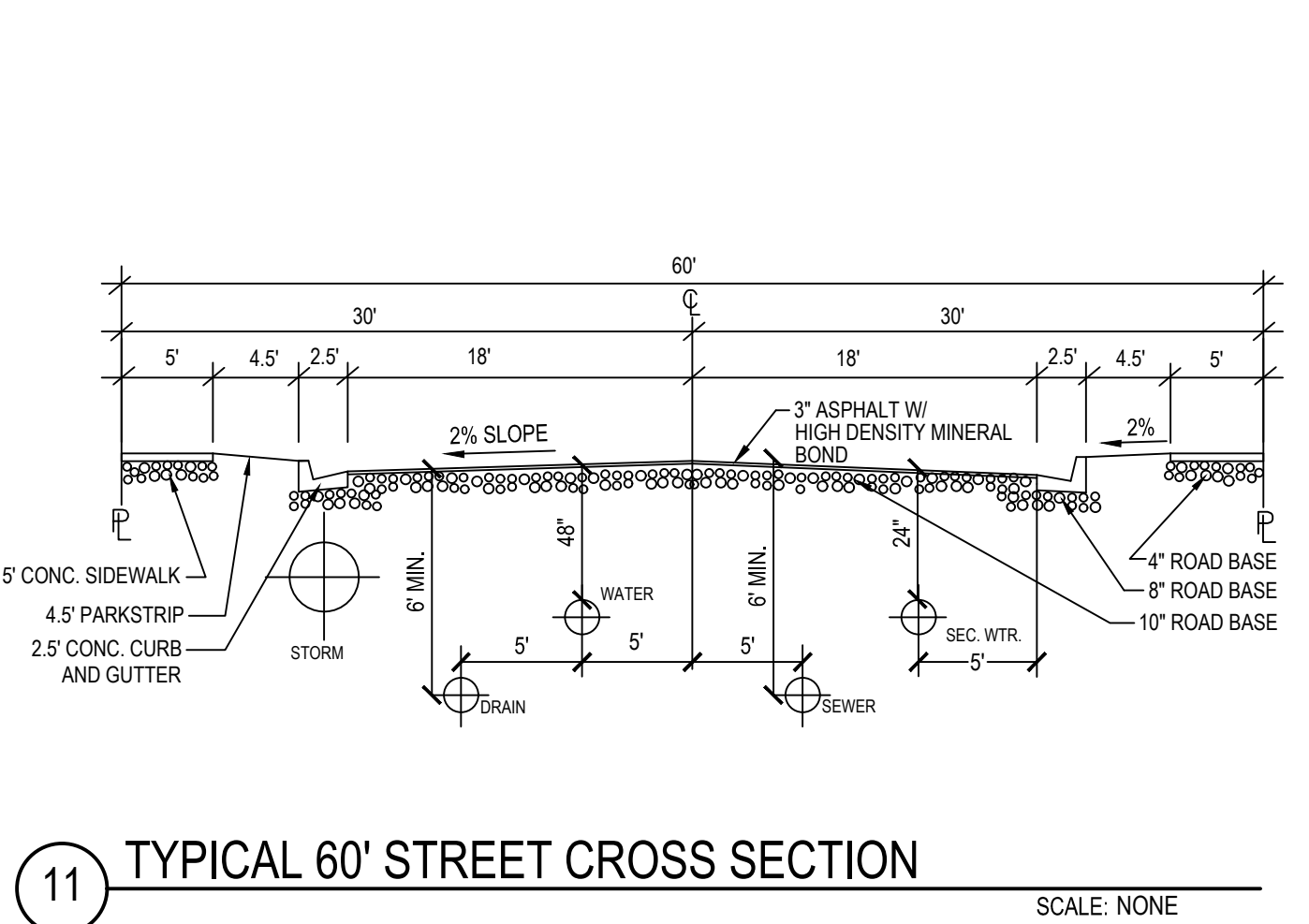
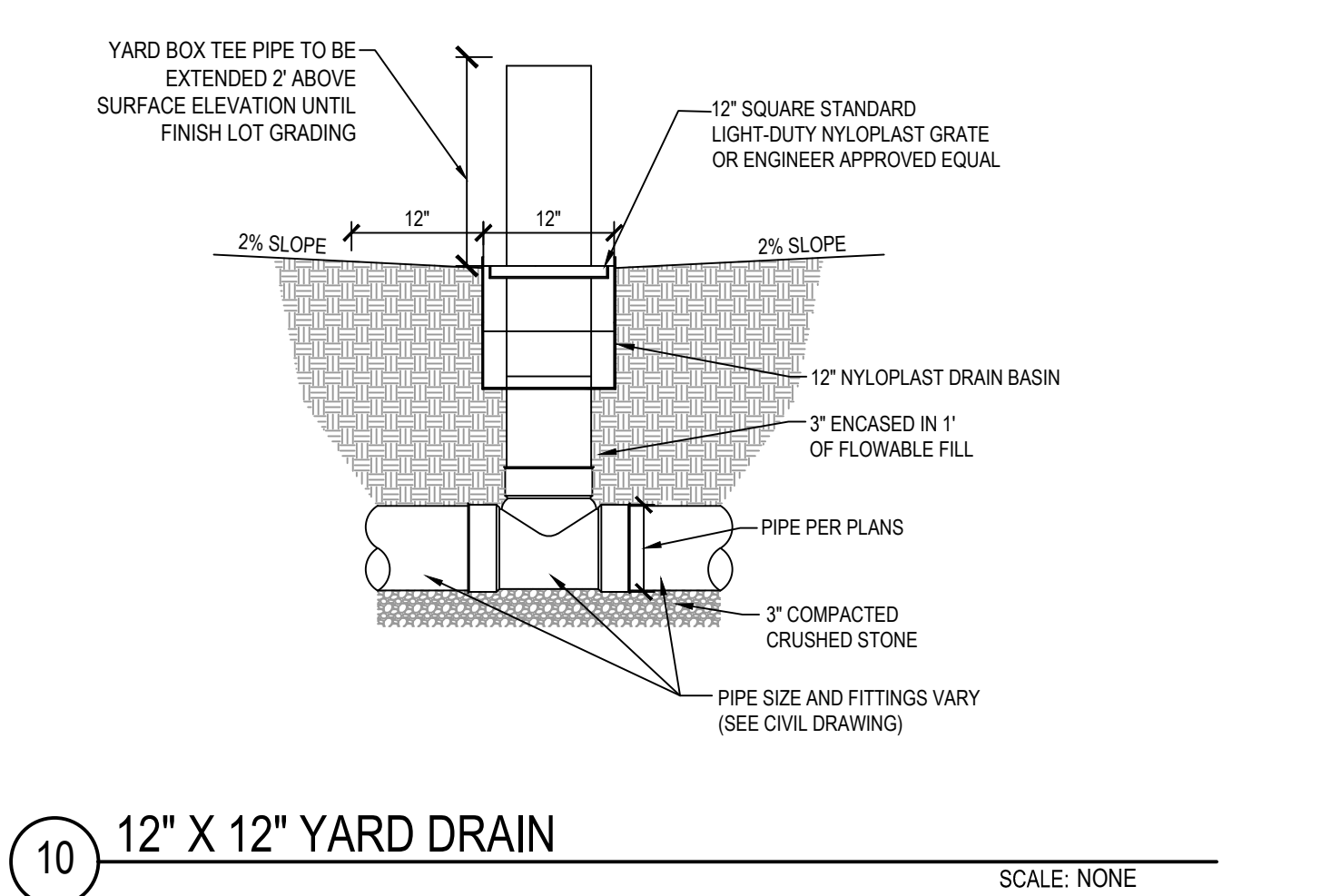
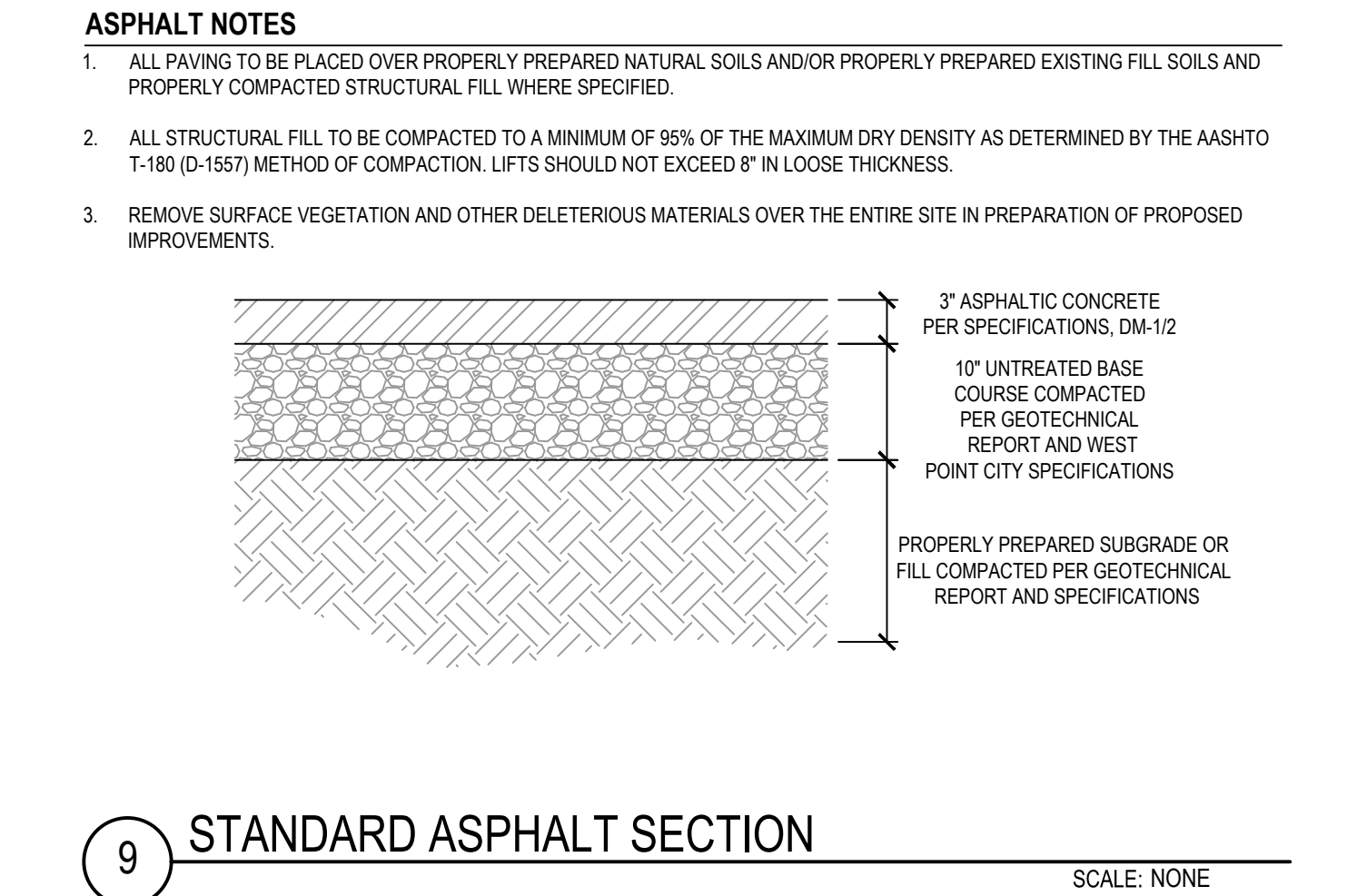
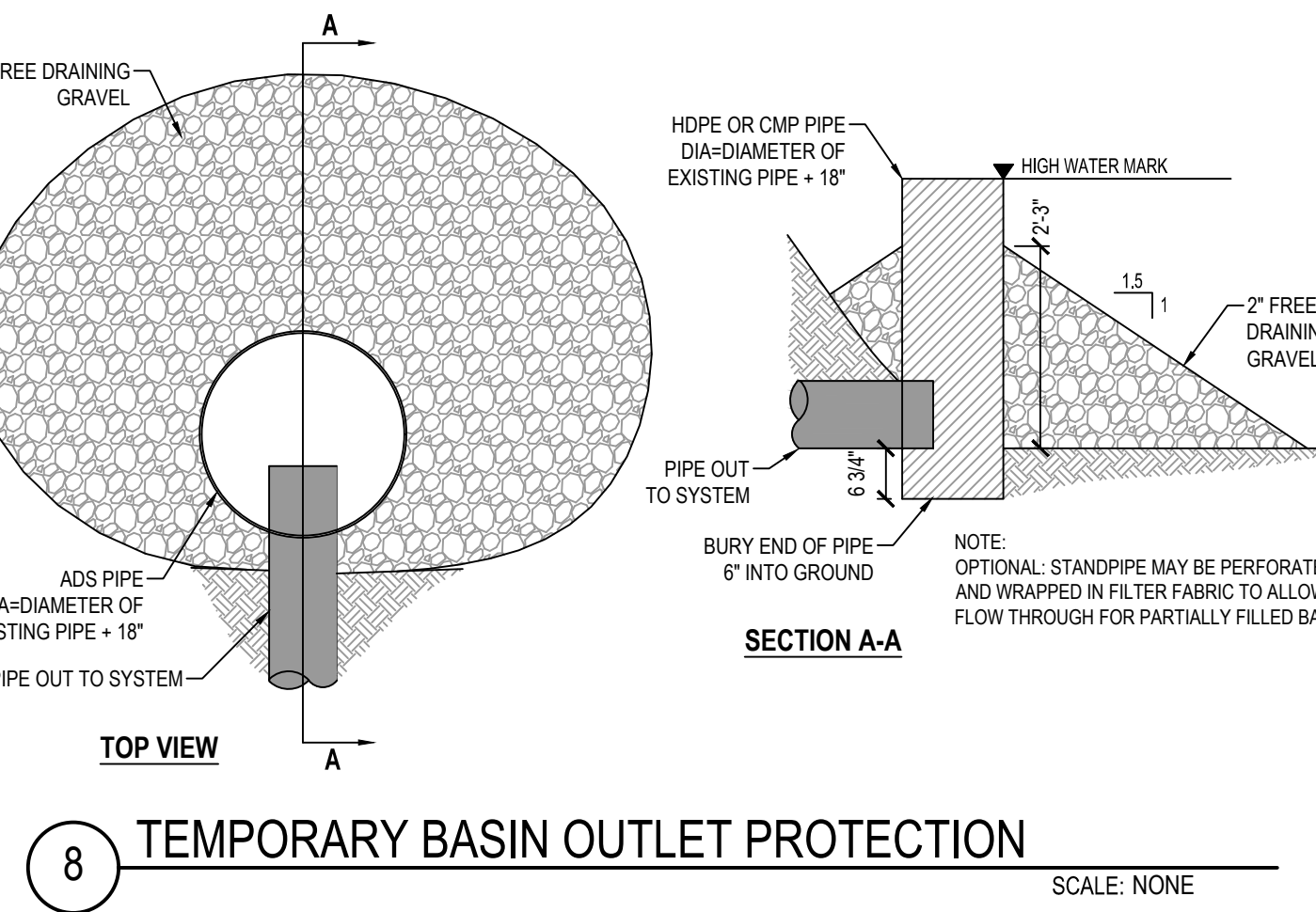
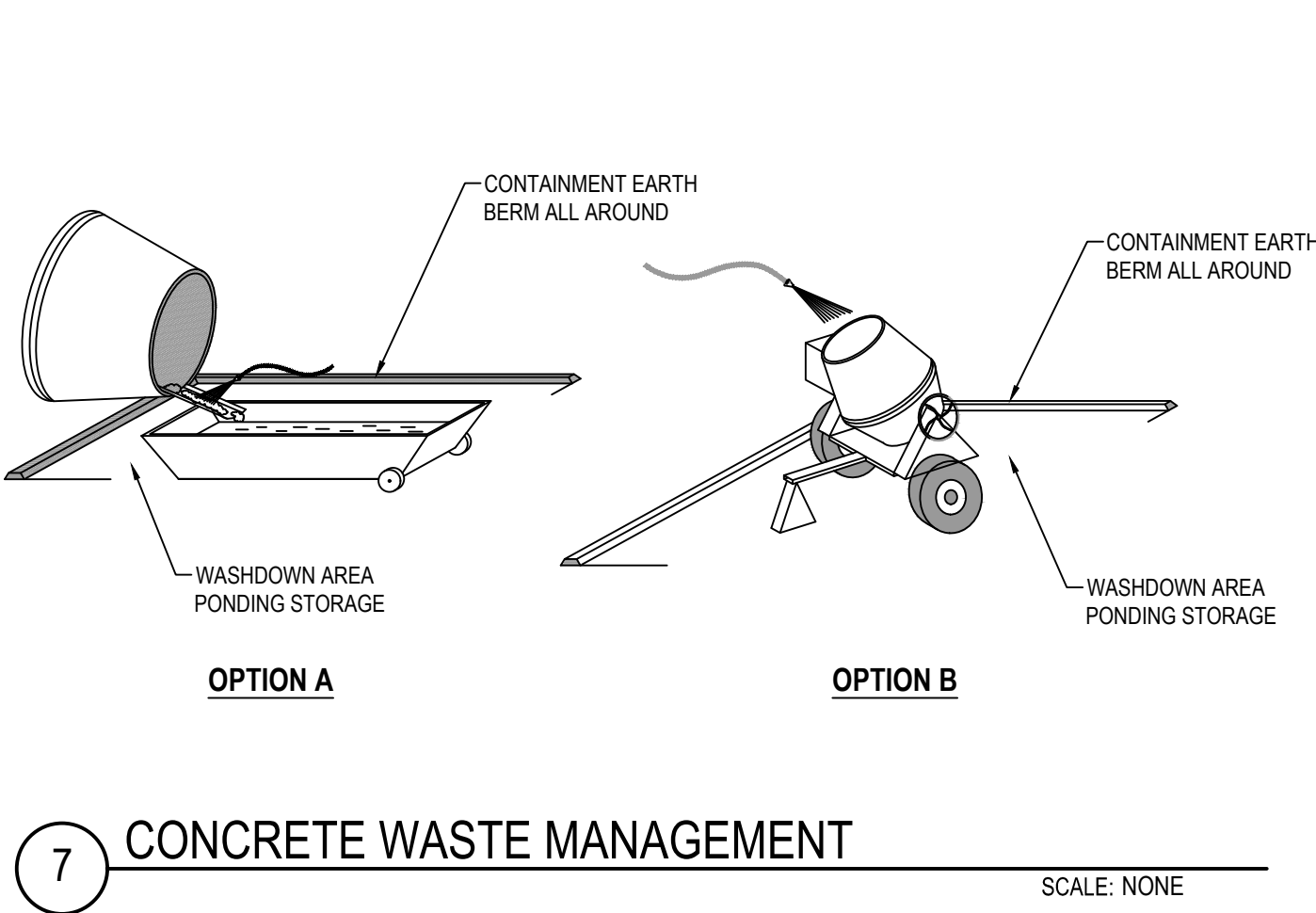
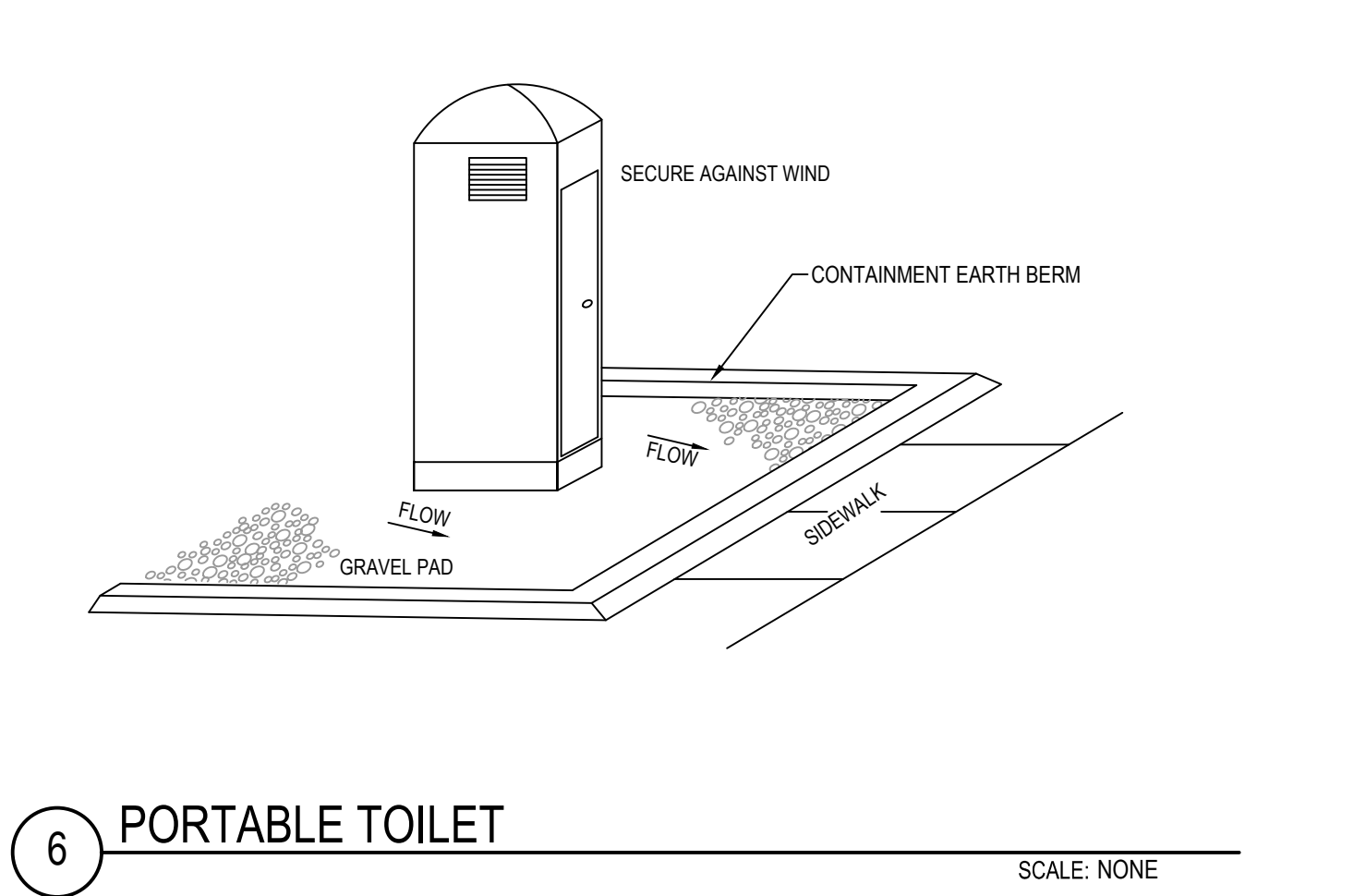
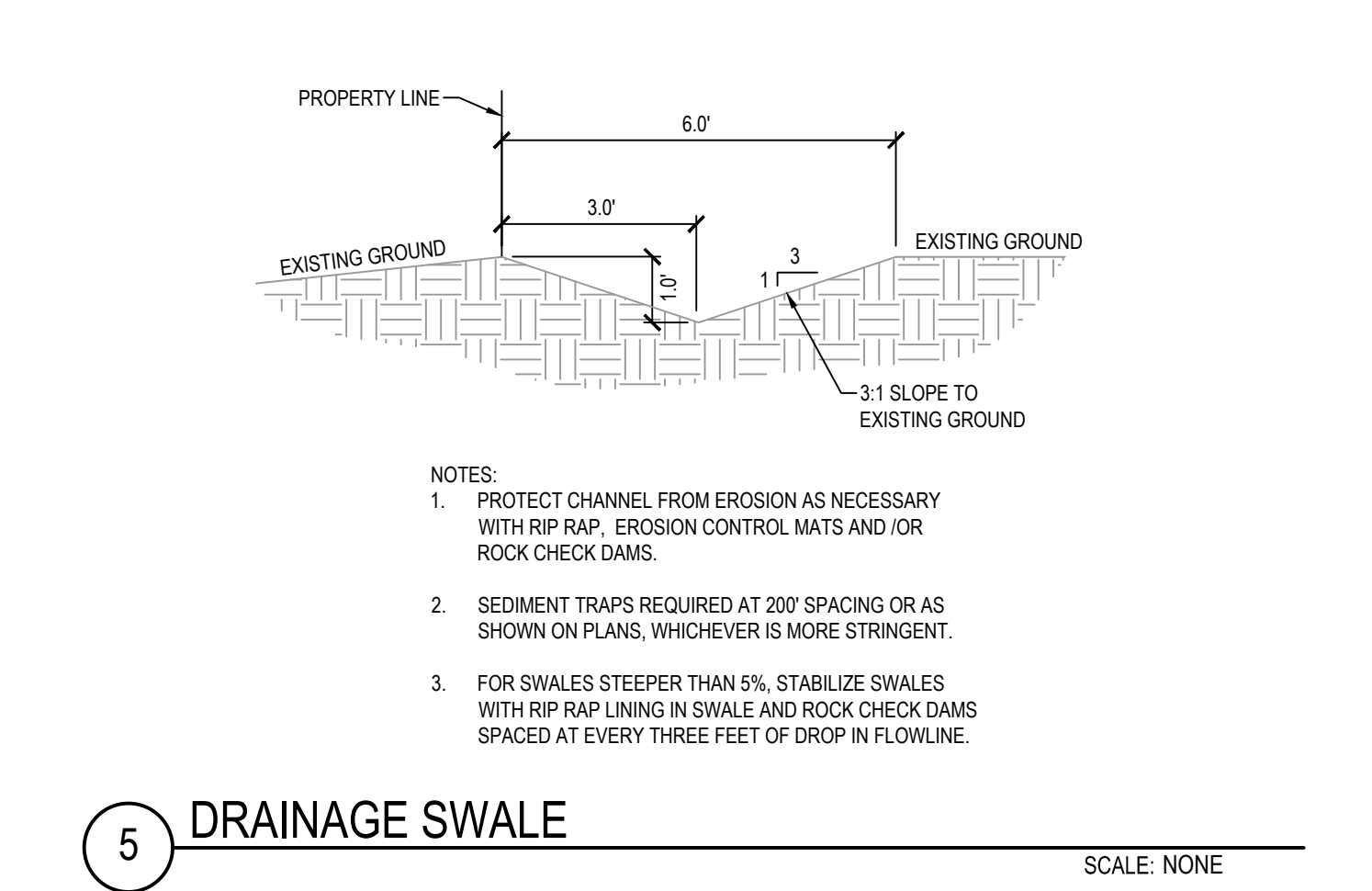
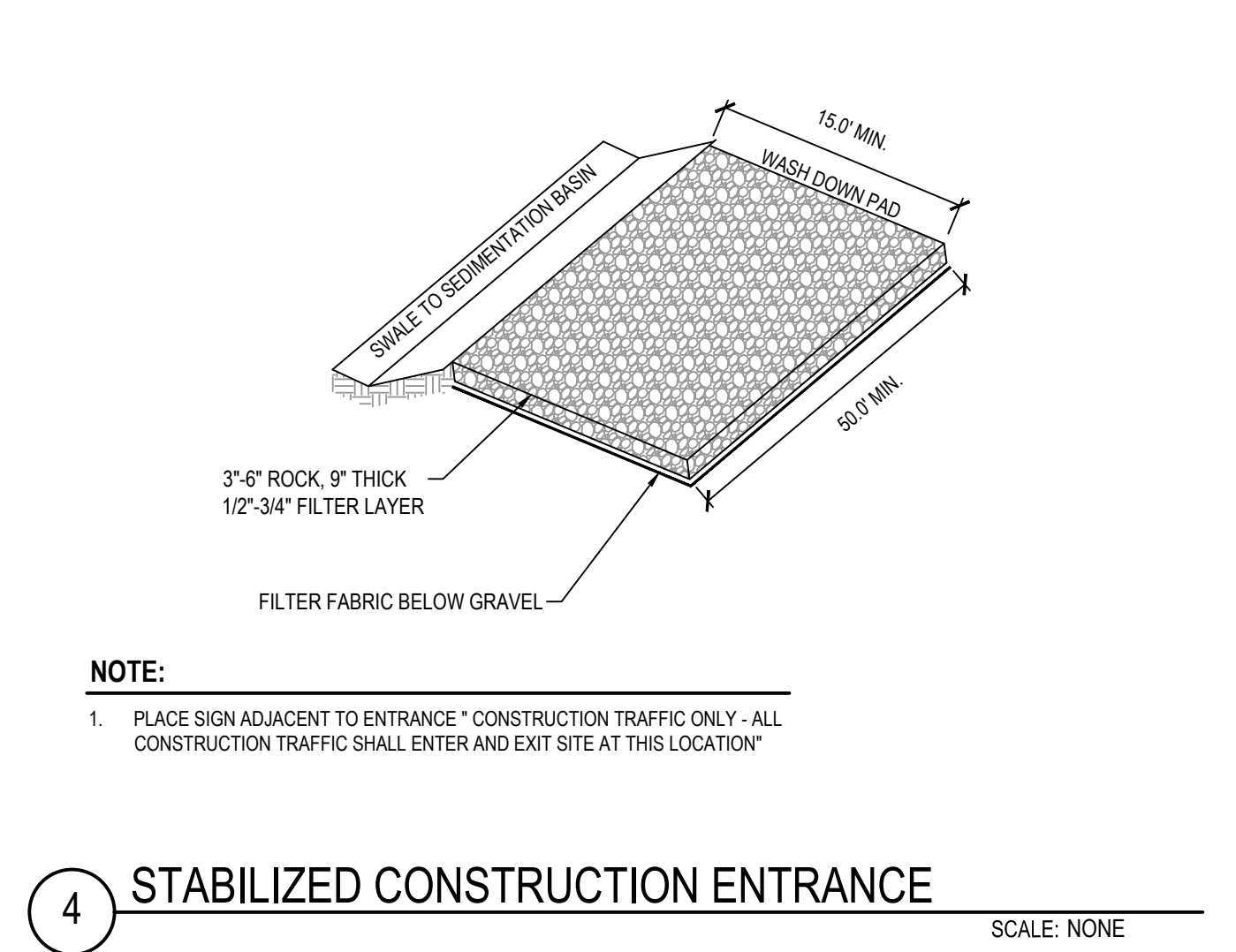
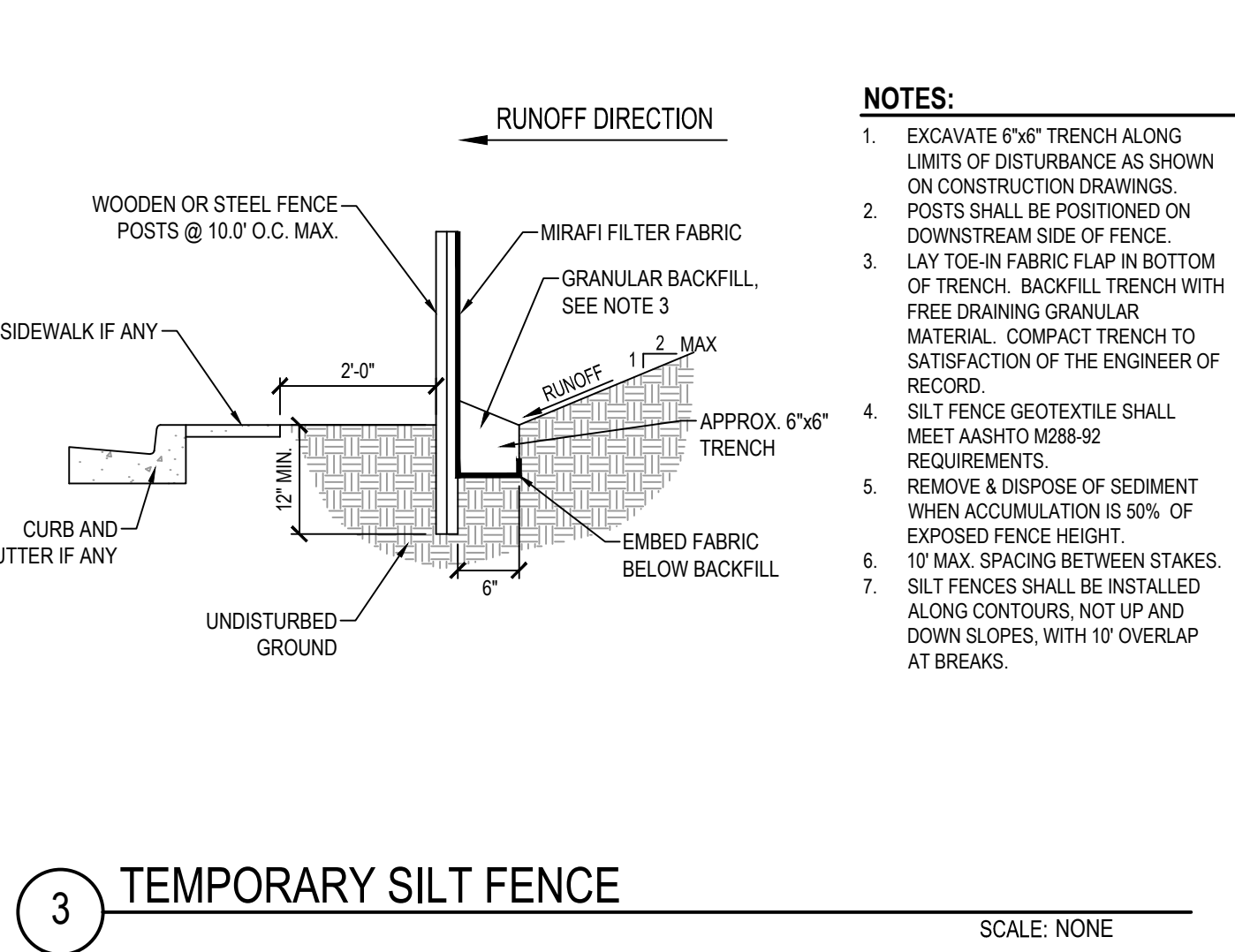
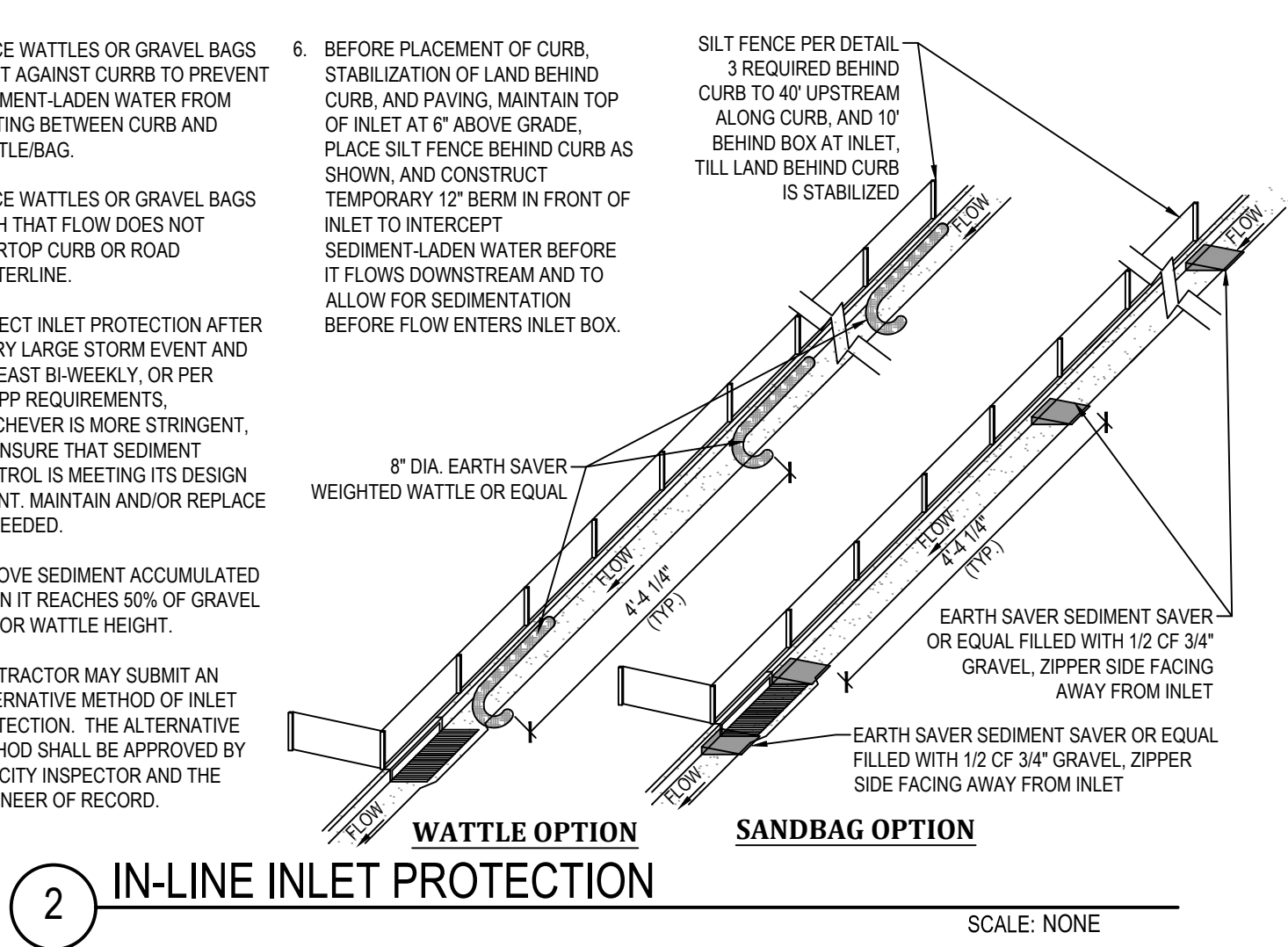
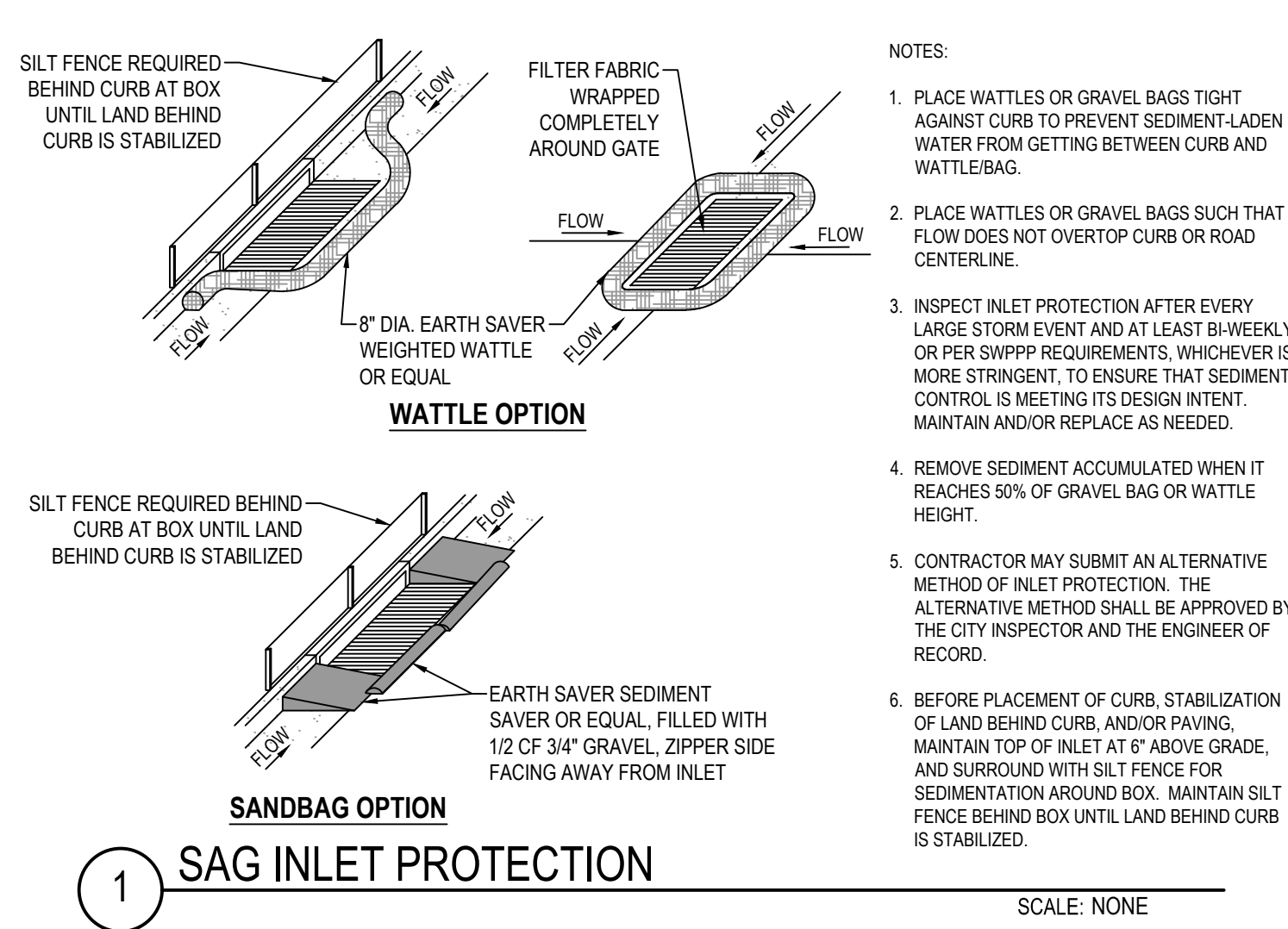
PRINT DATE

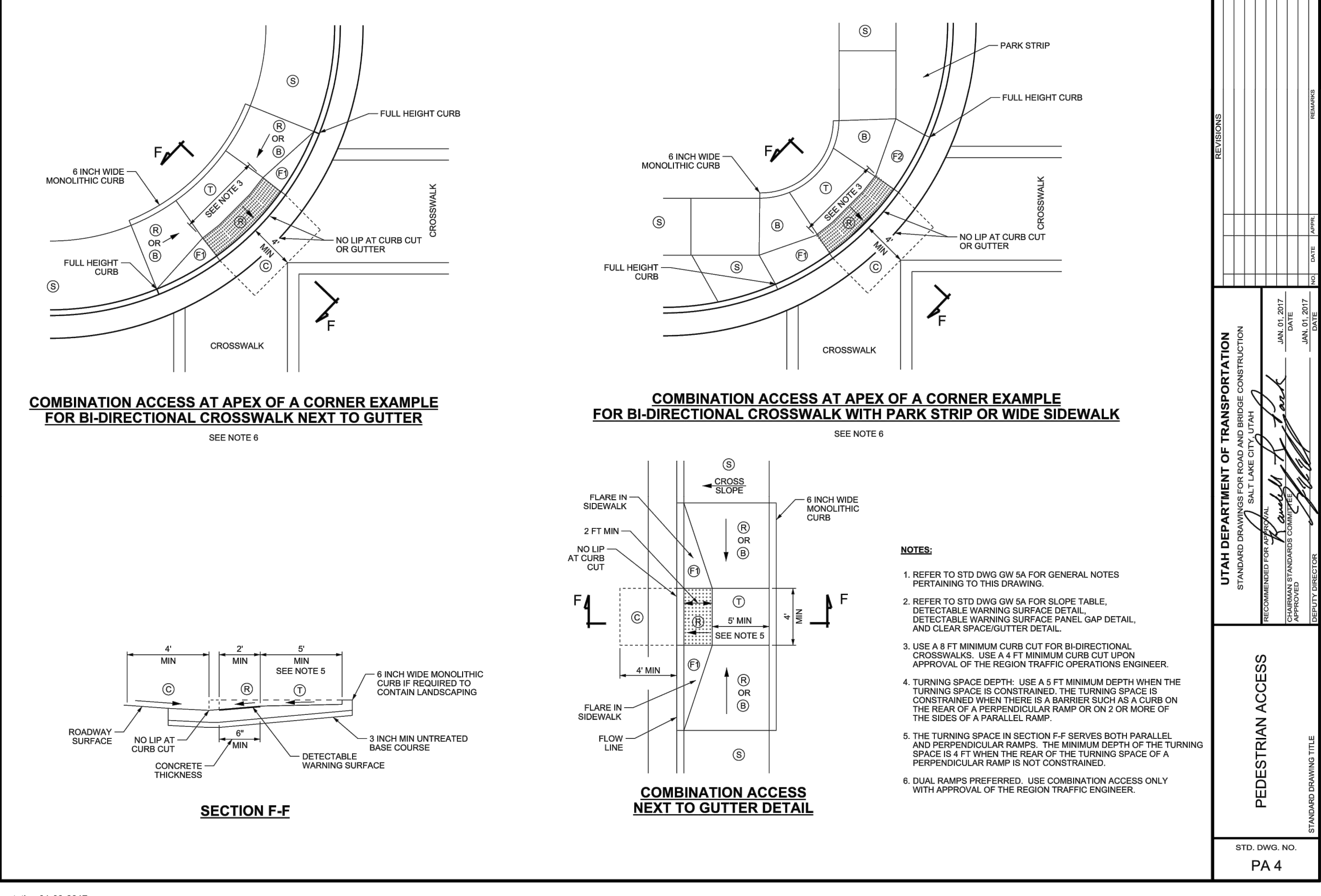
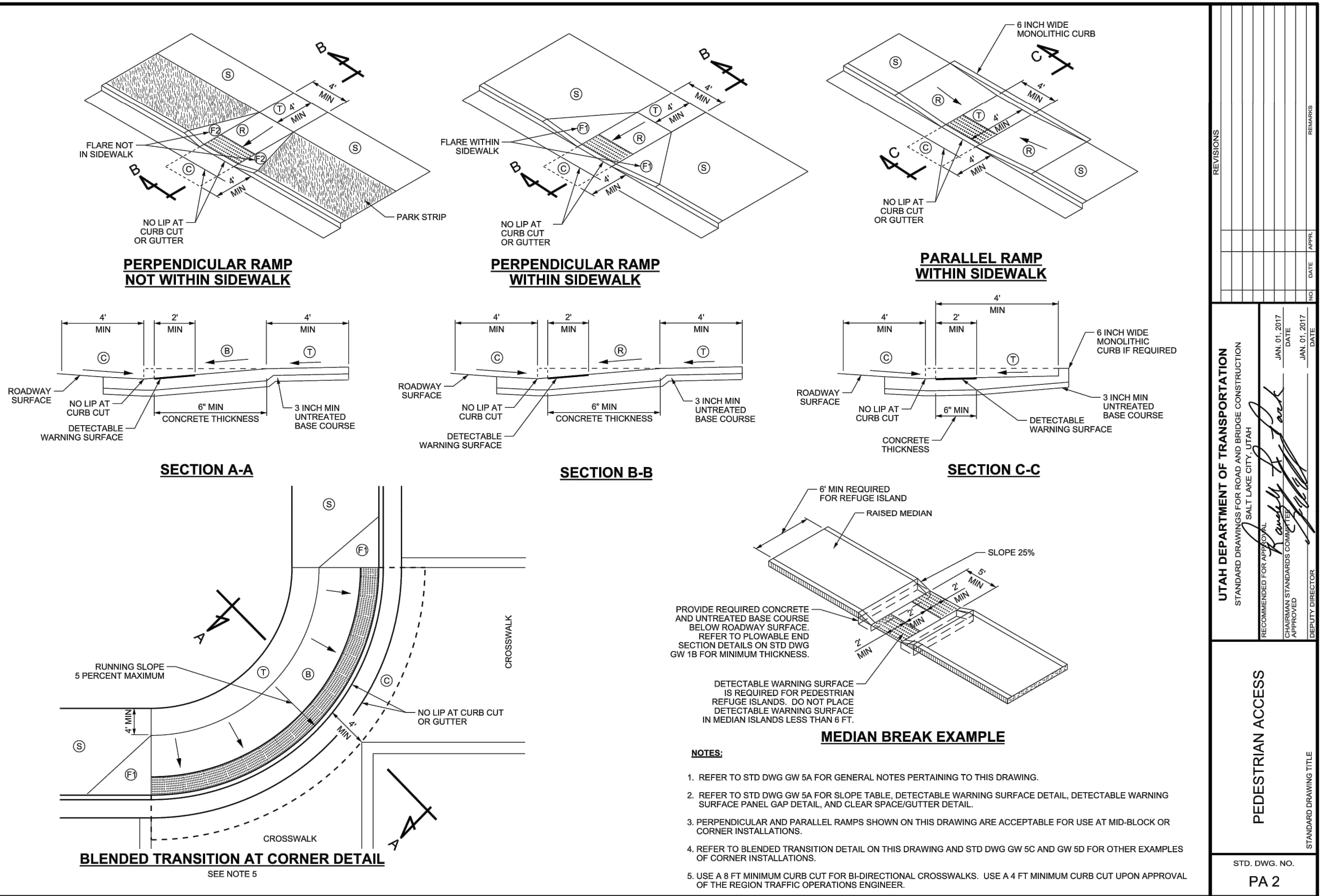
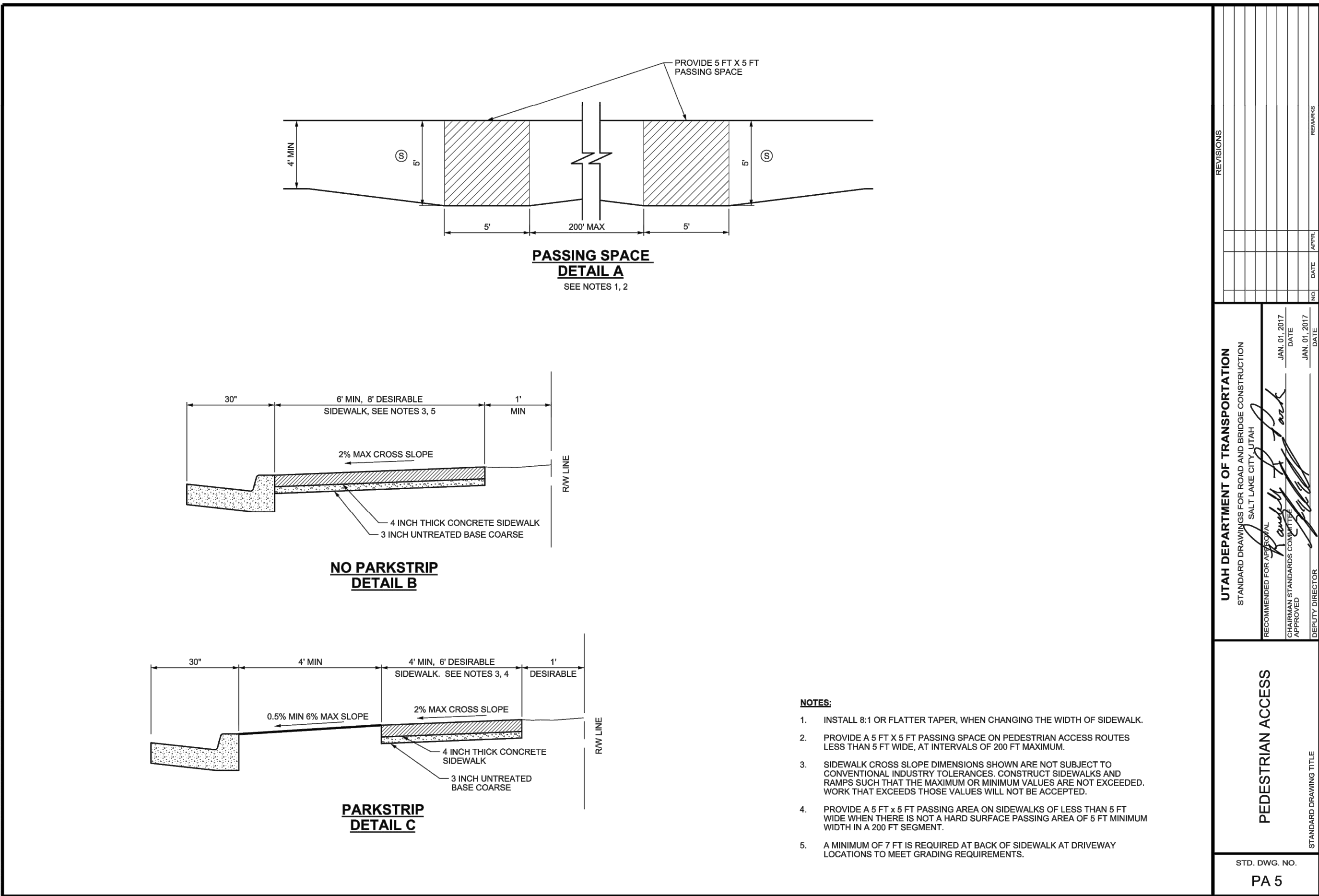
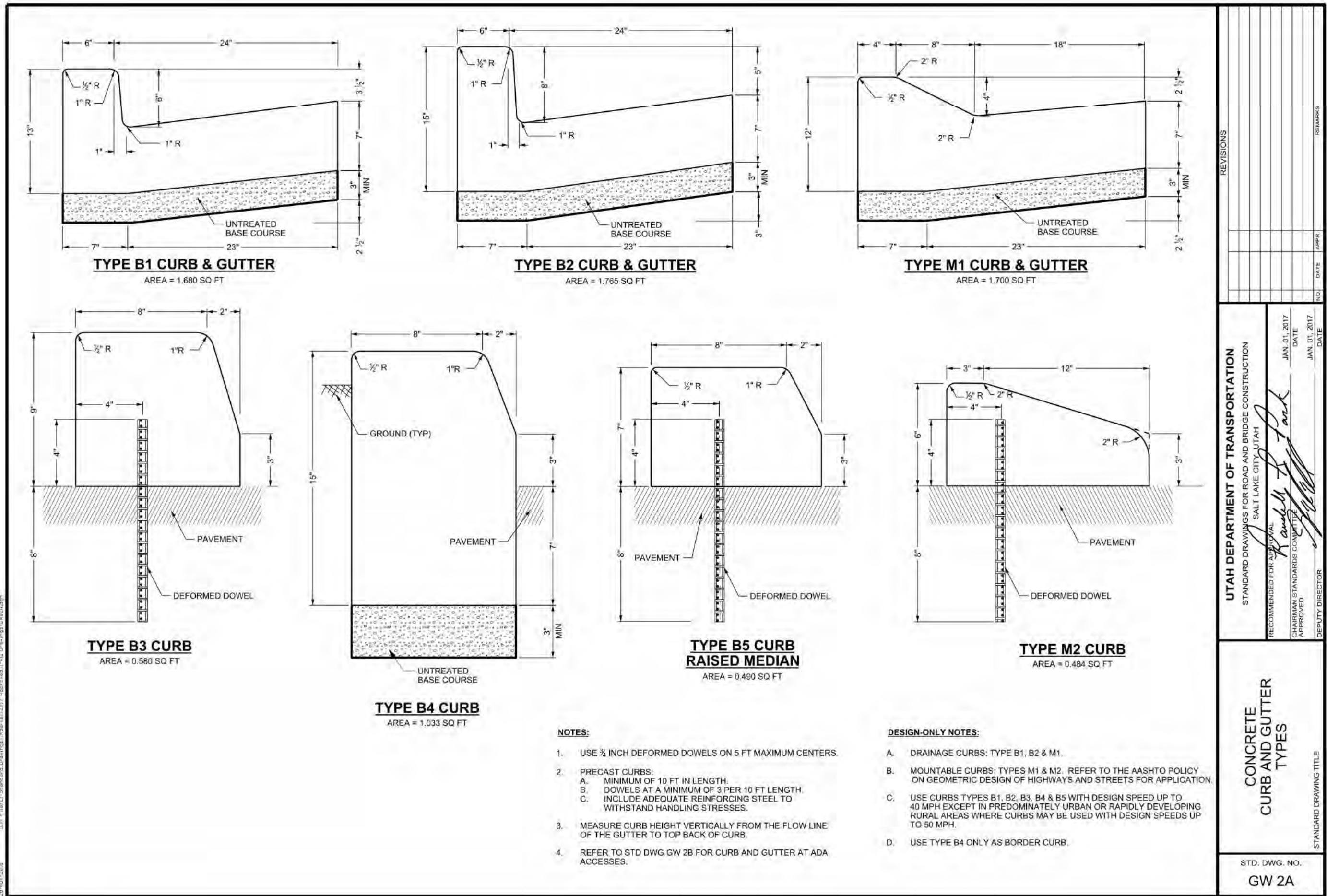
DRAWN BY
M. ELMER

CHECKED BY
C. PRESTON

PROJECT MANAGER
C. PRESTON

PPOS-5





APPROVED FOR CONSTRUCTION

BY: CITY ENGINEER DATE:



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: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
NH&B, LLC
P.O. BOX 2000
LAYTON, UTAH 84041

CONTACT:
BRYAN BAYLES
PHONE: 801-634-2129

BLUFF VIEW SUBDIVISION PHASE 1 AND 2 3830 WEST 300 NORTH WEST POINT, UTAH



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

DETAILS

PROJECT NUMBER
7941B

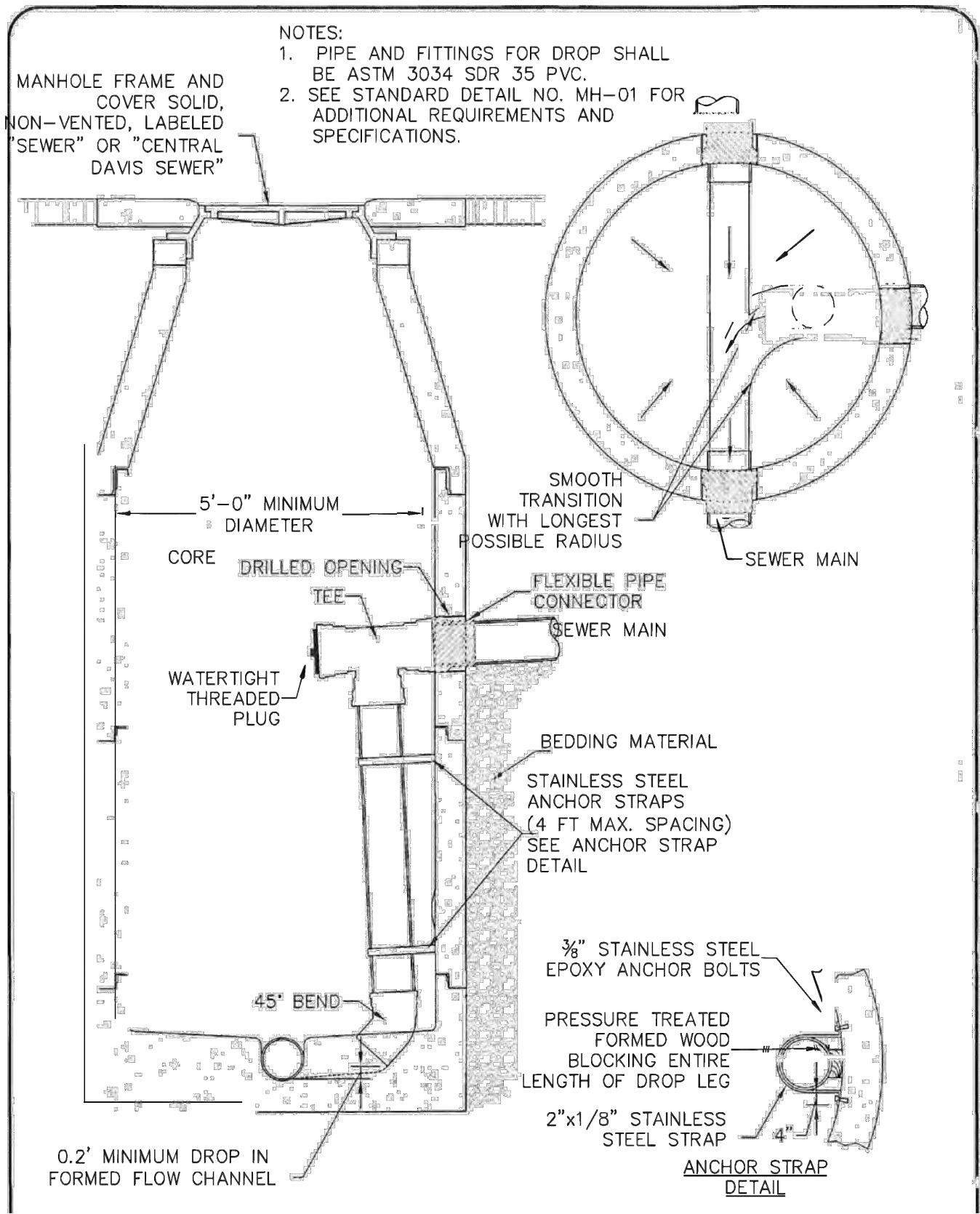
PRINT DATE

DRAWN BY
M.ELMER

CHECKED BY
C.PRESTON

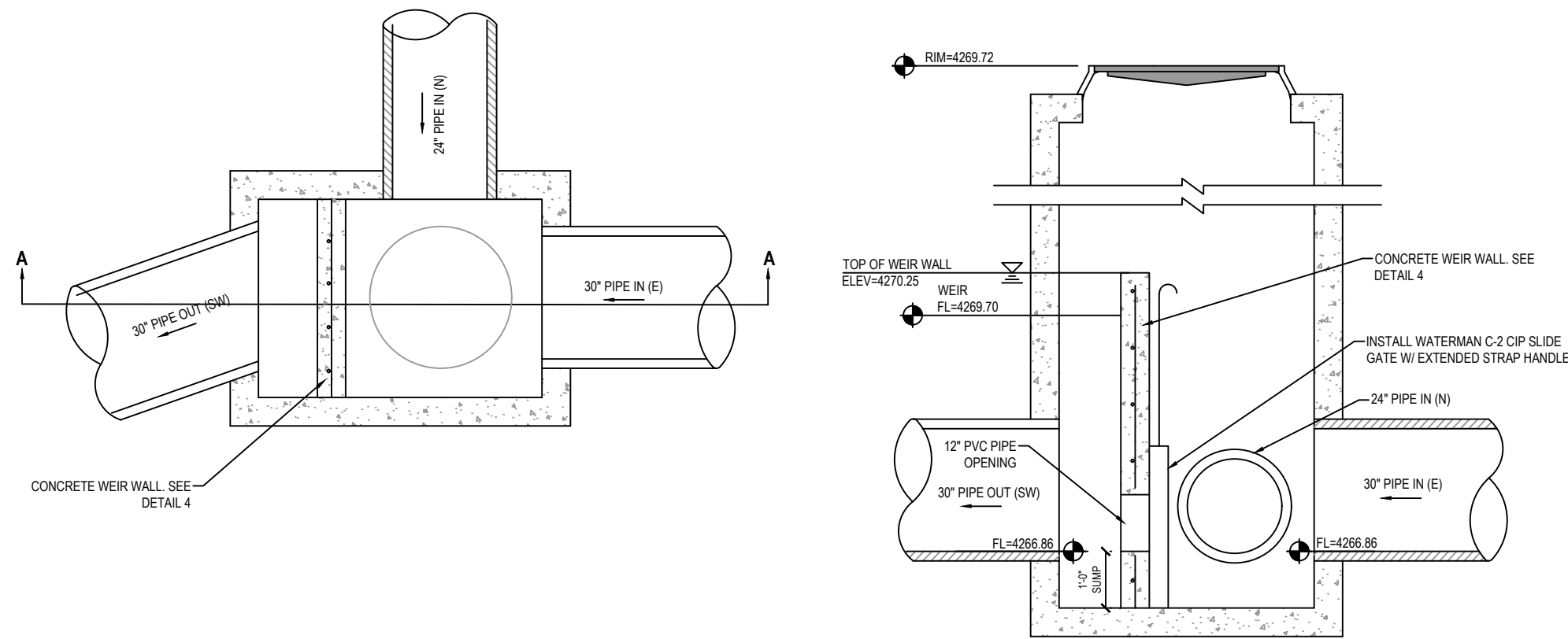
PROJECT MANAGER
C.PRESTON

C-501



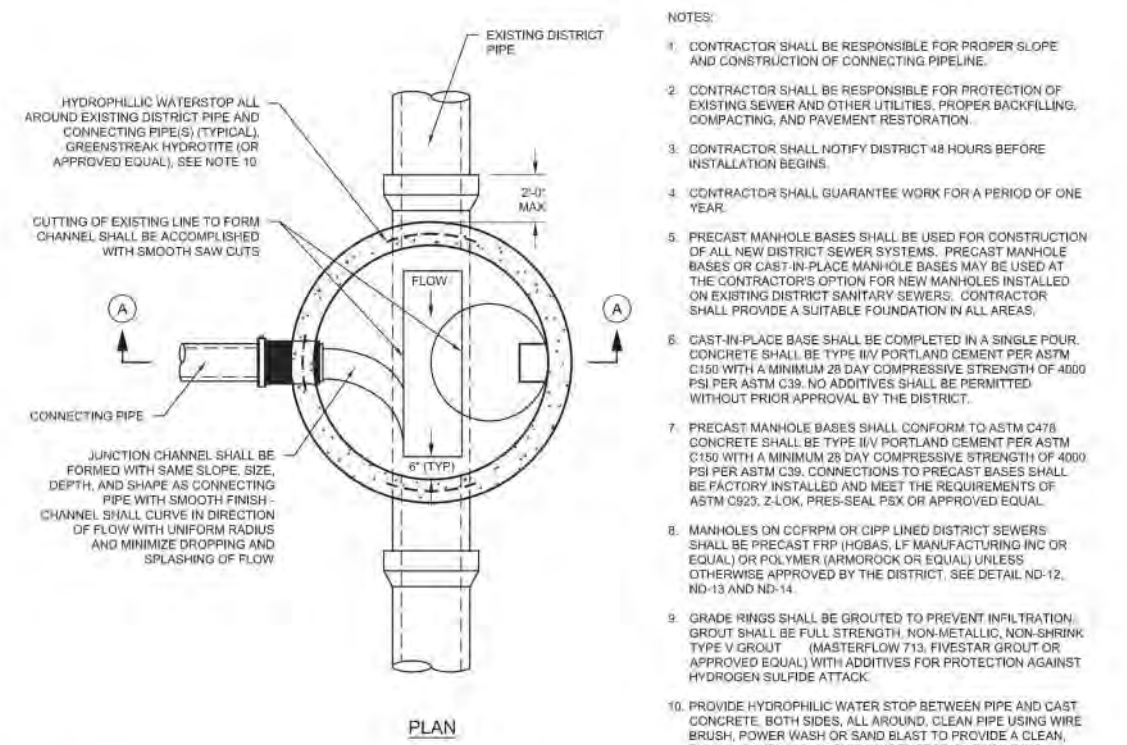
2 SEWER DROP MANHOLE

SCALE: NONE



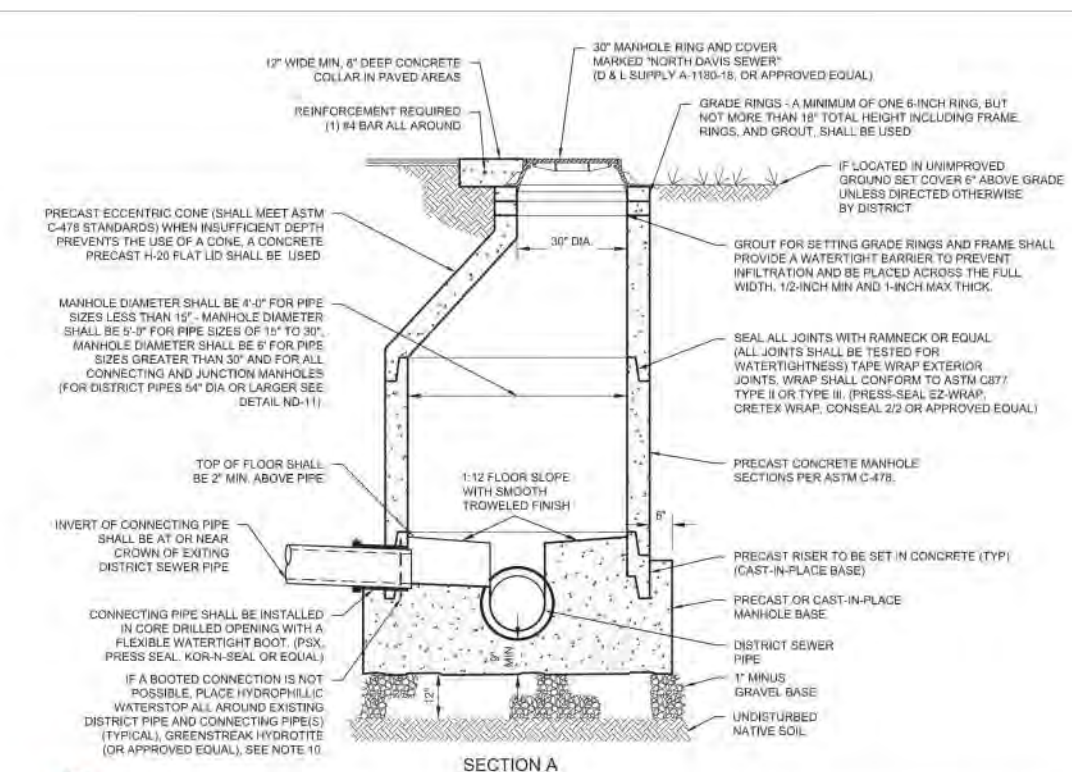
3 SDCO WITH WEIR WALL #208

SCALE: NONE



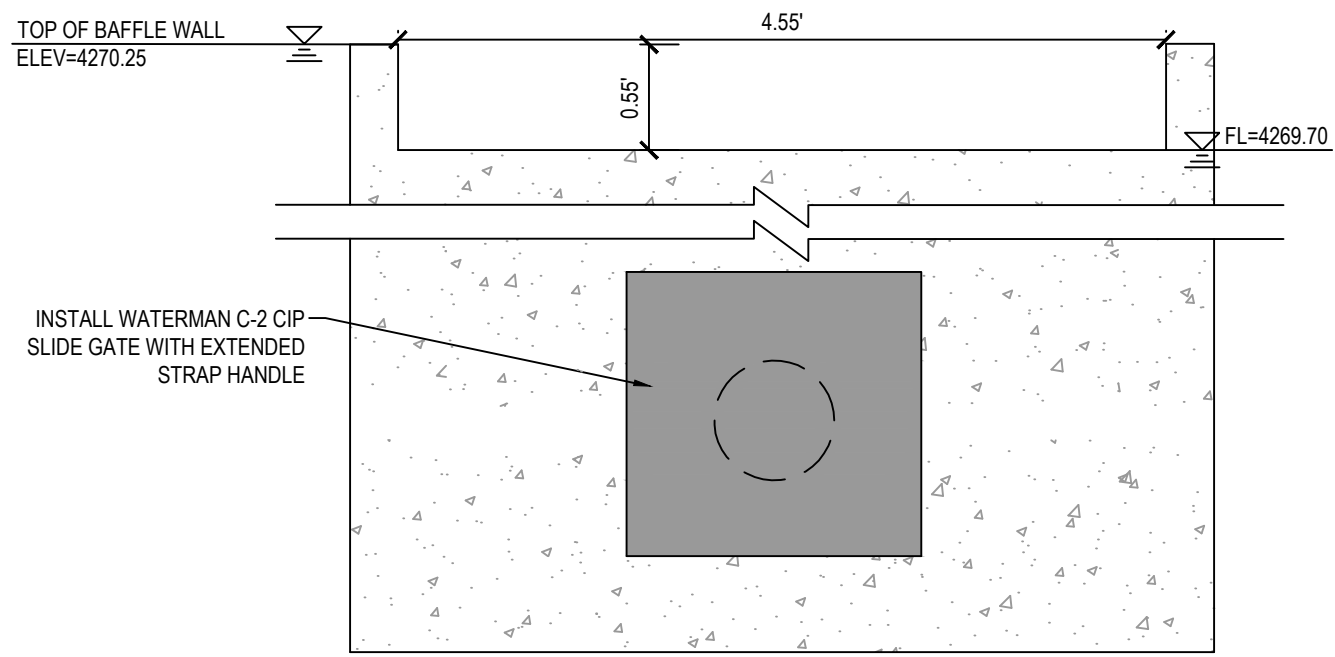
ND-10 Standard Manhole Connection 1 of 2

Revision 1: AUGUST 9/14/2018



ND-10 Standard Manhole Connection 2 of 2

Revision 1: AUGUST 9/14/2018



4 WEIR WALL DETAIL FOR BASIN C IN SDCO #208

SCALE: NONE



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

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

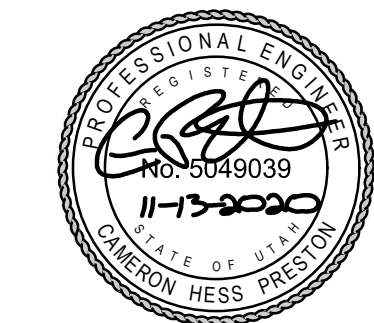
CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
NH&B, LLC
P.O. BOX 2000
LAYTON, UTAH 84041
CONTACT:
BRYAN BAYLES
PHONE: 801-634-2129

BLUFF VIEW SUBDIVISION
PHASE 1 AND 2
3830 WEST 300 NORTH
WEST POINT, UTAH



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

DETAILS

PROJECT NUMBER
7941B

PRINT DATE

DRAWN BY
M.ELMER

CHECKED BY
C.PRESTON

PROJECT MANAGER
C.PRESTON

C-502

APPROVED FOR CONSTRUCTION

BY: CITY ENGINEER DATE:

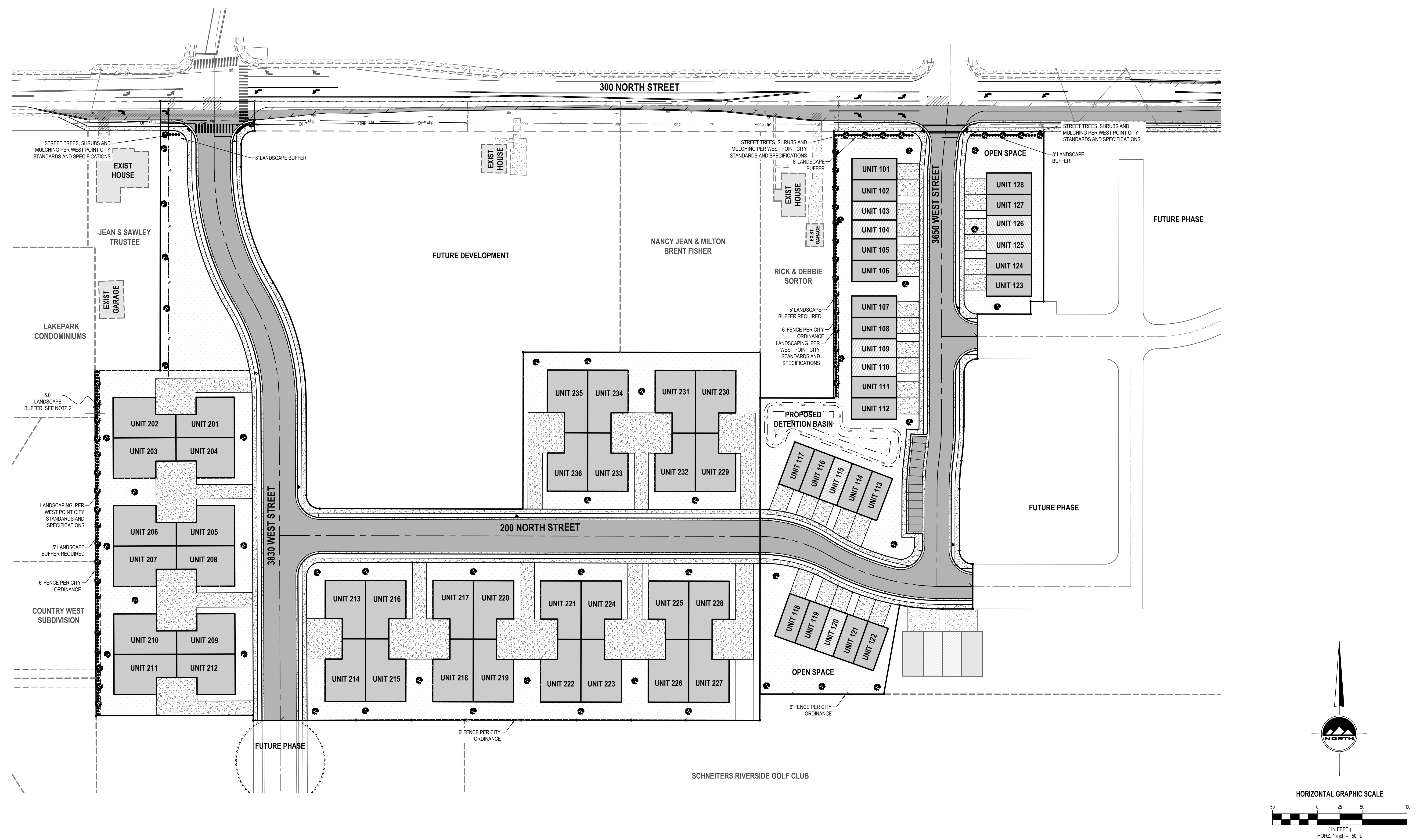


CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.

BENCHMARK

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

ELEV = 4297.17'



- NOTES**
1. OPEN SPACE LANDSCAPING: MINIMUM OF 30% OF TREES SHALL BE A MINIMUM 7' EVERGREEN TREE.
 2. LANDSCAPE BUFFER 'A': 5' LANDSCAPE BUFFER TO INCLUDE 1 LARGE EVERGREEN TREE OR DECIDUOUS, DENSE CANOPIED TREE EVERY 20' WITH A MAXIMUM MATURE HEIGHT OF 25'. OTHER SHRUBBERY AND PLANTINGS TO BE INCLUDED IN 5' LANDSCAPE BUFFER.



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:
NH&B, LLC
P.O. BOX 2000
LAYTON, UTAH 84041

CONTACT:
BRYAN BAYLES
PHONE: 801-634-2129

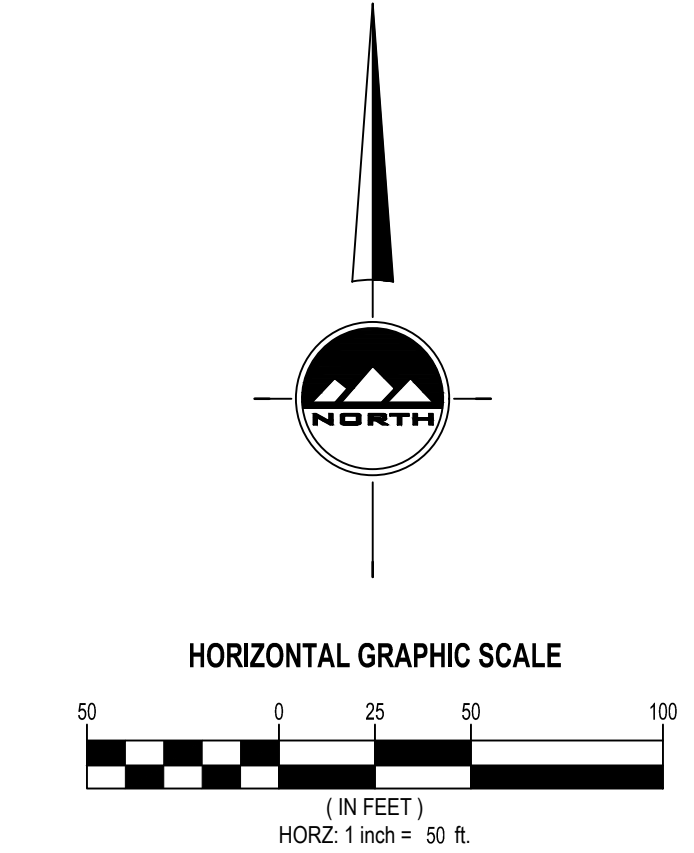
**BLUFF VIEW SUBDIVISION
PHASE 1 AND 2
3830 WEST 300 NORTH
WEST POINT, UTAH**

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

LANDSCAPE PLAN

PROJECT NUMBER 7941B	PRINT DATE
DRAWN BY M.ELMER	CHECKED BY C.PRESTON
PROJECT MANAGER C.PRESTON	

L-100



APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____
CITY ENGINEER

MEMORANDUM

To: Ensign Engineering

From: Boyd Davis, P.E. *B.D.*

cc: West Point City Planning Commission

RE: Bluff View Subdivision Phases 1 & 2 – Final Plan Review

Date Plans Received: September 16, 2020

Date Reviewed: September 29, 2020

I have completed a review of the final plan for the subject subdivision and offer the following comments for your review:

1. Plat

- a. Please change 210 N to 200 N.
- b. Please label the address of each lot. (see attached sheet)
- c. Please check all curve data on along units 113 to 122, including the center line curves. They do not seem to be correct.
- d. Can parcel D be removed from the plat? If left in it will need to be landscaped.
- e. Please correct other items on the attached redlined plat.
- f. Please include a note that this subdivision is in West Point City Land Drain Zone D.
- g. The streets in phase 1 are labeled as public. Please change the label to private.
- h. Please show the 8' landscape buffer along 300 N
- i. Please show the landscape buffer along the homes on the west side of phase 2.

2. Streets

- a. The traffic study looks good.
- b. All utilities within the private roads will be private and must be maintained by the HOA. The developer's agreement should be amended to indicate this.
- c. Submit a copy of the UDOT access permit.
- d. The plans do not indicate where the future second access road will tie into 200 N between the units. Please show this on the plan.
- e. The school crosswalk should be moved to the west side of 3830 W at 300 N on the striping plan.
- f. Could 300 N be widened the full distance from 3650 W to 3830 W?

3. Culinary Water

- a. Fire District approval is required.

- b. The standard alignment of the waterlines should be on the north and east sides of the roads. Can this be changed?
 - c. All waterlines in phase 1 will be private and maintained by the HOA.
 - d. Add a valve on the south leg of 3830 W 200 N.
 - e. Add a valve on the north leg of 3650 W 200 N.
 - f. Water shares will be required.
- 4. Secondary Water
 - a. Approval from the Davis and Weber Counties Canal Co. is required.
 - b. Water shares are required.
- 5. Sanitary Sewer
 - a. Approval from the North Davis Sewer District will be required.
 - b. Approval from Davis County will be required.
 - c. A license agreement from the US Bureau of Reclamation will be required to cross the Layton Canal. Please submit a revised plan of the crossing as discussed.
 - d. The plans show two crossings of the Layton Canal. Please explain.
 - e. An easement must be provided to the City for the sections of the sewer line that are offsite of these plats.
 - f. The plan shows the sewer line near the existing paved trail. It is likely that the trail will be damaged due to the construction. Please indicate the plan to repair/replace the trail.
 - g. All sewer lines in phase 1 will be private and maintained by the HOA.
- 6. Storm Drainage
 - a. The plan shows a section of 24" pipe on 200 N connecting to a 15" downstream. Can the 24" be reduced or the 15" increased? If a 24" is required I recommend that you maintain 24" downstream.
 - b. USBOR approval required to cross the Layton Canal.
 - c. The plan shows the 30" pipe near the Layton Canal connecting to a 15" downstream. Can this be changed to a 30"?
 - d. The storm water calculations do not indicate that the 80th percentile storm is being retained. Please show how this requirement will be met.
 - e. No calculations were found for the orifice plate for basin C.
 - f. Where will the orifice plates be located? Please include a detail of the detention control structure.
 - g. Detention pond A shows two inlets. Please explain.
 - h. Please add a note to repair the trail crossing.
 - i. Are there other LID components?
 - j. A SWPPP plan will be required.
 - k. All storm drain lines in phase 1 will be private and maintained by the HOA.
- 7. Grading
 - a. The plan include several yard boxes, which look good. Could another box be placed behind units 101-112 or will it drain to the detention pond?
 - b. Do any units have basements?
- 8. Land Drainage
 - a. Not required, but recommended if there will be any basements.
- 9. Irrigation
 - a. The existing irrigation pipe on 300 North is likely non-reinforced pipe and must be replaced with RCP. Please verify.

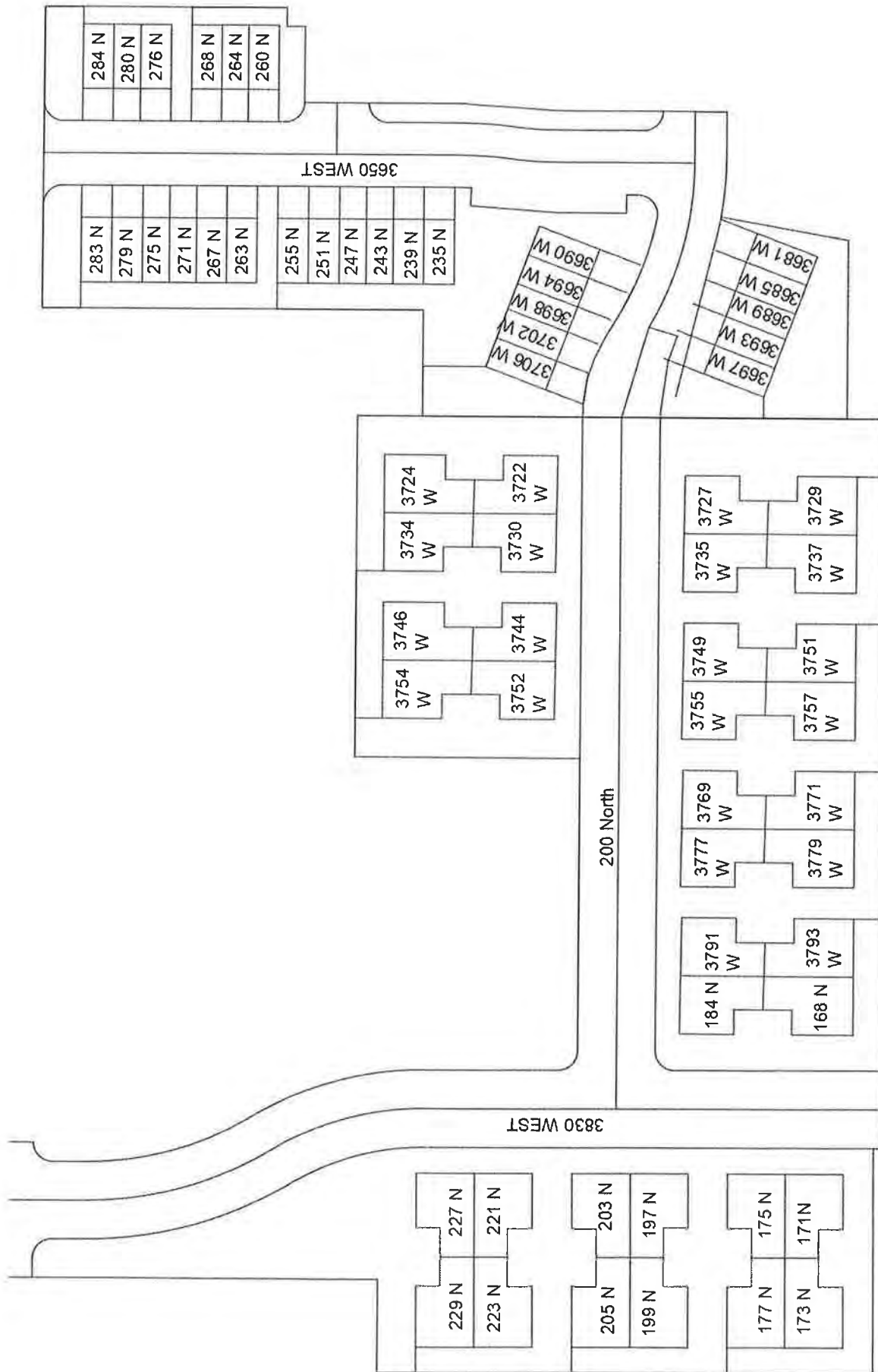
- b. The plan shows a new irrigation box on 300 N. Approval is required from Clearfield Irrigation Co.
- c. Will the future phases continue to be irrigated? If so, what is the plan.

10. Others

- a. HOA documents must be submitted. How many HOA's will there be?
- b. Please submit landscape plans for the following:
 - 1. 8' buffer strip on 300 N
 - 2. The buffer strip along the houses west of phase 2
 - 3. All open spaces
 - 4. Detention pond A
- c. A demolition permit will be required for the removal of any existing structures.

Recommendation:

I recommend that these items be addressed before final approval is granted. All approval letters from outside agencies must be submitted before the subdivision can be put on the agenda.



MEMORANDUM

To: Ensign Engineering

From: Troy Moyes, West Point City Planner 

cc: West Point City Planning Commission

RE: Bluff View Subdivision Final Plan Phases 1 & 2

Date Plans Received: September 16, 2020

Date Reviewed: September 25, 2020

I have completed a planner's review of the final plan for the Bluff View Subdivision Phases 1 & 2 and have the following comments for your review:

1. Zoning
 - a. Change the general notes to indicate the front setback to be 25' as stated in the code.
 - b. Setbacks indicated on the plat all look good
2. Development
 - a. Several of the units are identified on the plans with hatched lines. Please explain what that represents
 - b. General notes indicate that "all private streets and common open space (parcels a-d) areas are public utility and drainage easements (pu&de)." This looks good and seems to fill the requirement related to public utility and drainage easements.
 - c. Architectural renderings of the buildings must be submitted and approved before recording the plat.
3. Landscape
 - a. A landscape buffer (buffer "A") is required between the development and the existing homes. The landscape buffer plan must be approved by the Planning Commission and City Council.
 - b. An 8' landscape strip (including a fence) is required along 300 North. A landscape plan must be submitted and approved by the Planning Commission.

Recommendation:

I recommend that the items indicated be addressed before final approval.

City Council Staff Report

Subject: Harvest Fields Phases 5 and 6
Author: Bryn MacDonald
Department: Community Development
Date: December 29, 2020



Background

The applicant is seeking an exception from the City Council to receive Final Plat approval for Phases 5 and 6 of the Harvest Fields PRUD subdivision located at approximately 1300 South 4500 West. Phase 5 consists of 22 lots and phase 6 is 14 lots. The applicant previously received approval for phases 1-4. 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. The applicant is now seeking approval for phases 5 and 6. The subdivision ordinance requires only one phase be built at a time, unless an exception is granted by the City Council.

16.05.09 Subdivision Standards

D. Lots

10. 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 30 lots in a development or single phase without requiring the construction of a second access road that connects to an existing public street.

When the off-site improvements have been 100 percent completed within the boundaries of the recorded plat of any phase and approved by the city, and on-site improvements have been 70 percent completed, and building permits have been issued on at least 50 percent of the lots, then the developer may record the plat for the next phase of the development.

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

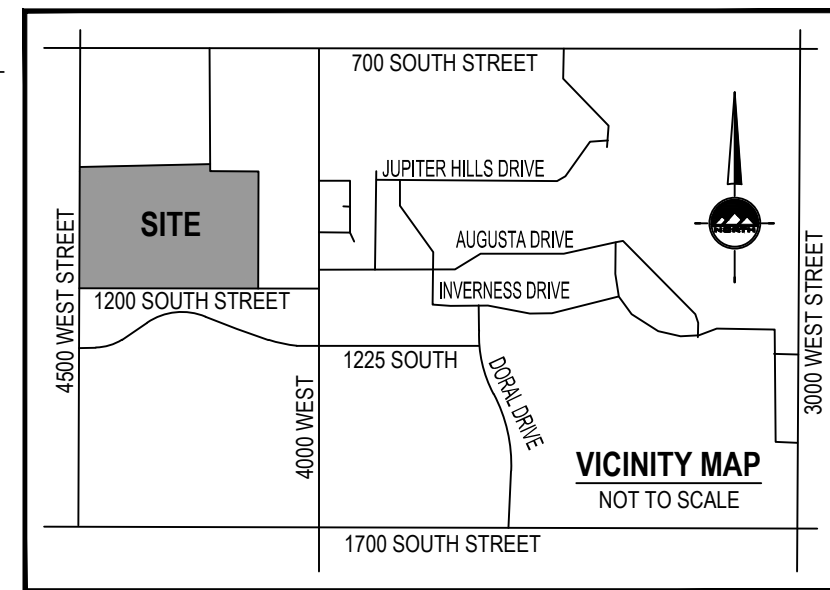
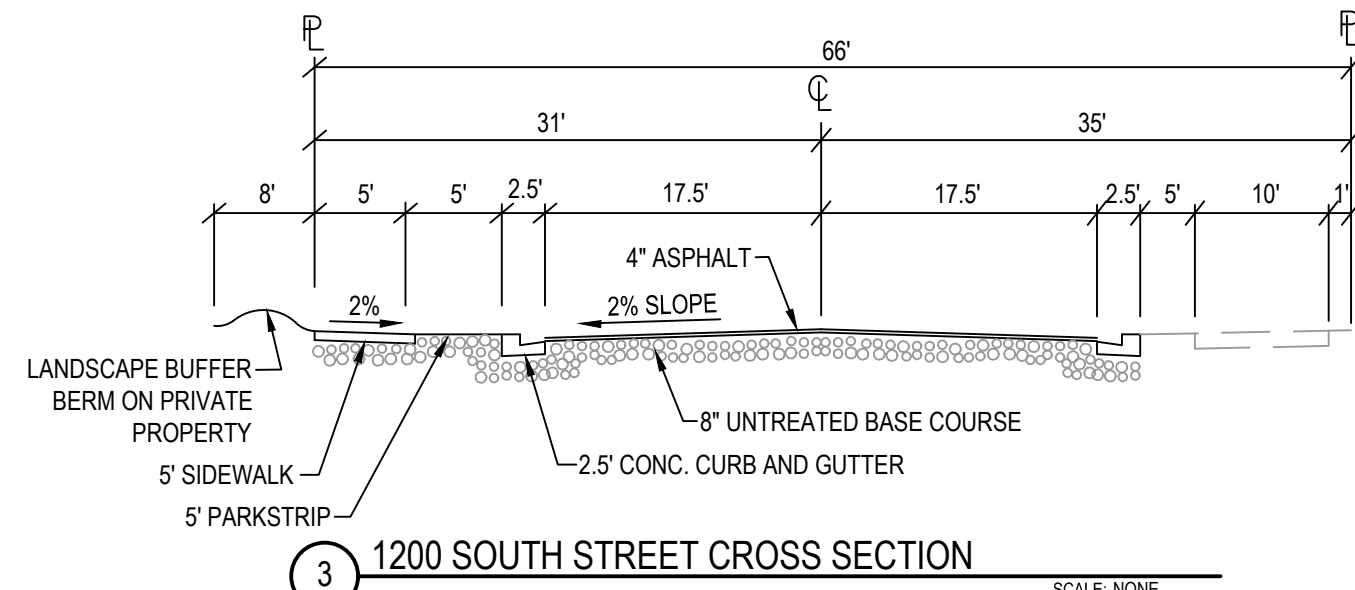
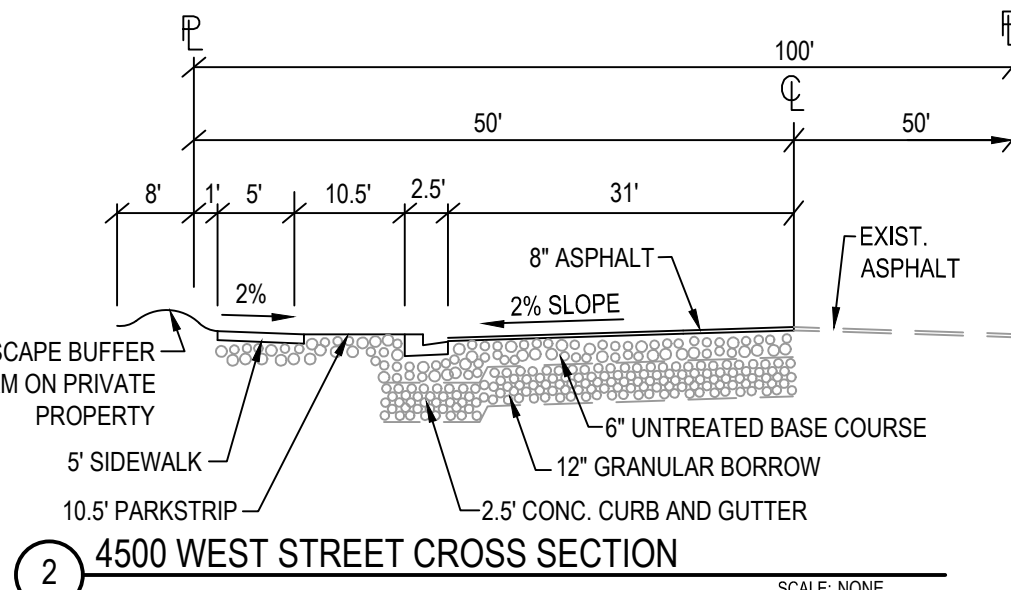
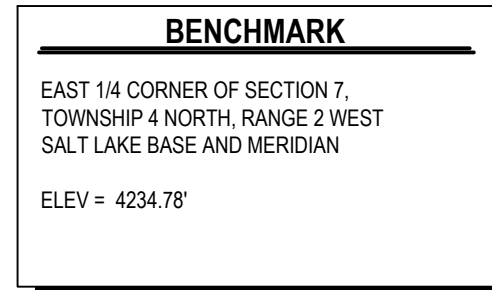
The City Council granted an exception in May to allow the first four phases be submitted at the same time. The applicant is now seeking an exception to allow two additional phases also be constructed at the same time.

Recommendation

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

Attachments

A. Phasing Plan



LAYTON
1485 W. Hill Field Rd., Ste. 204
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
CAPITAL REEF DEVELOPMENT LLC
498 NORTH KAYS DRIVE
KAYSVILLE, UT 84037

PHONE: 801-564-3898

WADE FARMS SUBDIVISION
PRELIMINARY PLAT - NOT TO BE RECORDED
1300 SOUTH 4500 WEST
WEST POINT, UTAH



NO.	DATE	REVISION	BY
1	2-27-2020	FOR REVIEW	MCE
2	4-13-2020	REVISED FOR APPROVAL	MCE
3			
4			
5			
6			
7			
8			

PRELIMINARY SITE PLAN

PROJECT NUMBER	PRINT DATE
9116	4/13/20
DRAWN BY	CHECKED BY
M.ELMER	C.PRESTON
PROJECT MANAGER	
C. PRESTON	

1 OF 3

January 5, 2021



City Council Staff Report

Subject: Sunview Estates PRUD Subdivision Phase 2
Author: Bryn MacDonald
Department: Community Development
Date: December 29, 2020



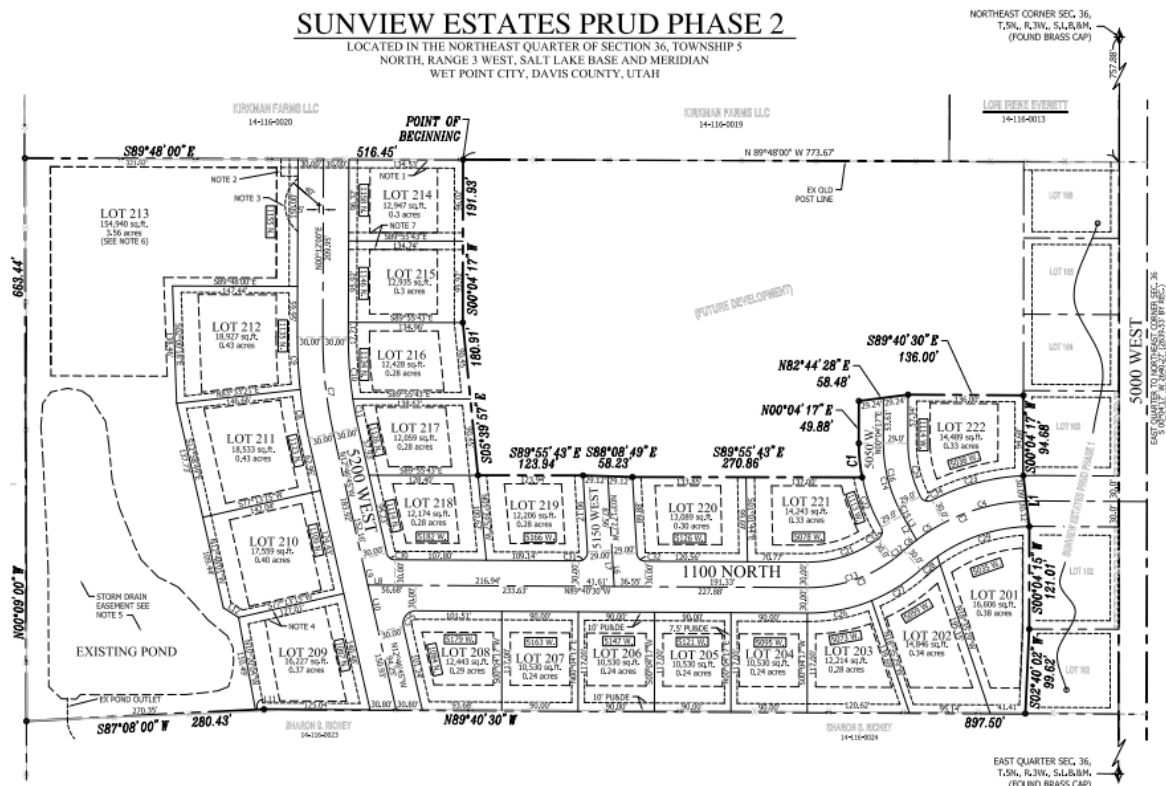
Background

The applicant, Mark Thayne, is seeking Final Plat approval from the City Council for Phase 2 of the Sunview Estates PRUD Subdivision located at approximately 1100 N 5000 W. This phase consists of 22 lots ranging from 10,000 sq ft to a large 3-acre lot on the west side of the development.

A rezone on the property was approved last year, along with a developer's agreement that pertains specifically to the PRUD overlay zone. In that agreement, the developer agreed to place street trees throughout the development and provide 3 car garages on three-quarters of the homes in exchange for the flexibility of smaller lots and narrower street widths in the cul-de-sacs.

Analysis

Staff has reviewed the plans and worked with the applicant to acquire approval letters from the applicable districts and agencies. All of the items outlined in the review letters have been addressed. The applicant was unable to receive an approval letter from the The Hooper Water Improvement District prior to the PC meeting, due to their regular meeting being rescheduled. The Planning Commission approved the final plat, subject to the approval being received from the Improvement District. The applicant has subsequently received this approval letter. All of the other required approval letters have been received.



The construction of this phase will require the installation of a sewer lift station on the northwest end of the development. The plans for this facility have been submitted and are being reviewed by all applicable departments and agencies. The review of the lift station will take several more weeks. The Planning Commission recommended approval of the Final Plat for phase 2, under the condition that the City Council didn't grant final approval until the plans for the lift station received final approval from engineering.

Recommendation

This item is on for discussion only. No action is required at this time. Staff recommends approval of the Final Plat for the Sunview Estates PRUD subdivision Phase 2 as soon as the review of the sewer lift station is complete.

Attachments

- A. Plans
- B. Review Letters
- C. Application

SUNVIEW SUBDIVISON PRUD PHASES 2 & 3

1100 NORTH 5000 WEST
WEST POINT, UTAH

VICINITY MAP



GENERAL NOTES

- 1) ALL WORK SHALL CONFORM WITH WEST POINT CITY STANDARDS & SPECIFICATIONS.
- 2) ALL WORK WITHIN UDOT RIGHT-OF-WAY SHALL CONFORM TO UDOT STANDARDS AND SPECIFICATIONS
- 3) CALL BLUESTAKES 48 HOURS PRIOR TO DIGGING.
- 4) BENCHMARK IS THE FOUND BRASS CAP MONUMENT LOCATED AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN
ELEVATION = 4229.80
- 5) ALL CONSTRUCTION SHALL COMPLY WITH THE WEST POINT CITY STANDARD PLANS.
- 6) CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING MANHOLES AND OTHER UTILITIES BEFORE BUILDING OR STAKING ANY UTILITY LINES.
- 7) ALL IRRIGATION VALVE COVERS SHOULD BE LABELED "IRRIGATION".

DEVELOPER

MARK THAYNE
704 NORTH 3500 WEST
WEST POINT, UTAH
(801) 726-6141

ENGINEER / SURVEYOR

PINNACLE
Engineering & Land Surveying, Inc.

327 West Gordon Ave #3
Layton, UT 84041

Phone: (801) 773-1910

DRAWING INDEX

- 1 COVER
- 2.2 PHASE 2 PLAT
- 2.3 PHASE 3 PLAT
- 3 SITE & UTILITY PLAN
- 4 DRAINAGE PLAN
- 5 YARD DRAIN PLAN
- 6 NOT USED
- 7 NOT USED
- 8 STREET A (1100 NORTH) PLAN & PROFILE A
- 9 STREET A (1100 NORTH) PLAN & PROFILE B
- 10 STREET A (1100 NORTH) PLAN & PROFILE C
- 11 STREET B PLAN & PROFILE
- 12 STREET C PLAN & PROFILE
- 13 STREET D PLAN & PROFILE A
- 14 STREET D PLAN & PROFILE B
- 15 STORM DRAIN OUTFALL PLAN & PROFILE
- 16 DETENTION POND PLAN VIEW & DETAILS
- 17 GENERAL NOTES & DETAILS
- 18 STORM WATER POLLUTION PREVENTION PLAN
- 19 STORM WATER POLLUTION PREVENTION NOTES
- 20 SEWER LIFT STATION OVERVIEW
- 21 SEWER LIFT STATION SHEET 1
- 22 SEWER LIFT STATION SHEET 2
- 23 SEWER LIFT STATION SHEET 3
- 24 SEWER LIFT STATION SHEET 4

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.

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 THAT HE SHALL 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.

TRAFFIC CONTROL & SAFETY NOTES

1. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT STATE OF UTAH DEPARTMENT OF TRANSPORTATION MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES, AND THE CURRENT WEST POINT CITY STANDARD DRAWING, AND SHALL BE APPROVED BY THE ENGINEER PRIOR TO ANY WORK.
2. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE CITY TRAFFIC ENGINEER, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
3. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
4. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.
5. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.
6. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant • St. George
2720 North 350 West, Suite #108 Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

SUNVIEW ESTATES PRUD PHASES 2 & 3
COVER SHEET
FOR: MARK THAYNE
1000 NORTH 5000 WEST
WEST POINT, UT
13-076



REVISION	BY	DATE
R1: R10 SET	SPB	10/27/20
R2: R10 AUG LID OVER GRINDER	SPB	10/29/20
R3: R10 LARGER LID OVER GRINDER	SPB	10/29/20
R4: R10 UPDATES PER CITY & R.E. COMMENTS	SPB	12/02/20
R5: R10 CULINARY WATERLINE REVISIONS	SPB	12/02/20

CALL BLUESTAKES
1-800-662-4111

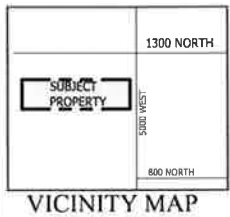


SHEET
1

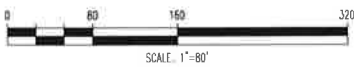
ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY'S STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENT WITHOUT SAID APPROVAL IS DONE AT THE INDIVIDUAL'S OWN RISK. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY SUCH USE.

SUNVIEW ESTATES PRUD PHASE 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN WEST POINT CITY, DAVIS COUNTY, UTAH



VICINITY MAP



BUILDING SETBACKS:
25 FOOT FRONT YARD SETBACK
8 & 10 FOOT INTERIOR SIDE YARD SETBACK
20 FOOT STREET SIDE YARD SETBACK
30 FOOT REAR YARD SETBACK

LEGEND

- PROPERTY LINE
- LOT LINE
- CENTER / SECTION LINE
- STREET RIGHT-OF-WAY LINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- NEW CENTERLINE MONUMENT
- SECTION CORNER
- PURIDE PUBLIC UTILITY & DRAINAGE EASEMENT
- SET 5/8" REBAR WITH AN ORANGE PLASTIC CAP OR NAIL & WASHER STAMPED PINNACLE 191517

GENERAL NOTES

- ALL HOMES WITHIN THIS DEVELOPMENT SHALL BE REQUIRED TO INSTALL AND MAINTAIN A BACKWATER VALVE ON THEIR SANITARY SEWER LATERAL.
- THE PROPERTY LIES WITHIN LAND DRAINAGE AREA C. FOUNDATION DRAIN AND SUMP PUMP REQUIRED FOR ALL BASEMENTS.

KEYED NOTES

- 10' IRRIGATION EASEMENT IN FAVOR OF LOT 213
- 20'x20' TEMPORARY LIFT STATION EASEMENT
- TEMPORARY TURN-AROUND EASEMENT - COORDINATE LOCATION WITH LOT OWNER
- 10' STORM DRAIN EASEMENT
- STORM DRAIN EASEMENT IN EXISTING POND FOR 29,000 CUBIC FEET OF STORM WATER RUNOFF.
- THE MAXIMUM AREA MAINTAINED BY PRESSURIZED IRRIGATION SHALL BE 1.5 ACRES.
- 20' WATERLINE EASEMENT

LINE	BEARING	LENGTH
L1	S 06°46'39" E	60.21
L2	S 29°33'00" E	33.68
L3	S 29°33'00" E	34.44
L6	S 03°17'22" E	37.62
L7	S 03°17'22" E	42.54
L8	S 89°40'30" E	31.76
L9	S 12°46'45" E	31.76
L10	S 12°46'45" E	56.68
L11	N 87°08'00" E	10.09
L12	S 57°46'45" E	21.20

CURVE LENGTH	RADIUS	DELTA	CHORD	CH. BEARING
C1	40.40	11°37'54"	40.33	S 05°44'40" E
C2	159.41	227.53	40°08'31"	S 67°56'00" W
C3	124.16	167.53	42°27'45"	N 69°05'37" E
C4	101.59	227.53	25°34'54"	S 75°12'48" W
C5	37.92	227.53	9°32'57"	S 77°38'53" W
C6	19.90	227.53	5°00'40"	S 50°22'05" W
C7	113.49	501.00	12°58'45"	S 06°17'22" E
C8	58.71	531.00	6°20'05"	S 09°36'42" E
C9	61.58	531.00	6°38'39"	S 03°07'20" E
C10	72.57	471.00	8°49'39"	S 04°12'49" E
C11	34.13	471.00	4°09'06"	S 10°42'12" E
C12	14.28	167.53	4°52'58"	N 50°18'13" E
C13	109.88	167.53	37°34'48"	N 71°32'05" E
C14	87.89	170.00	29°37'17"	S 14°44'21" E
C15	9.60	170.00	3°14'06"	S 27°55'57" E

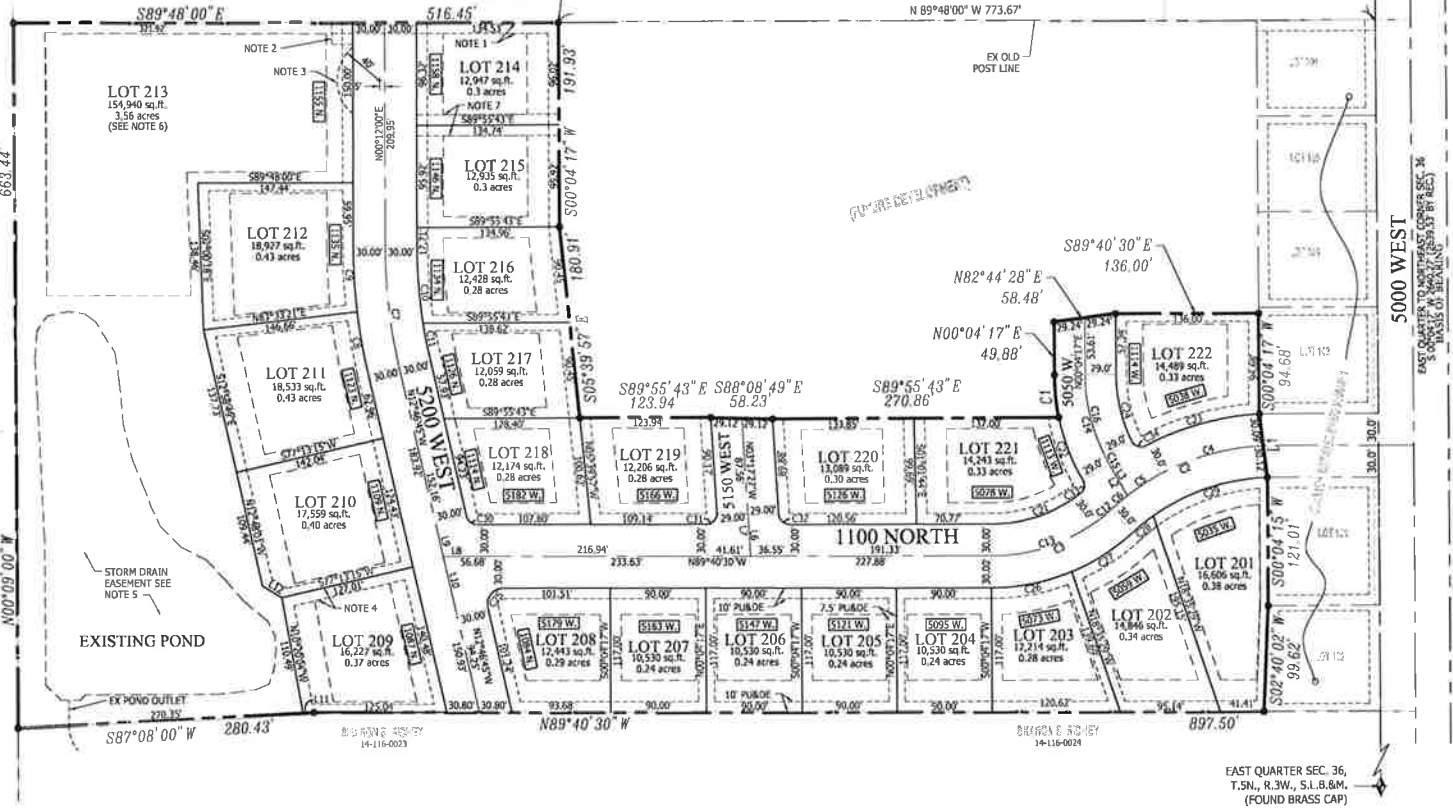
NORTHEAST CORNER SEC. 36, T.5N., R.3W., S.L.B.&M. (FOUND BRASS CAP)

LOT 213E 1.8567 14-116-0013

KIRKMAN PARKS LLC 14-116-0019

KIRKMAN PARKS LLC 14-116-0020

POINT OF BEGINNING



EAST QUARTER SEC. 36, T.5N., R.3W., S.L.B.&M. (FOUND BRASS CAP)

SURVEYOR'S CERTIFICATE

I, STEPHEN P. BOTT DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 343593-2201 AS PRESCRIBED UNDER LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS: SUNVIEW ESTATES PRUD PHASE 2 AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

DATE

STEPHEN P. BOTT
LICENSE NO. 343593-2201

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON AN EXISTING FENCE LINE, SAID POINT BEING LOCATED SOUTH 00°04'17" WEST ALONG SECTION LINE 757.88 FEET AND NORTH 89°48'00" WEST 773.67 FEET FROM THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, SAID POINT BEING ON A BOUNDARY LINE AGREEMENT DESCRIBED IN ENTRY 638849, BOOK 940, PAGE 312, OF DAVIS COUNTY RECORDS, AND RUNNING SOUTH 00°04'17" WEST 191.93 FEET; THENCE SOUTH 05°39'57" EAST 180.91 FEET; THENCE SOUTH 89°55'43" EAST 123.94 FEET; THENCE SOUTH 88°08'49" EAST 58.23 FEET; THENCE SOUTH 89°55'43" EAST 270.86 FEET; THENCE NORTHWESTERLY 40.40 FEET ALONG THE ARC OF A 199.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°37'54" (CHORD BEARS NORTH 05°44'40" WEST 40.33 FEET) TO A POINT OF TANGENCY; THENCE NORTH 00°04'17" EAST 49.88 FEET; THENCE NORTH 82°44'28" EAST 58.48 FEET; THENCE SOUTH 89°40'30" EAST 136.00 FEET TO THE WESTERLY LINE OF SUNVIEW ESTATES PRUD PHASE 1, A PLAT TO BE RECORDED AT THE DAVIS COUNTY RECORDER'S OFFICE; THENCE SOUTHERLY ALONG SAID SUBDIVISION THE FOLLOWING (4) COURSES: (1) SOUTH 00°04'17" WEST 94.68 FEET, (2) SOUTH 06°46'39" EAST 60.21 FEET, (3) SOUTH 00°04'15" WEST 121.01 FEET, AND (4) SOUTH 02°40'02" WEST 99.62 FEET TO A SECOND BOUNDARY LINE AGREEMENT ALSO DESCRIBED IN SAID DOCUMENT; THENCE WESTERLY THE FOLLOWING TWO COURSES ALONG AN EXISTING FENCE LINE AND ALONG SAID SECOND BOUNDARY LINE AGREEMENT: (1) NORTH 89°40'30" WEST 897.50 FEET, AND (2) SOUTH 87°08'00" WEST 280.43 FEET (280.0 FEET BY RECORD) TO AN EXISTING FENCE LINE; THENCE NORTH 00°09'00" WEST ALONG SAID FENCE LINE 663.44 FEET TO A POINT ON THE FIRST OF SAID BOUNDARY LINE AGREEMENTS; AND THENCE SOUTH 89°48'00" EAST ALONG AN EXISTING FENCE LINE AND THE FIRST OF SAID BOUNDARY LINE AGREEMENTS 516.45' TO THE POINT OF BEGINNING.

CONTAINING: 541,198 SQ. FT. (12.42 ACRES) (22 LOTS)

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT, HEREAFTER KNOWN AS SUNVIEW ESTATES PRUD PHASE 2, AND DO HEREBY GRANT, DEDICATE, AND CONVEY TO THE PUBLIC ALL THOSE PARCELS OF LAND SHOWN HEREON AS INTENDED FOR PUBLIC USE, AND FURTHER DO HEREBY DEDICATE AN IRRIGATION WATER EASEMENT IN FAVOR OF LOT 213 ON, OVER, OR UNDER THAT 10 FOOT WIDE STRIP OF LAND AS DEPICTED HEREON.

IN WITNESS WHEREOF HAVE HEREUNTO SET THIS DAY OF A.D. 20.

SUNVIEW ESTATES, LLC

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF DAVIS

ON THE DAY OF A.D., PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF DAVIS IN SAID STATE OF UTAH, THE SIGNER () OF THE ABOVE OWNER'S DEDICATION, IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT HE, SHE, OR THEY SIGNED IT FREELY, VOLUNTARILY, AND HAVING AUTHORITY FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC:

COMMISSION EXPIRES:

COMMISSION NUMBER:

SUNVIEW ESTATES PRUD PHASE 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 3 WEST, S.L.B.&M., WEST POINT CITY, 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
DAVIS COUNTY RECORDER
BY DEPUTY RECORDER

CITY ATTORNEY'S APPROVAL

APPROVED THIS DAY OF 20, BY THE
WEST POINT CITY ATTORNEY.

PLANNING COMMISSION APPROVAL

APPROVED THIS DAY OF 20, BY THE WEST
POINT CITY PLANNING COMMISSION.

CITY ENGINEER'S APPROVAL

APPROVED THIS DAY OF 20, BY THE WEST
POINT CITY ENGINEER.

CITY COUNCIL APPROVAL

APPROVED THIS DAY OF 20, BY THE WEST
POINT CITY COUNCIL.

ATTEST:

WEST POINT CITY RECORDER

WEST POINT CITY MAYOR

SUNVIEW ESTATES PRUD PHASE 3

LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN
WEST POINT CITY, DAVIS COUNTY, UTAH



VICINITY MAP



LEGEND

- PROPERTY LINE
- LOT LINE
- CENTER / SECTION LINE
- STREET RIGHT-OF-WAY LINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- NEW CENTERLINE MONUMENT
- SECTION CORNER
- P.U.D.E PUBLIC UTILITY & DRAINAGE EASEMENT
- SET 5/8" REBAR WITH A ORANGE PLASTIC CAP, OR NAIL & WASHER STAMPED PINNACLE 191517

GENERAL NOTES

- A. ALL HOMES WITHIN THIS DEVELOPMENT SHALL BE REQUIRED TO INSTALL AND MAINTAIN A BACKWATER VALVE ON THEIR SANITARY SEWER LATERAL.
- B. THE PROPERTY LIES WITHIN LAND DRAINAGE AREA C.
- FOUNDATION DRAIN AND SUMP PUMP REQUIRED FOR ALL BASEMENTS.

BUILDING SETBACKS:
25 FOOT FRONT YARD SETBACK
8 & 10 FOOT INTERIOR SIDE YARD SETBACK
20 FOOT STREET SIDE YARD SETBACK
30 FOOT REAR YARD SETBACK

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CH. BEARING
C1	40.40	199.00	11°37'54"	40.33 S 05°44'40" E
C2	9.04	30.00	17°16'11"	9.01 N 08°33'49" W
C3	15.07	30.00	26°46'24"	14.91 N 31°35'06" W
C4	74.70	55.00	77°49'22"	69.09 S 07°03'37" E
C5	55.00	55.00	57°17'45"	52.74 S 60°29'56" W
C6	55.00	55.00	57°17'45"	52.74 N 62°12'19" W
C7	76.48	55.00	79°40'19"	70.47 N 06°16'43" E
C8	7.24	30.00	13°49'11"	7.22 S 39°12'17" W
C9	16.67	30.00	32°13'24"	16.65 S 16°10'59" W
C10	13.88	779.00	1°01'14"	13.88 S 02°46'50" E
C11	39.45	779.00	2°54'05"	39.44 S 00°49'11" E
C12	11.04	30.11	21°00'40"	10.98 N 09°54'53" W
C13	13.08	30.00	24°58'22"	12.97 N 32°56'48" W
C14	75.10	55.00	78°13'59"	69.40 S 06°19'00" E
C15	54.95	55.00	57°14'20"	52.69 S 61°25'10" W
C16	55.05	55.00	57°21'10"	52.78 N 61°17'06" W
C17	76.09	55.00	79°15'41"	70.16 N 07°01'20" E
C18	14.01	30.00	26°45'55"	13.89 S 33°16'13" W
C19	10.08	30.00	19°15'24"	10.04 S 10°15'34" W
C20	40.70	721.00	3°14'02"	40.69 S 00°59'09" E
C21	8.66	721.00	0°41'12"	8.66 S 02°56'49" E
C22	51.34	750.00	3°55'19"	51.33 S 01°19'48" E

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 82°44'28" W	58.48
L2	S 00°04'17" W	49.68
L3	N 88°08'49" W	58.23
L4	N 89°55'43" W	123.94
L5	N 03°17'27" W	76.27
L6	N 00°37'52" E	39.75
L7	N 00°37'52" E	39.79
L8	N 03°17'27" W	81.49
L9	S 57°12'00" E	30.00
L10	N 57°23'29" E	30.00
L11	S 58°08'56" E	30.00
L12	N 56°26'33" E	34.98

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, BY THE
WEST POINT CITY ATTORNEY.

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, BY THE WEST
POINT CITY PLANNING COMMISSION.

CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, BY THE WEST
POINT CITY ENGINEER.

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, BY THE WEST
POINT CITY COUNCIL.

ATTEST:

WEST POINT CITY RECORDER WEST POINT CITY MAYOR

SURVEYOR'S CERTIFICATE

I, STEPHEN P. BOIT DO HEREBY CERTIFY THAT I AM A PROFESSIONAL
LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 343593-2201 AS
PRESCRIBED UNDER LAWS OF THE STATE OF UTAH. I FURTHER
CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A
SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND
DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND
INTO LOTS, HEREAFTER TO BE KNOWN AS: SUNVIEW ESTATES PRUD
PHASE 3 AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND
STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER
CERTIFY THAT ALL LOTS MEET FRONTAGE WIDTH AND AREA
REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

DATE

STEPHEN P. BOIT
LICENSE NO. 343593-2201

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON AN EXISTING FENCE LINE AND BOUNDARY LINE AGREEMENT DESCRIBED IN ENTRY
636849, BOOK 940, PAGE 312, OF DAVIS COUNTY RECORDS, SAID POINT BEING LOCATED SOUTH 00°04'17" WEST
ALONG SECTION LINE 757.88 FEET AND NORTH 89°48'00" WEST 112.67 FEET ALONG SAID FENCE LINE FROM THE
NORTHEAST CORNER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, AND
RUNNING THENCE SOUTH 00°04'17" WEST 275.40 FEET; THENCE NORTH 89°40'27" WEST 136.00 FEET TO THE EAST
LINE OF A STREET; THENCE SOUTH 82°44'28" WEST 58.48 FEET TO THE WEST LINE OF SAID STREET; THENCE SOUTH
00°04'17" WEST 49.68 FEET; THENCE SOUTHEASTERLY 40.40 FEET ALONG THE ARC OF A 199.00 FOOT RADIUS
CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11°37'54" (CHORD BEARS SOUTH 05°44'40" EAST 40.33 FEET);
THENCE NORTH 89°55'43" WEST 270.85 FEET TO THE EAST LINE OF A STREET; THENCE NORTH 88°08'49" WEST
58.23 FEET TO THE WEST LINE OF SAID STREET; THENCE NORTH 89°55'43" WEST 123.94 FEET; THENCE NORTH
03°17'27" WEST 180.90 FEET; THENCE NORTH 00°04'17" EAST 191.93 FEET TO INITIAL FENCE LINE AND BOUNDARY
LINE AGREEMENT; AND THENCE SOUTH 89°48'00" EAST ALONG SAID LINE 661.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 226,021 SQ. FT. (5.19 ACRES)(15 LOTS)

OWNER'S DEDICATION

WE, THE _____ UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET
APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT, HEREAFTER KNOWN AS
SUNVIEW ESTATES PRUD PHASE 3, AND DO HEREBY GRANT, DEDICATE, AND CONVEY TO THE PUBLIC ALL THOSE
PARCELS OF LAND SHOWN HEREON AS INTENDED FOR PUBLIC USE, AND FURTHER DO HEREBY DEDICATE AN
IRRIGATION WATER EASEMENT IN FAVOR OF LOT 213 ON, OVER, OR UNDER THAT 10 FOOT WIDE STRIP OF LAND AS
DEPICTED HEREON.

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET _____ THIS _____ DAY OF _____ A.D.
20____.

SUNVIEW ESTATES, LLC

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF DAVIS

ON THE _____ DAY OF _____ A.D., 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY

PUBLIC, IN AND FOR SAID COUNTY OF DAVIS IN SAID STATE OF UTAH, THE SIGNER () OF THE ABOVE

OWNER'S DEDICATION, _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT HE, SHE, OR THEY SIGNED

IT FREELY, VOLUNTARILY, AND HAVING AUTHORITY FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC: _____

COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

SUNVIEW ESTATES PRUD PHASE 3

LOCATED IN THE NORTHEAST QUARTER OF SECTION 36,
TOWNSHIP 5 NORTH, RANGE 3 WEST, S.L.B.&M.,
WEST POINT CITY, DAVIS COUNTY, UTAH

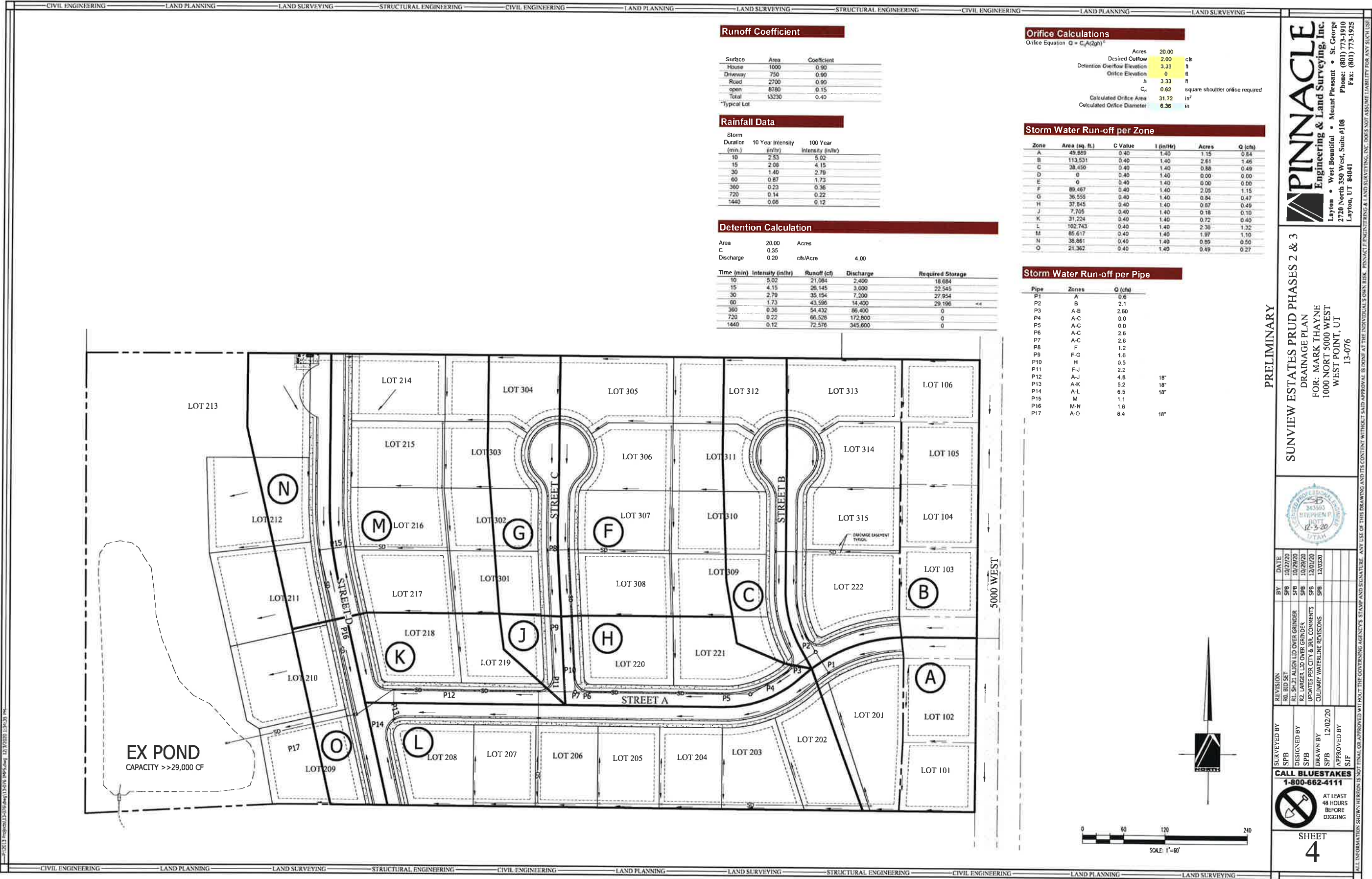


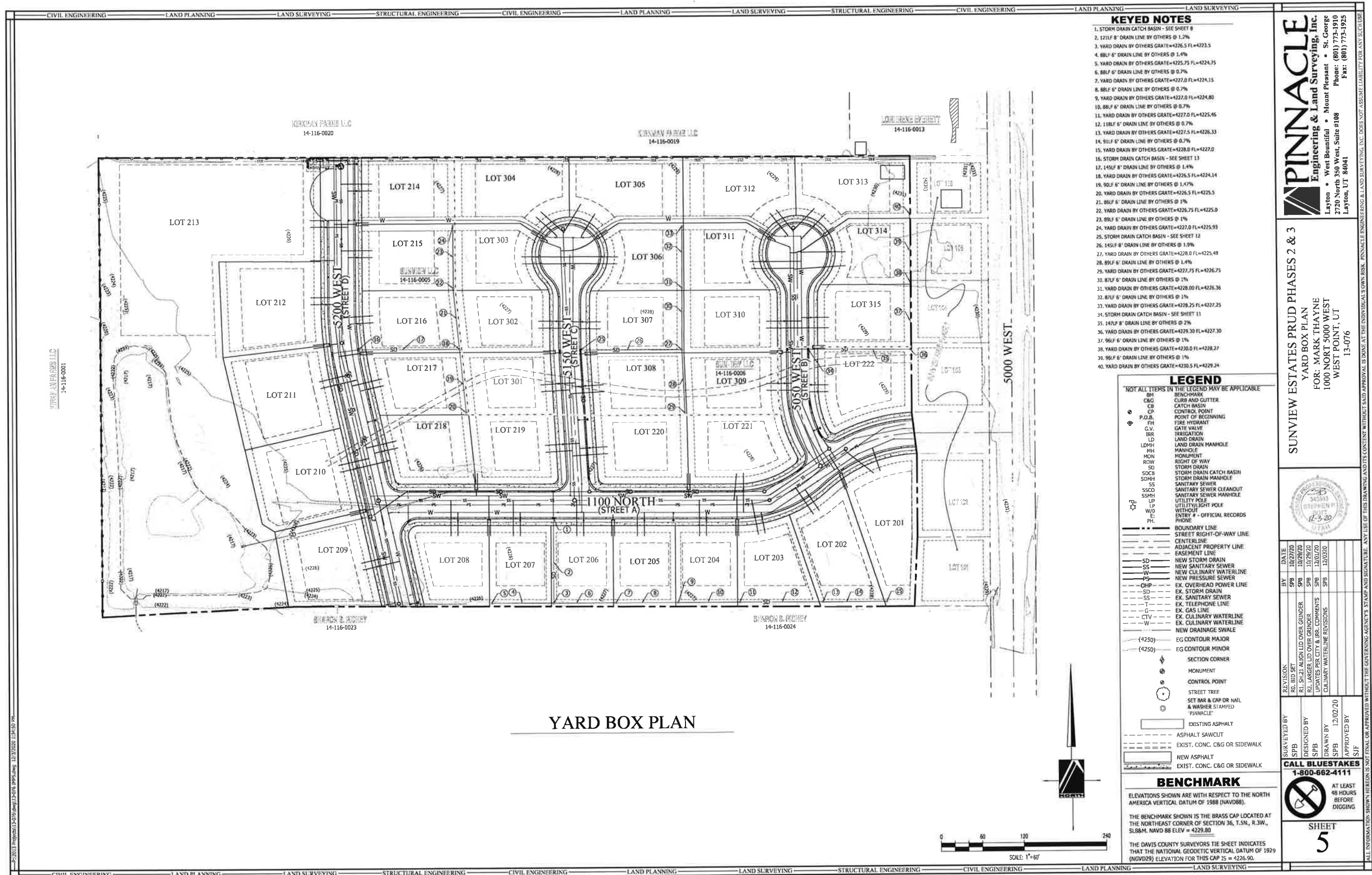
DAVIS COUNTY RECORDER

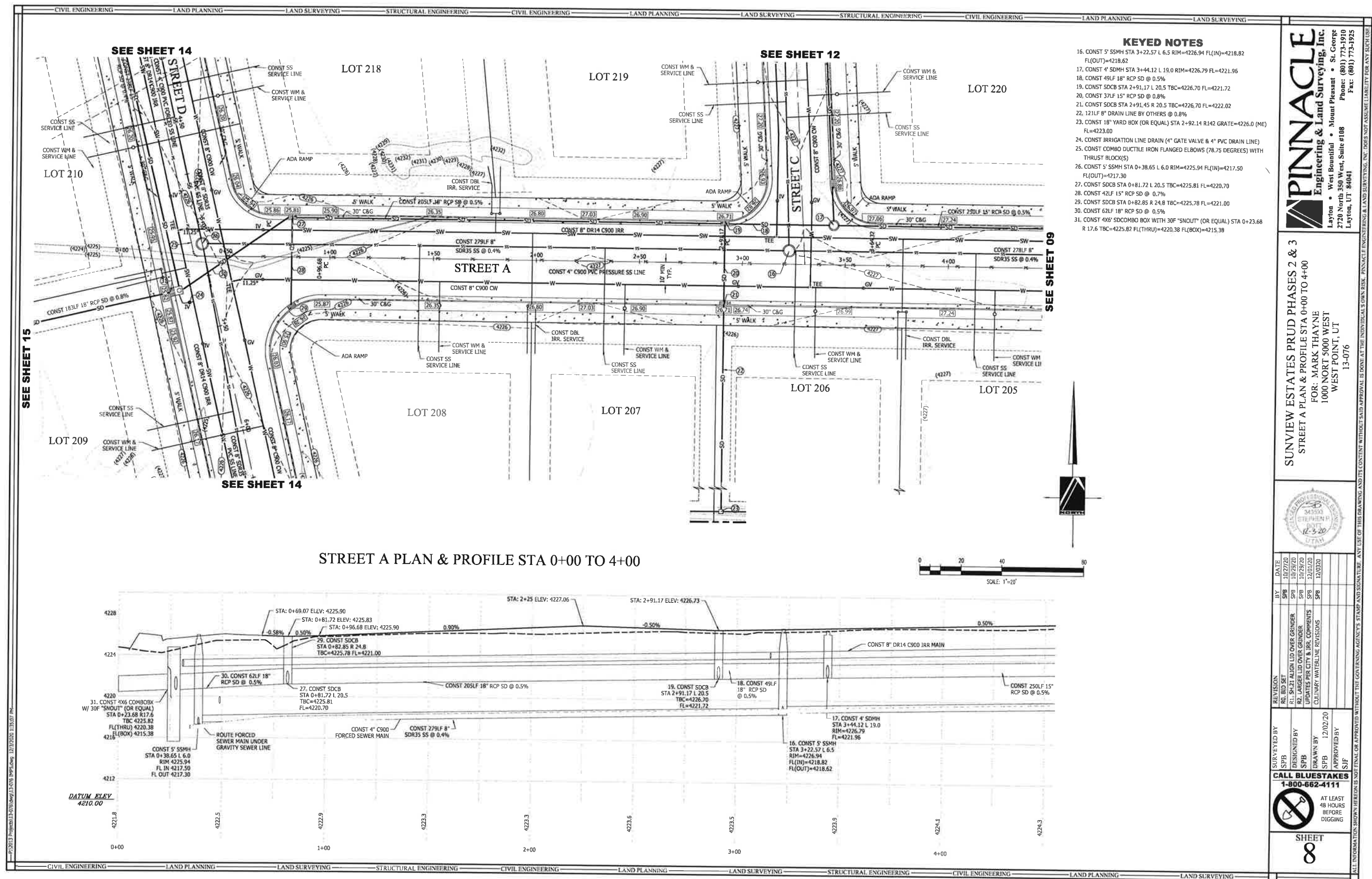
ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD
AND RECORDED THIS _____
DAY OF _____, 20____ AT
_____ IN BOOK
OF OFFICIAL RECORDS PAGE _____

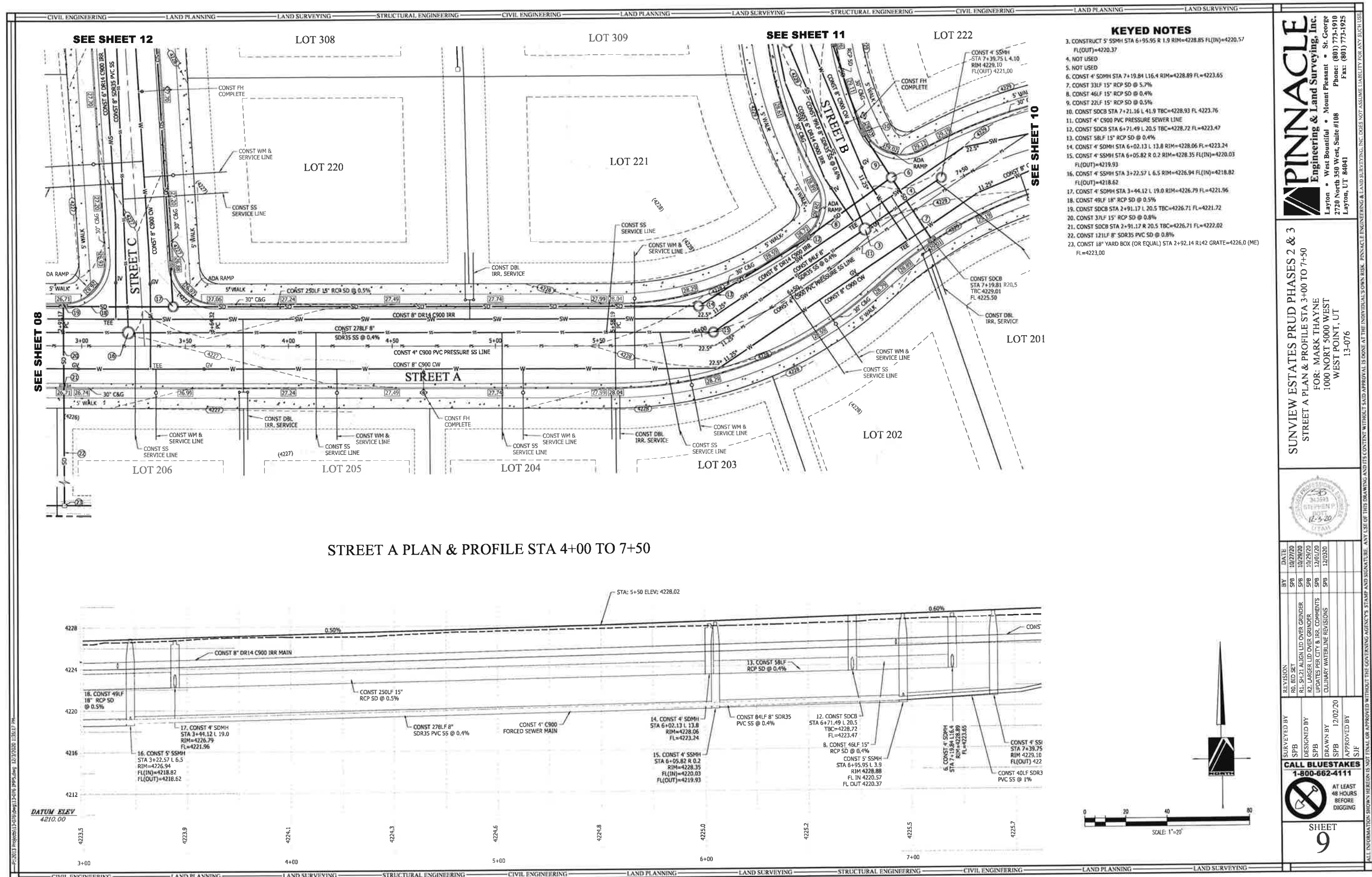
DAVIS COUNTY RECORDER

BY _____ DEPUTY RECORDER









KEYED NOTES

- 3. CONSTRUCT 5" SSMH STA 6+95.95 R 1.9 RIM=4228.85 FL(IN)=4220.57 FL(OUT)=4220.37
- 4. NOT USED
- 5. NOT USED
- 6. CONST 4" SSMH STA 7+19.84 L16.4 RIM=4228.89 FL=4223.65
- 7. CONST 33LF 15" RCP SD @ 5.7%
- 8. CONST 46LF 15" RCP SD @ 0.4%
- 9. CONST 22LF 15" RCP SD @ 0.5%
- 10. CONST SDCB STA 7+21.16 L 41.9 TBC=4228.93 FL=4223.76
- 11. CONST 4" C900 PVC PRESSURE SEWER LINE
- 12. CONST SDCB STA 6+71.49 L 20.5 TBC=4228.72 FL=4223.47
- 13. CONST 58LF 15" RCP SD @ 0.4%
- 14. CONST 4" SSMH STA 6+02.13 L 13.8 RIM=4228.06 FL=4223.24
- 15. CONST 4" SSMH STA 6+05.82 R 0.2 RIM=4228.35 FL(IN)=4220.03 FL(OUT)=4219.93
- 16. CONST 4" SSMH STA 3+22.57 L 6.5 RIM=4226.94 FL(IN)=4218.82 FL(OUT)=4218.62
- 17. CONST 4" SSMH STA 3+44.12 L 19.0 RIM=4226.79 FL=4221.96
- 18. CONST 49LF 18" RCP SD @ 0.5%
- 19. CONST SDCB STA 2+91.17 L 20.5 TBC=4226.71 FL=4221.72
- 20. CONST 37LF 15" RCP SD @ 0.8%
- 21. CONST SDCB STA 2+91.17 R 20.5 TBC=4226.71 FL=4222.02
- 22. CONST 121LF 8" SDR35 PVC SD @ 0.8%
- 23. CONST 18" YARD BOX (OR EQUAL) STA 2+92.14 R142 GRATE=4226.0 (ME) FL=4223.00

PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant • St. George
Phone: (801) 773-1910
Fax: (801) 773-1925
Layton, UT 84041

SUNVIEW ESTATES PRUD PHASES 2 & 3
STREET A PLAN & PROFILE STA 3+00 TO 7+50
FOR: MARK THAYNE
1000 NORTH 5000 WEST
WEST POINT, UT
13-076



REVISION	BY	DATE
R0. BID SET	SPB	10/27/20
R1. SH-21 ALIGN LID OVER GRINDER	SPB	10/29/20
R2. LARGER LID OVER GRINDER	SPB	10/29/20
UPDATES PER CITY & IRR COMMENTS	SPB	12/01/20
CULINARY WATERLINE REVISIONS	SPB	12/03/20

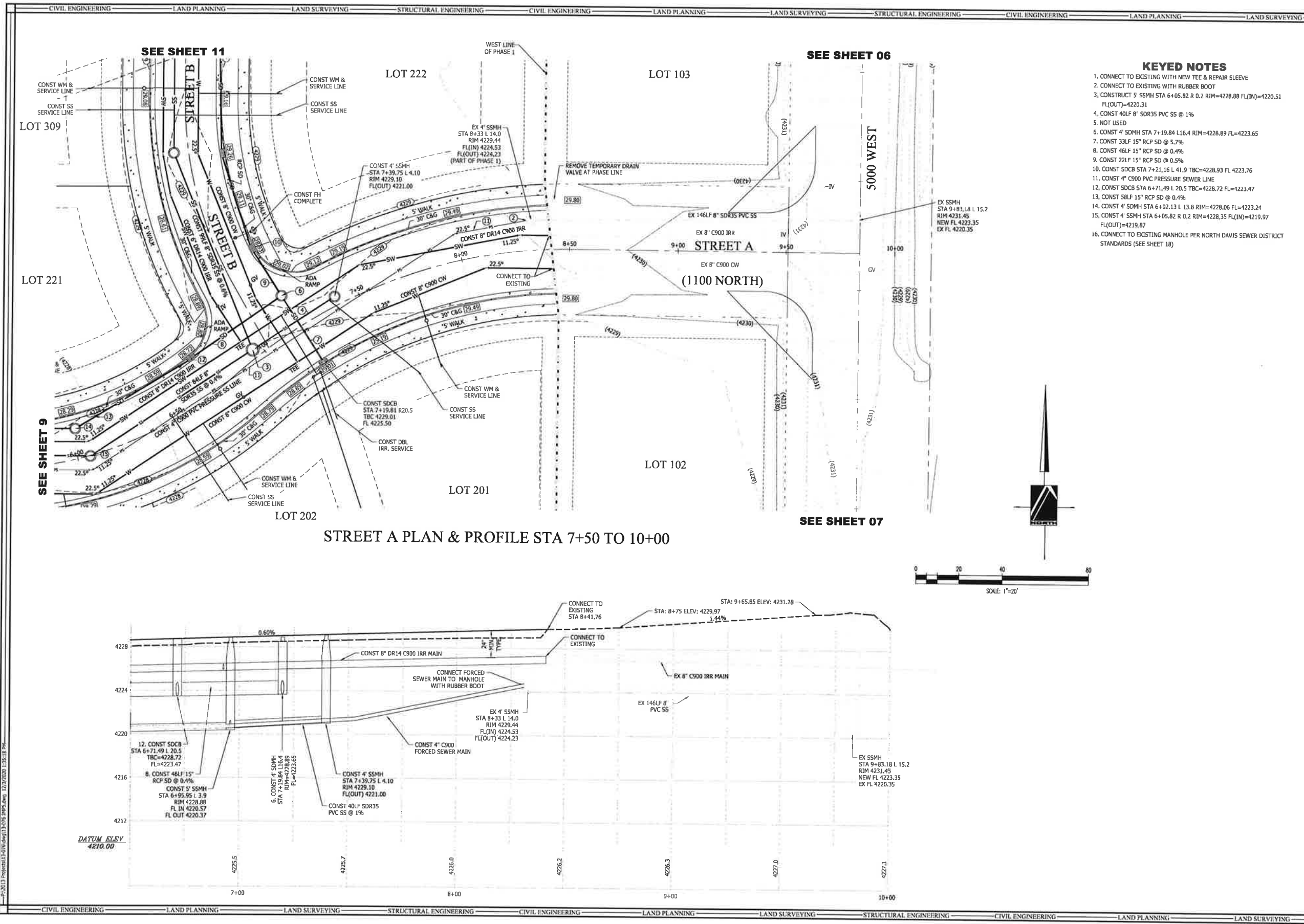
SURVEYED BY: SPB
DESIGNED BY: SPB
DRAWN BY: SPB
APPROVED BY: SJF

CALL BLUESTAKES
1-800-662-4111



AT LEAST 48 HOURS BEFORE DIGGING
SHEET 9

ALL INFORMATION SHOWN HEREIN IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY'S STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENT WITHOUT SAID APPROVAL IS DONE AT THE INDIVIDUAL'S OWN RISK. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY SUCH USE.



- KEYED NOTES**
1. CONNECT TO EXISTING WITH NEW TEE & REPAIR SLEEVE
 2. CONNECT TO EXISTING WITH RUBBER BOOT
 3. CONSTRUCT 5' SSMH STA 6+05.82 R 0.2 RIM=4228.88 FL(IN)=4220.51 FL(OUT)=4220.31
 4. CONST 40LF 8" SDR35 PVC SS @ 1%
 5. NOT USED
 6. CONST 4' SSMH STA 7+19.84 L16.4 RIM=4228.89 FL=4223.65
 7. CONST 33LF 15" RCP SD @ 5.7%
 8. CONST 46LF 15" RCP SD @ 0.4%
 9. CONST 22LF 15" RCP SD @ 0.5%
 10. CONST SDCB STA 7+21.16 L 41.9 TBC=4228.93 FL 4223.76
 11. CONST 4" C900 PVC PRESSURE SEWER LINE
 12. CONST SDCB STA 6+71.49 L 20.5 TBC=4228.72 FL=4223.47
 13. CONST 58LF 15" RCP SD @ 0.4%
 14. CONST 4' SSMH STA 6+02.13 L 13.8 RIM=4228.06 FL=4223.24
 15. CONST 4' SSMH STA 6+05.82 R 0.2 RIM=4228.88 FL(IN)=4219.97 FL(OUT)=4219.87
 16. CONNECT TO EXISTING MANHOLE PER NORTH DAVIS SEWER DISTRICT STANDARDS (SEE SHEET 18)

PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant • St. George
2720 North 350 West, Suite #108 Layton, UT 84041
Phone: (801) 773-1910 Fax: (801) 773-1925

SUNVIEW ESTATES PRUD PHASES 2 & 3
STREET A PLAN & PROFILE STA 7+50 TO 10+00
FOR: MARK THAYNE
1000 NORTH 5000 WEST
WEST POINT, UT
13-076



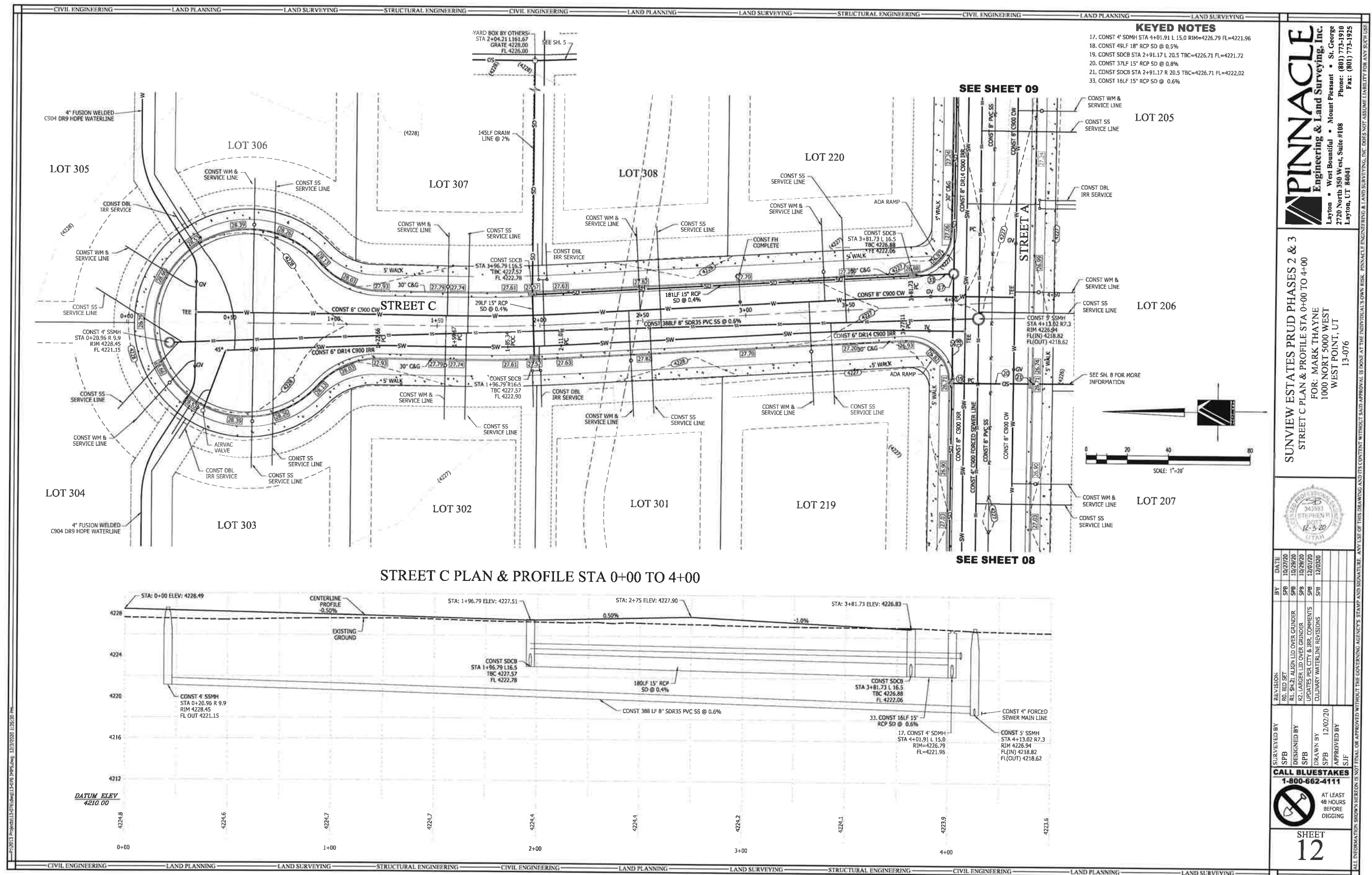
REVISION	BY	DATE
1. R.O. BID SET	SPB	10/27/20
2. R.L. 94+21 ALIGN LID OVER GRINDER	SPB	10/28/20
3. R2. LARGER LID OVER GRINDER	SPB	10/29/20
4. UPDATES PER CITY & IRE COMMENTS	SPB	12/01/20
5. CULINARY WATERLINE REVISIONS	SPB	12/02/20

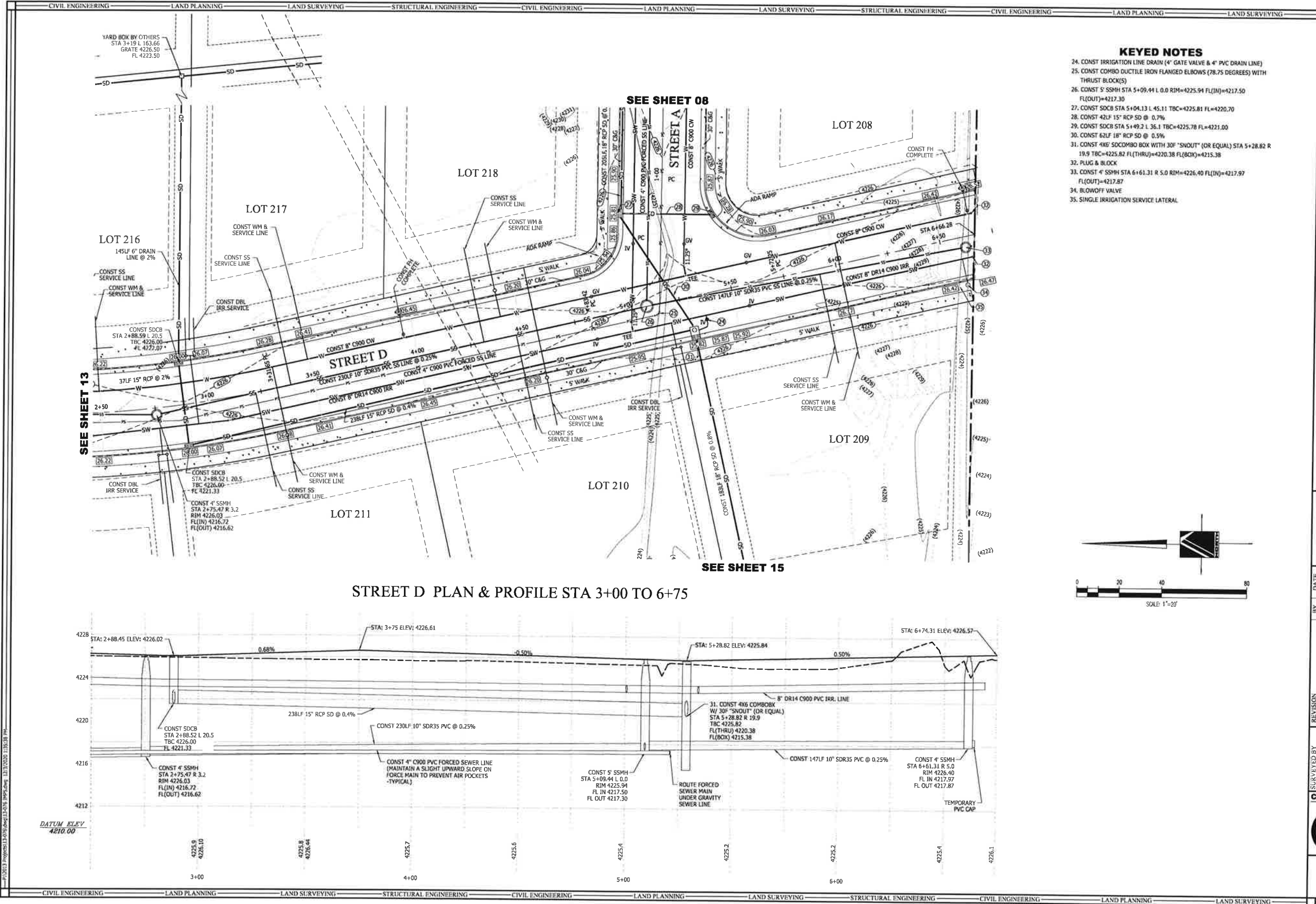
SURVEYED BY	DESIGNED BY	DRAWN BY	APPROVED BY
SPB	SPB	SPB	SJF

CALL BLUESTAKES
1-800-662-4111

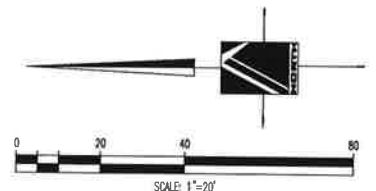
AT LEAST 48 HOURS BEFORE DIGGING

SHEET 10





- KEYED NOTES**
- CONST IRRIGATION LINE DRAIN (4" GATE VALVE & 4" PVC DRAIN LINE)
 - CONST COMBO DUCTILE IRON FLANGED ELBOWS (78.75 DEGREES) WITH THRUST BLOCK(S)
 - CONST 5" SSMH STA 5+09.44 L 0.0 RIM=4225.94 FL(IN)=4217.50 FL(OUT)=4217.30
 - CONST SDCB STA 5+04.13 L 45.11 TBC=4225.81 FL=4220.70
 - CONST 42LF 15" RCP SD @ 0.7%
 - CONST SDCB STA 5+49.2 L 36.1 TBC=4225.78 FL=4221.00
 - CONST 62LF 18" RCP SD @ 0.5%
 - CONST 4X6 SDCOMBO BOX WITH 30F "SNOUT" (OR EQUAL) STA 5+28.82 R 19.9 TBC=4225.82 FL(THRU)=4220.38 FL(BOX)=4215.38
 - CONST 4" SSMH STA 6+61.31 R 5.0 RIM=4226.40 FL(IN)=4217.97 FL(OUT)=4217.87
 - PLUG & BLOCK
 - CONST 4" SSMH STA 6+61.31 R 5.0 RIM=4226.40 FL(IN)=4217.97 FL(OUT)=4217.87
 - BLOWOFF VALVE
 - SINGLE IRRIGATION SERVICE LATERAL



PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant • St. George
2720 North 350 West, Suite #108 Phone: (801) 773-1910
Layton, UT 84041 Fax: (801) 773-1925

SUNVIEW ESTATES PRUD PHASES 2 & 3
STREET D PLAN & PROFILE 3+00 TO 6+75
FOR: MARK THAYNE
1000 NORTH 5000 WEST
WEST POINT, UT
13-076



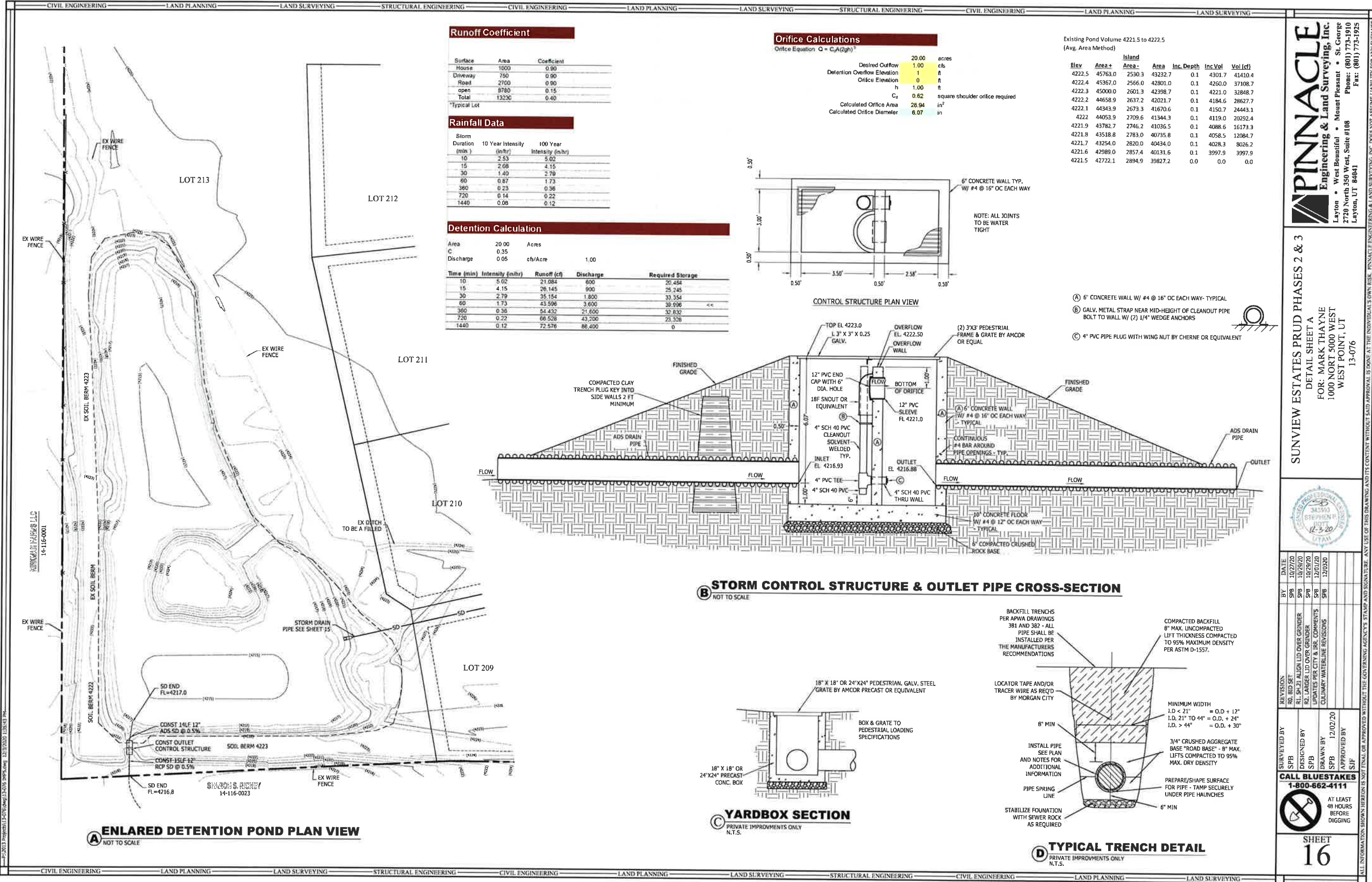
REVISION	BY	DATE
R0, BID SET	SPB	10/27/20
R1, SH-21 ALIGN LID OVER GRINDER	SPB	10/29/20
R2, LARGER LID OVER GRINDER	SPB	10/29/20
UPDATES PER CITY & IRR. COMMENTS	SPB	12/01/20
CULINARY WATERLINE REVISIONS	SPB	12/03/20

SURVEYED BY	SPB
DESIGNED BY	SPB
DRAWN BY	SPB
APPROVED BY	SJF

CALL BLUESTAKES
1-800-662-4111

AT LEAST 48 HOURS BEFORE DIGGING

SHEET 14



Runoff Coefficient

Surface	Area	Coefficient
House	1000	0.90
Driveway	750	0.90
Road	2700	0.90
open	8780	0.15
Total	13230	0.40

Rainfall Data

Storm Duration (min)	10 Year Intensity (in/hr)	100 Year Intensity (in/hr)
10	2.53	5.02
15	2.08	4.15
30	1.40	2.79
60	0.87	1.73
360	0.23	0.36
720	0.14	0.22
1440	0.08	0.12

Detention Calculation

Area	20.00	Acres		
C	0.35			
Discharge	0.05	cfs/Acre	1.00	

Time (min)	Intensity (in/hr)	Runoff (cfs)	Discharge	Required Storage
10	5.02	21.084	600	20,484
15	4.15	26.145	900	25,245
30	2.79	35.154	1,800	33,354
60	1.73	43.506	3,600	39,606
360	0.36	54.432	21,600	32,832
720	0.22	66.528	43,200	23,328
1440	0.12	72.576	86,400	0

Orifice Calculations

Orifice Equation $Q = C_d A \sqrt{2gh}$	20.00	acres
Desired Outflow	1.00	cfs
Detention Overflow Elevation	1	ft
Orifice Elevation	0	ft
h	1.00	ft
C _d	0.62	square shoulder orifice required
Calculated Orifice Area	28.94	in ²
Calculated Orifice Diameter	6.07	in

Existing Pond Volume 4221.5 to 4222.5 (Avg. Area Method)

Elev	Area+	Area-	Inc. Depth	Inc. Vol	Vol (cf)
4222.5	45763.0	2530.3	43232.7	0.1	4301.7
4222.4	45367.0	2566.0	42801.0	0.1	4260.0
4222.3	45000.0	2601.3	42398.7	0.1	4221.0
4222.2	44658.9	2637.2	42021.7	0.1	4184.6
4222.1	44343.9	2673.3	41670.6	0.1	4150.7
4222.0	44053.9	2709.6	41344.3	0.1	4119.0
4221.9	43782.7	2746.2	41036.5	0.1	4088.6
4221.8	43518.8	2783.0	40735.8	0.1	4058.5
4221.7	43254.0	2820.0	40434.0	0.1	4028.3
4221.6	42989.0	2857.4	40131.6	0.1	3997.9
4221.5	42722.1	2894.9	39827.2	0.0	0.0

PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant • St. George
2720 North 350 West, Suite #108
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

SUNVIEW ESTATES PRUD PHASES 2 & 3
DETAIL SHEET A
FOR: MARK THAYNE
1000 NORTH 5000 WEST
WEST POINT, UT
13-076



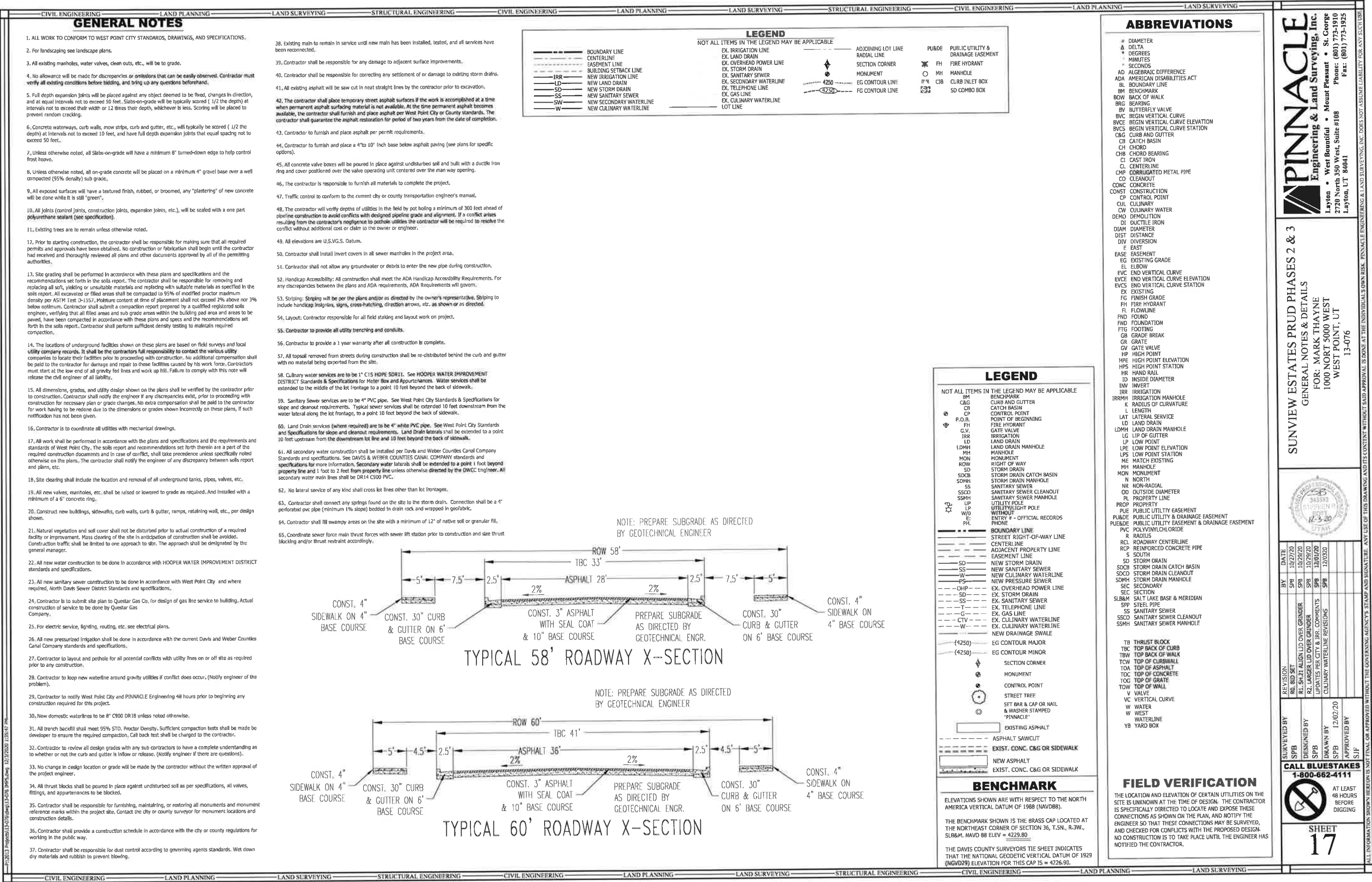
REVISION	BY	DATE
NO. BID SET	SPB	10/27/20
R1. SH-21 ALIGN LID OVER GRINDER	SPB	10/29/20
R2. LARGER LID OVER GRINDER	SPB	10/29/20
UPDATES PER CITY & IRE COMMENTS	SPB	12/01/20
CULINARY WATERLINE REVISIONS	SPB	12/01/20

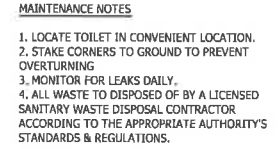
SURVEYED BY	DESIGNED BY	DRAWN BY	APPROVED BY
SPB	SPB	SPB	SPB

CALL BLUESTAKES
1-800-662-4111

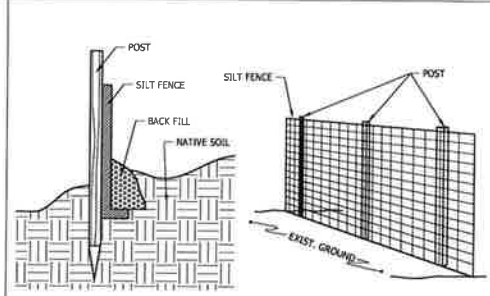
AT LEAST 48 HOURS BEFORE DIGGING

SHEET
16

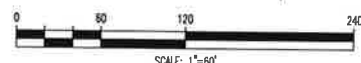
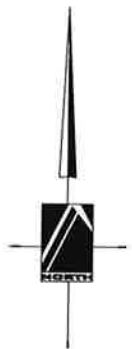




REQ'D UNTIL PLACING ROAD BASE



SILT FENCE AS REQUIRED



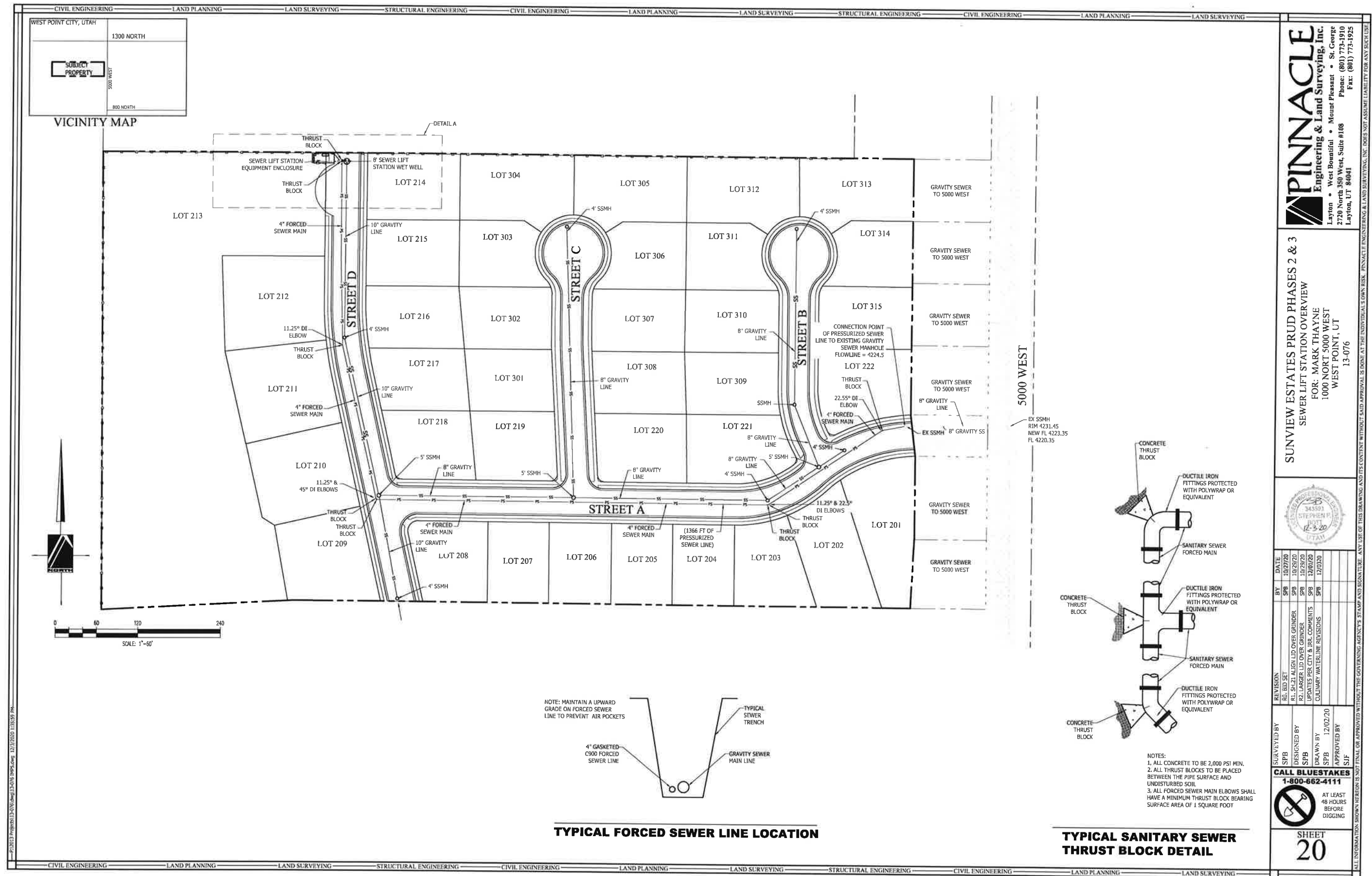
APPROVED BY	REVISION	DATE
SPB	R0, RID SET	SPB 10/27/00
DESIGNED BY	RL, 84.31 ALIGN LID OVER GRINDER	SPB 10/27/00
SPB	R2, LARGER LID OVER GRINDER	SPB 10/28/00
DRAWN BY	UPDATES PER CITY & RR COMMENTS	SPB 11/01/00
SPB	12/02/00	SPB 12/02/00
APPROVED BY		
JF		

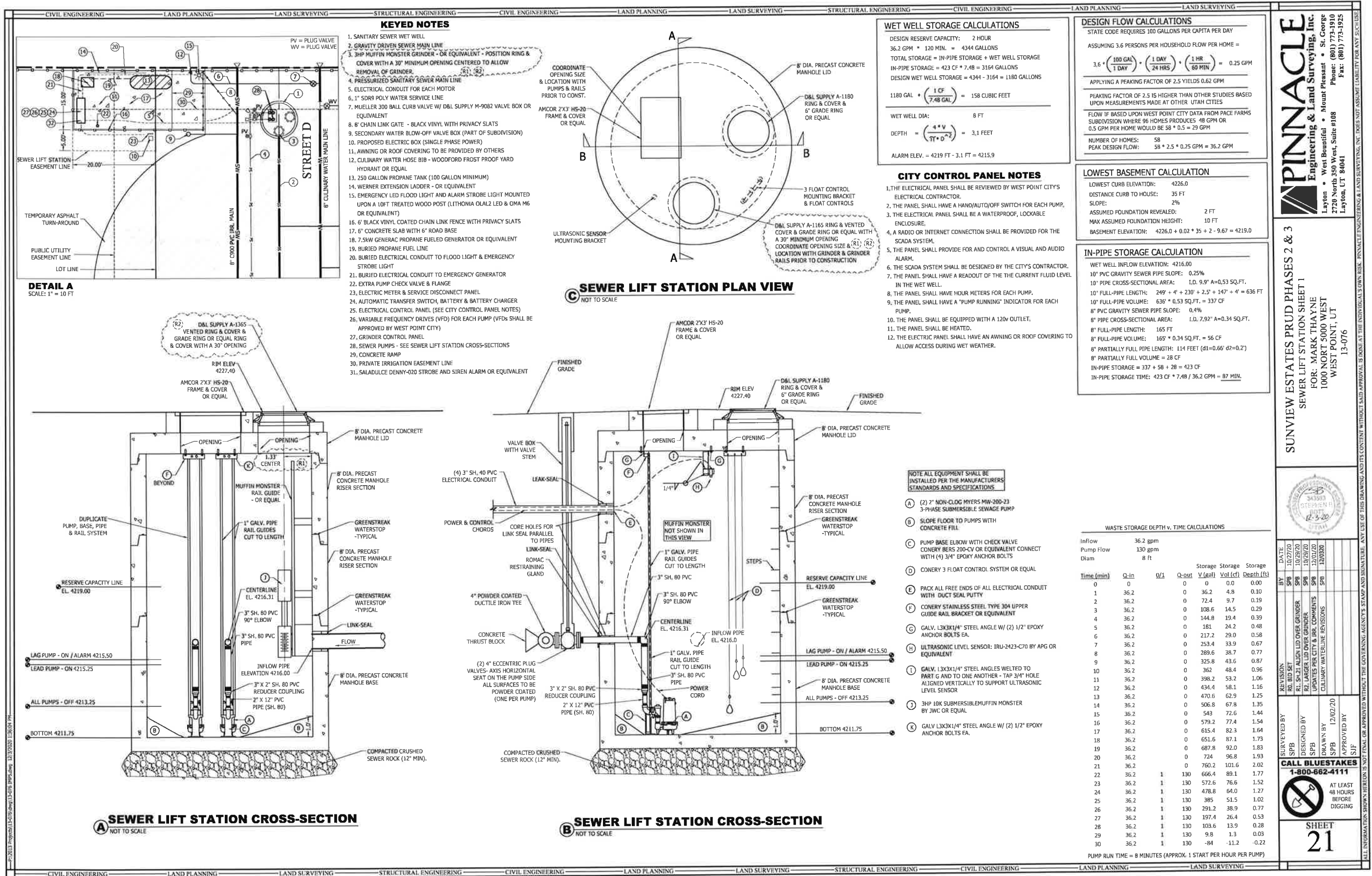
CALL BLUESTAKES
1-800-662-4111

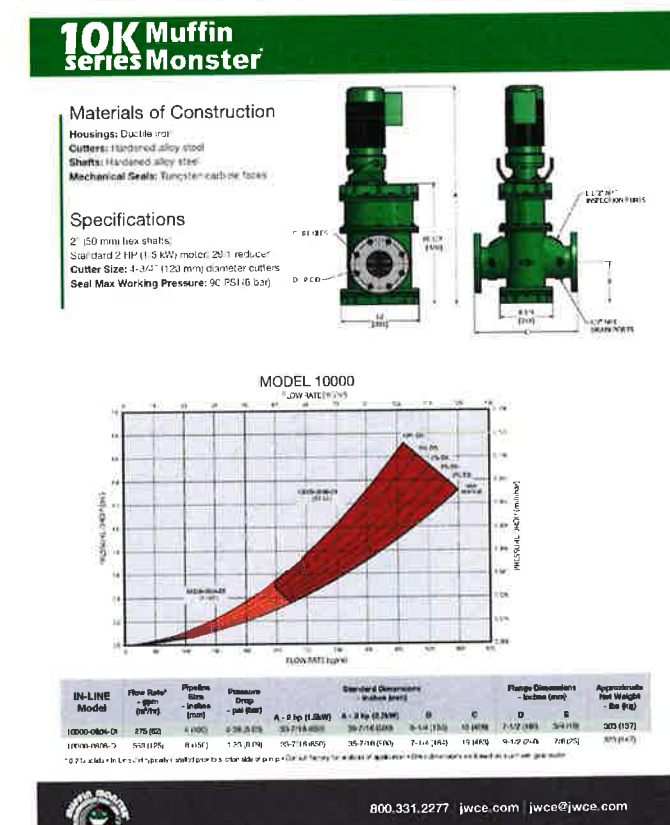
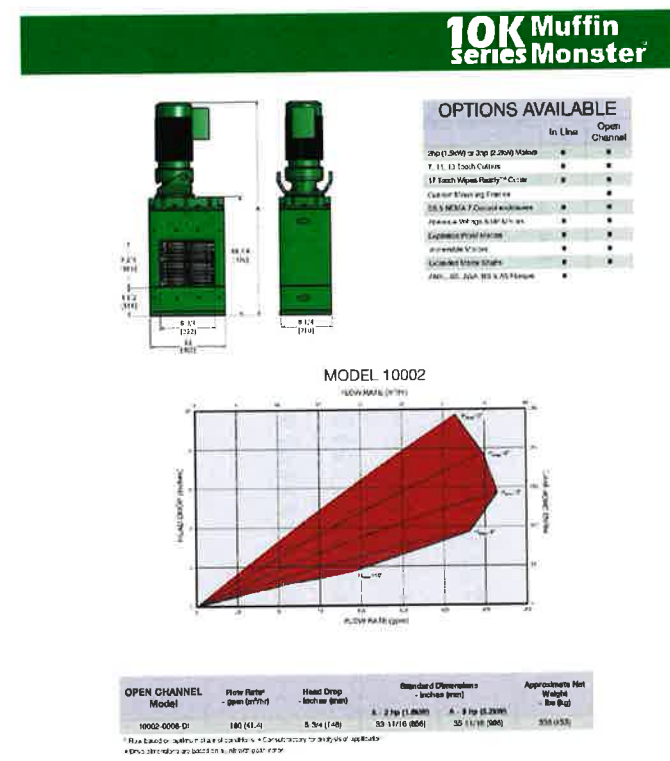


AT LEAST
48 HOURS
BEFORE
DIGGING

SHEET
18









REVISION	BY	DATE
NO. BID SET	SPB	10/27/20
R1. SHEET ALIGNED OVER GRINDER	SPB	10/29/20
R2. LARGER ID OVER GRINDER	SPB	10/29/20
UPDATES PER CITY & IRI COMMENTS	SPB	12/01/20
CULINARY WATERLINE REVISIONS	SPB	12/03/20

SURVEYED BY	DATE
SPB	12/02/20
DESIGNED BY	
SPECIAL NOTES	
DRAWN BY	
SPB	
APPROVED BY	
SJF	

CALL BLUESTAKES

1-800-662-4111



AT LEAST
48 HOURS
BEFORE
DIGGING

SHEET
23

GENERAC[®]

specifications

7.5 kW

PowerPact™ System - 7.5 kW

Generator

Model	6500MM-1
Rated Maximum Continuous Power Capacity (kW)	7,500 Watts*
Rated Maximum Continuous Power Capacity (kW)	6,000 Watts*
Rated Voltage	120V
Rated Maximum Continuous Load Current - 240 Vols (A/100)	31.25/75
Main Line Circuit Breaker	30 Amp
Phase	1
Number of Output Poles	2
Rated AC Frequency	60Hz
Power Factor	1.0
Battery Amps/terminal (not included)	Group 101, 12 Vols and 300 CCA Minimum
Unit Weight (kg/lb)	250 (127.5)
Dimensions (L x W x H) inches	30 x 21 x 25.9/15 x 6.75 x 6.40
Sound output in dB(A) at 25 ft (7.6 m) with generator operating at normal load**	68

Engine

Type of Engine	GENERAC OHV
Number of Cylinders	4
Cylinder Arrangement	400 cc
Cylinder Block	Aluminum/ Cast Iron Stems
Valve Arrangement	Overhead Valve
Ignition System	Self-charging Magneto
Governor System	Mechanical
Static	12 VDC
Oil Capacity including Filter	Approx. 1.8 qt/1.7 L
Operating rpm	3600
Fuel Consumption	
Rated Use	9.0/hr (g/h)
1/2 Load	7.8 (3.57)
Full Load	11.7 (5.31)
1/2 Load	
Full Load	11.8 (5.37) (3.28)
1/2 Load	11.8 (5.37) (3.28)

Controls

LED Indicators	Simple user interface for ease of operation
Module Switch: Auto	Automatic Start on battery failure 7 day storage
On	Single unit. Power is returned. Control and charger will operate.
Manual/Full Start	Start with master control, unit stops on 12 V battery failure, transfer to local battery.
Engine Start Sequence	Cyclic on/off. Engine cycles a read-run of 100 times at battery and internal and 100 times
Engine Warm-up	8 sec (20 sec with Cold Start Start)
Engine Cool Down	1 min
Starter Lock-out	Starter cannot re-engage until 5 sec after engine has stopped
7.5 Amp Smart Battery Charger	Standard
Automatic Voltage Regulator	Standard
Automatic Low Oil Level Shutdown	Standard
Overload Shutdown	Standard
Low speed Shutdown	Standard
High Temperature Shutdown	Standard
Overcrank Protection	Standard
Low Fuel	Standard
Warning/Overload Protection	Standard
Battery Problem Warning	Standard
Charger Problem Warning	Standard
WPA Sensor Low Shutdown	Standard
Maintenance Indicators (Indicate Spark in and Regular Maintenance is due)	Standard

**Sound levels are taken from the front of the generator. Sound levels taken from other sides of the generator may be higher depending on installation parameters. Rating is at 25 ft. Standing Applications for supplying emergency power for the duration of the utility power outage. No overload capability is available for this rating. (A) ratings in accordance with ISO 9001 and ISO 9002. Maximum ratings in current are subject to and limited by such factors as fuel, ambient temperature, altitude, engine power and conditions, etc. Maximum power decreases about 0.5 percent for each 1,000 feet (304.8 meters) above sea level and also will decrease about 1 percent for each 0.1 °C (1.8 °F) above 10 °C (50 °F).

7.5 kW

GENERAC[®]

transfer switch

PowerPact™ System - 7.5 kW

Transfer Switch Features

- Electrically operated, mechanically-held contacts for fast, positive connections.
- Rated for all classes of load, 100% equipment rated, both inductive and resistive.
- 2-pole, 240 VAC contactors.
- 60 millisecond transfer time.
- NEMA 1 (indoor rated) enclosure is standard.
- Multi listed for use with 1" standard, tandem, GFCI and AFCI breakers from Siemens, Murray, Eaton, and Square D for the most flexible and cost effective install.
- Flush mountable.

Dimensions

Mechanical Dimensions			
Height	Width	Depth	
in	in	in	mm
11.5	14.5	11	14.4
21.2	37.5	20.0	30.0

Wire Ranges	
Neutral Lug	Ground Lug
2/0 - #14	2/0 - #14

Model

Model	6500MM-1
No. of Poles	2
Current Rating (Amps)	50
Voltage	120/240 V
Utility Voltage Monitor (Optional)	80%
Push-up	55%
Return to Utility*	Approx. 15 sec
Exercise weekly for 12 minutes*	Standard
UL Listed	Standard
Total of Tripped Circuits	8
No. 15 A 100 V	1
No. 20 A 120 V	1
No. 30 A 240 V	1
No. 40 A 240 V	-
No. 50 A 240 V	-
Transfer Switch Capacity	8 Amps
Circuit Breaker Protection	Available RACS Symmetrical
Rated Current @ 240 Vols	10,000
Weight (kg/lb)	295.1
Installation kit included	No

*Function of Controller

PINNACLE

Engineering & Land Surveying, Inc.

Layton • West Bountiful • Mount Pleasant • St. George
2720 North 350 West, Suite #108
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

SUNVIEW ESTATES PRUD PHASES 2 & 3

SEWER LIFT STATION SHEET 4

FOR: MARK THAYNE
1000 NORTH 5000 WEST
WEST POINT, UT
13-076

REGISTERED PROFESSIONAL ENGINEER

STEPHEN P. STANLEY

12-3-20

UTAH

REVISION	BY	DATE
R0, BID SET	SPB	10/27/20
R1, SH-21 ALIGN LID OVER GRINDER	SPB	10/29/20
R2, LARGER LID OVER GRINDER	SPB	10/29/20
UPDATES PER CITY & IRR COMMENTS	SPB	12/01/20
CULINARY WATERLINE REVISIONS	SPB	12/03/20

SURVEYED BY	DESIGNED BY	DRAWN BY	APPROVED BY
SPB	SPB	SPB	SJF

CALL BLUESTAKES

1-800-662-4111

AT LEAST 48 HOURS BEFORE DIGGING

SHEET

24

MEMORANDUM

To: Pinnacle Engineering

From: Boyd Davis, P.E. *B.D.*

cc: West Point City Planning Commission

RE: Sunview Estates Subdivision Phase 2 – Final Plan Review

Date Plans Received: March 12, 2020

Date Reviewed: November 18, 2020

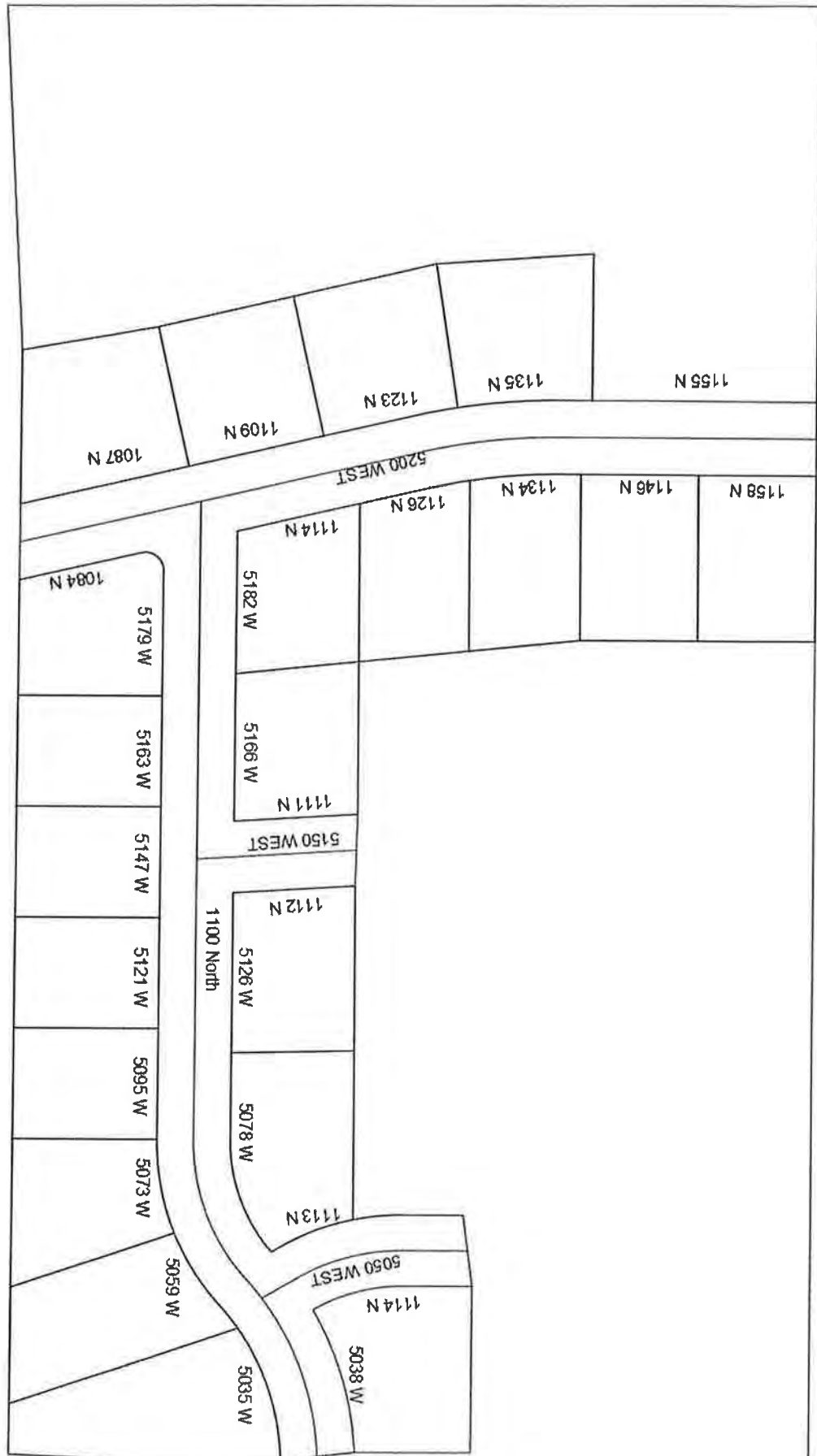
I have completed a review of the final plan for the subject subdivision and offer the following comments for your review:

1. Plat
 - a. Please label the address on the street and each lot. (see attached sheet)
 - b. Make all changes noted on the attached redlined plat.
 - c. Note that lots 206-209 are in land drain zone B. No basements allowed without a land drain. Is there a plan to fill in this area?
2. Streets
 - a. Street trees required according to the Development Agreement..
3. Culinary Water
 - a. Approval from the Hooper Water Improvement District is required.
 - b. Approval from the North Davis Fire District is required.
4. Secondary Water
 - a. Approval from the Davis and Weber Counties Canal Co. is required.
 - b. Water shares are required. 24.8 ac-ft or 8.3 shares of Hooper Irrigation.
5. Sanitary Sewer
 - a. The lift station will be reviewed separately.
 - b. Please submit calcs for the sizing the force main.
 - c. Please change the size of the gravity sewer line on 5200 W to a 10" at 0.25%
6. Storm Drainage
 - a. A SWPPP plan must be submitted.
7. Land Drainage

- a. Land drain not required for phase 2 but recommended.
- 8. Grading & Drainage
 - a. Yard drains will be required on all lots not draining directly to the street according to West Point City Code. Please show these on the plan.
- 9. Irrigation
 - a. The plans states the irrigation pipe along the north boundary is not part of this project. Who will install this?
- 10. Others
 - a. The plan must meet all the requirements of the developer's agreement.
 - b. Fencing is required on the north and west boundary lines.

Recommendation:

These items must be addressed prior to final approval.



MEMORANDUM

To: Pinnacle Engineering

From: Troy Moyes, West Point City Planner 

cc: West Point City Planning Commission, Mark Thayne

RE: SUNVIEW ESTATES PRUD – Phase 2 Final Plans

Date Plans Received: March 2, 2020 (application received November 12, 2020)

Date Reviewed: November 23, 2020

I have completed a planner's review of the final plans for the Sunview Estates PRUD Subdivision Phase 2 and have the following comments for your review.

Notes: The subject property is currently zoned R-1 PRUD.

1. Zoning
 - a. Indicate on the plat the building setbacks for the R-1 PRUD. Front yard 25', rear yard 30', side yard 10'/8'.
 - b. All the minimum lot sizes look good.
 - c. All the lot widths and depths look good.
2. Landscape
 - a. Address the process of how lot owners will install the "2 trees per lot" requirement as outlined in the Developers Agreement for the PRUD overlay zone.

Recommendation:

I recommend that the items indicated are addressed before Final Plat approval.

Subdivision Plan Application

All applications submitted must be made in accordance with the Title 16 & 17 of the West Point City Code, Governing all Land Use and Subdivision Developments. A new application is required for each application type.

Application Type – what type of application are you seeking?

☐ Concept Plan ☐ Preliminary Plan/Plat ☒ Final Plan/Plat ☐ Amendment

For Office Use Only		
Received Payment		
\$ 1700.00	11-10-2020	AK
AMOUNT PAID	DATE RECEIVED	INITIAL
Amendment	\$300	
Conceptual Plan	No Fee	
Preliminary Plan/Plat	\$300 + \$25 per lot	
Final Plan/Plat	\$600 + \$50 per lot	

Subdivision Property Information

Proposed Subdivision Name: SUNVIEW ESTATES PL 2	*Current Zoning: R1 PRUD	Total Acreage: 12.42
Approximate Address: 1100 N 5000 W	Number of Lots: 22	**Concept Review Date:
		**Preliminary Approval Date:

Developer/Agent Contact Information

Contact Name: MARK THAYNE	Company: SUNVIEW ESTATES LLC	Owner of Property?	
		☒ YES	☐ NO
Address: 704 N 3500 W	City: WEST POINT	State: UTAH	Zip: 84015
Contact Office Phone: 	Contact Cell Phone: 801-726-6141	Contact Email: MARK@GALLCOMPANIES.NET	

Engineer Contact Information

Name: STEVE BOTT	Company: PINNACLE ENGINEERING		
Address: 327 W GORDON AVE STE 3	City: LAYTON	State: UTAH	Zip: 84041
Contact Office Phone: 801-773-1910	Contact Cell Phone: 801-888-2398	Contact Email: SBOTT@PINNACLE-ENG.COM	

*IF THE DEVELOPMENT REQUIRES A CHANGE IN ZONING/A REZONE APPLICATION IS REQUIRED
**IF APPLICABLE

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

11-10-2020
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 _____
to act as the agent with respect to this application.

Property Owner Signature

Print Name

Date

City Council Staff Report

Subject: Private Utilities
Author: Boyd Davis
Department: Community Development
Date: January 5, 2021



Background

The proposed townhouse project in the Bluff View Subdivision will have all private roads. This has naturally led to the question of who will maintain the roads and underground utilities. On the surface, it seems that all utilities and the road should be maintained by the owners of the private roads. In this case, the roads will be owned by the Homeowner's Association. However, our City Code does not address private utilities, so we have had to turn to other sources for advice. This report will outline the information that Staff has researched and our recommendation for this project.

Analysis

This is not the first project in the City with private roads, however, this is the largest project with private roads in the City. On previous projects, such as Yalecrest, the question of private utilities was never formally addressed, although staff informed the developers that the utilities in the private lanes and alleys would be maintained by the HOA and they did not dispute that. Those utilities and roads have been maintained by the HOA.

On previous projects, such as Yalecrest, the private utilities are very short and were not as great of a concern as the utilities in the Bluff View Project. In the Bluff View Project, they will have waterlines, sewer lines, and storm drain lines in the roads. Staff believes that all of these utilities can and should be maintained by the HOA, with exception of the waterline, which will be explained later. The HOA will also be responsible for the maintenance of the asphalt and the curb, gutter, and sidewalks.

As staff reviewed the private utilities, our first thought was that the HOA should maintain all of the utilities and the road because that is what private means. However, after reviewing the waterline and after talking with other cities, there are some risks involved with allowing a private entity to maintain a public water system. For this reason, and a few others listed below, we are recommending that the waterline be maintained by the City while the road and utilities be maintained by the HOA. Below is a list of additional reasons for keeping the waterline public:

- There is risk that the HOA could damage or contaminate the entire system.
- The HOA is not equipped to repair leaks and would likely not have the proper oversight if a contractor did the work for them.

- Private systems will have one master meter for the entire development, but it is best to have individual meters at each townhouse to maintain accountability.
- Without individual meters we are not able to shutoff the water for non-payment.

After discussion, the City Council agreed with Staff's recommendation to keep the water line as public while making all other utilities private. A development agreement has been prepared that addresses the utilities. The agreement is attached to this report for your review.

Recommendation

No action required. However, Staff would like feedback on development agreement.

Significant Impacts

None

Attachments

Development Agreement

RESOLUTION NO. 01-05-2021A

**A RESOLUTION APPROVING A DEVELOPER'S AGREEMENT BETWEEN WEST
POINT CITY AND NHM8 LLC FOR THE DEVELOPMENT
OF PROPERTY LOCATED AT 3650 WEST 300 NORTH**

WHEREAS, NHM8 LLC, is an authorized agent of the owner of real property identified as Davis County parcel IDs 120370101; 120370074; 120370102; 120370095; and 120370082; and

WHEREAS, West Point City desires to enter into a developer's agreement with NHM8 LLC;
and

WHEREAS, West Point City and NHM8 LLC, have jointly prepared the written agreement,
attached hereto; and

WHEREAS, the West Point City Council has reviewed said agreement 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. The Developer's Agreement, which is attached hereto and incorporated by this reference, is
hereby approved.
2. The Mayor is hereby authorized to sign and execute said agreement.

PASSED AND ADOPTED this 5th day of January, 2021.

WEST POINT CITY,
A Municipal Corporation

By: _____
Erik Craythorne, Mayor

ATTEST:

Casey Arnold, City Recorder

**AGREEMENT FOR DEVELOPMENT OF LAND BETWEEN
WEST POINT CITY AND NHM8, LLC
(3650 WEST 300 NORTH)**

THIS AGREEMENT for the development of land (hereinafter referred to as this “Agreement”) is made and entered into this ___ day of ____, 20 ____, between WEST POINT CITY, a municipal corporation of the State of Utah (hereinafter referred to as “City”), and NHM8, LLC. (hereinafter referred to as “Developer”). City and Developer are collectively referred to as the “Parties” and separately as “Party”.

RECITALS

A. The Developer owns or controls property located at approximately 3650 W 300 N and have submitted to the City an application and a preliminary plan for a subdivision to be known as the Bluff View Subdivision.

B. The Bluff View Subdivision covers approximately 31 acres as more fully described by “Exhibit A” attached hereto (hereinafter “Exhibit A”).

C. The Developer has presented a proposal for development of the Bluff View Subdivision to the City, which provides for development in a manner consistent with the overall objectives of West Point City’s General Plan, and is depicted in more detail on “Exhibit B” attached hereto (hereinafter “Exhibit B”).

D. Developer is proposing several private roads within the development. The roads will have utilities buried in the road that will provide service to the residents within the development. The developer intends to have the Home Owner’s Association be responsible for the maintenance of the private roads and private utilities.

E. The City intends to keep all waterlines public throughout the project. The City will responsible for the maintenance of the waterline.

F. The Developer is willing to grant a public utility and access easement to West Point City for the operation and maintenance of the water line.

G. The Parties therefore desire to enter into this Agreement to define the maintenance responsibilities for each party.

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

ARTICLE I

A. Incorporation of Recitals and Exhibits.

The foregoing Recitals and Exhibits referenced are incorporated into this Agreement.

B. Definitions.

The following terms have the meaning and content set forth in this Agreement:

1.1 “Developer’s Property” shall mean that property as depicted on “Exhibit A”.

1.2 “City” shall mean West Point City, a body corporate and politic of the State of Utah. The principal office of City is located at 3200 West 300 North, West Point, Utah 84015.

1.3 “City’s Undertakings” shall mean the obligations of the City set forth in Article III

1.4 “Developer” shall mean NHM8, LLC, PO Box 2000, Layton, UT 84041. Except where expressly indicated in this Agreement, all provisions of the Agreement shall apply jointly and severally to the Developer or any successor in interest. In the interest of advancing the project, however, any responsibility under this Agreement may be completed by any Developer so that the completing Developer may proceed with their project on their respective parcel.

1.5 “Developer’s’ Undertakings” shall have the meaning set forth in Article IV.

1.6 “Subject Area” shall have the meaning set forth in the Recitals hereto.

1.7 “Exhibit B” shall mean the map depicting the ownership, property lines and the preliminary plan for the subdivision.

ARTICLE II CONDITIONS PRECEDENT

2.1 Zoning consistent with “Exhibit B” is a condition precedent to Developer’s’ Undertakings in Article IV. Zoning of the Subject Area shall reflect the general concept and schematic as depicted in “Exhibit B”, which includes:

2.1.1 31.25 acres of R-4 (Multi-Family Residential) zoning.

2.2 With respect to all zoning designations, Developer agrees to design and construct superior quality structures and amenities and to comply with all landscaping provisions of the West Point City Ordinances and specific setback and landscaping requirements of Article IV of this agreement.

2.3 This Agreement shall not take effect until City has approved this Agreement pursuant

to a resolution of the West Point City Council.

ARTICLE III CITY'S UNDERTAKINGS

3.1 Subject to the satisfaction of the conditions set forth in Section 2.2 and Article II, City shall accept an application for the final plat as depicted on Exhibit B, including the public and private utilities, with an effective date no sooner than the effective date and adoption of this Agreement by the City Council. Any approval of said final plan shall occur upon finding by the City Council that it is in the best interest of the health, safety and welfare of the citizens of West Point City. All permits and site plan reviews and approvals shall be made pursuant to City ordinances. Nothing herein shall be construed as a waiver of the required reviews and approvals required by City ordinance.

3.2 The City shall retain ownership and operation and maintenance responsibility for the culinary waterline and all appurtenances. The City shall own the mainline and the service laterals to the meter box, including the meter within the meter box. The service line from the meter box to the building shall be owned and maintained by the property owner.

3.3 The City shall repair and maintain any water leaks, or other damages to the culinary water pipeline. The City shall back fill and compact any excavations to the surface of the street.

ARTICLE IV DEVELOPER'S UNDERTAKINGS

Conditioned upon City's performance of its undertakings set forth in Article III with regards to the approval of a final plan for the Bluff View Subdivision, and provided Developer has not terminated this Agreement pursuant to Section 7.8, Developer agrees to the following:

4.1 **Private Roads.** Developer, or any successor or assignee, shall own and maintain all streets indicated as private on the final plat shown as Exhibit B. Private roads shall include all roads that do not meet the City's standard or that have less than a 60 foot right-of-way. In the event of maintenance activities on the culinary waterlines that require excavation within the street, Developer, or any successor or assignee, shall repair the street including replacing the hard surface paving.

4.2 **Private Utilities.** Developer, or any successor or assignee, shall own, operate and maintain all utilities, except culinary waterlines, within private roadways as shown on Exhibit B. These shall include, but may not be limited to, the storm drain system and the sanitary sewer system.

4.3 **Public Utility Easement.** Developer shall grant a public utility and access easement to West Point City over and under all roads within the development as shown on Exhibit B. The easement shall be the full width of the right-of way of each street and shall also include and

easement to the meter boxes.

4.4 Not Considered Approvals. Except as otherwise provided, these enumerations are not to be construed as approvals hereof, as any required process must be pursued independent of this Agreement.

4.5 Amendments. Developer agrees to limit development to the uses provided herein. If other uses are desired, Developer agrees to seek amendment of this Agreement before pursuing approval thereof.

4.6 Conflicts. Except as otherwise provided, any conflict between the provisions of this Agreement and the City's standards for improvements, shall be resolved in favor of the stricter requirement.

ARTICLE V GENERAL REQUIREMENTS AND RIGHTS OF THE CITY

5.1 Issuance of Permits - Developer. Developer or any successor or assignee shall have the sole responsibility for obtaining all necessary building permits in connection with Developer's Undertakings and shall make application for such permits directly to West Point City and other appropriate agencies having authority to issue such permits in connection with the performance of Developer's Undertakings. City shall not unreasonably withhold or delay the issuance of its permits.

5.2 Completion Date. The Developer shall, in good faith, reasonably pursue completion of the development. Each phase or completed portion of the project must independently meet the requirements of this Agreement and the City's ordinances and regulations, such that it will stand alone, if no further work takes place on the project.

5.3 Access to the Subject Area. For the purpose of assuring compliance with this Agreement, the City shall have access to the area depicted by Exhibit A so long as it complies with all safety rules Developer and its contractor may impose without charges or fees during the period of performance of Developer's Undertakings.

ARTICLE VI REMEDIES

6.1 Remedies for Breach. In the event of any default or breach of this Agreement or any of its terms or conditions, the defaulting Party or any permitted successor to such Party shall, upon written notice from the other, proceed immediately to cure or remedy such default or breach, and in any event cure or remedy the breach within thirty (30) days after receipt of such notice. In the event that such default or breach cannot be reasonably cured within said thirty (30) day period, the Party receiving such notice shall, within such thirty (30) day period, take reasonable steps to commence the cure or remedy of such default or breach, and shall continue

diligently thereafter to cure or remedy such default or breach in a timely manner. In case such action is not taken or diligently pursued, the aggrieved Party may institute such proceedings as may be necessary or desirable in its opinion to:

6.1.1 Cure or remedy such default is pursued, including, but not limited to, proceedings to compel specific performance by the Party in default or breach of its obligations; and

6.1.2 If Developer fails to comply with applicable City codes, regulations, laws, agreements, conditions of approval, or other established requirements, City is authorized to issue orders requiring that all activities within the development cease and desist, that all work therein be stopped, also known as a “Stop Work” order.

6.2 Enforced Delay Beyond Parties’ Control. For the purpose of any other provisions of this Agreement, neither City nor Developer, as the case may be, nor any successor in interest, shall be considered in breach or default of its obligations with respect to its construction obligations pursuant to this Agreement, in the event the delay in the performance of such obligations is due to unforeseeable causes beyond its fault or negligence, including, but not restricted to, acts of God or of the public enemy, acts of the government, acts of the other Party, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes or unusually severe weather, or delays of contractors or subcontractors due to such causes or defaults of contractors or subcontractors. Unforeseeable causes shall not include the financial inability of the Parties to perform under the terms of this Agreement.

6.3 Extension. Any Party may extend, in writing, the time for the other Party’s performance of any term, covenant or condition of this Agreement or permit the curing of any default or breach upon such terms and conditions as may be mutually agreeable to the Parties; provided, however, that any such extension or permissive curing of any particular default shall not operate to eliminate any of any other obligations and shall not constitute a waiver with respect to any other term, covenant or condition of this Agreement nor any other default or breach of this Agreement.

6.4 Rights of Developer. In the event of a default by any assignee of the Developer, Developer may elect, in its discretion, to cure the default of such assignee, provided, however, that Developer’s cure period shall be extended by thirty (30) days.

ARTICLE VII GENERAL PROVISIONS

7.1 Successors and Assigns of Developer. This Agreement shall be binding upon Developer and its successors and assigns, and where the term “Developer” is used in this Agreement it shall mean and include the successors and assigns of Developer not currently approved by City. Before assigning any rights or obligations under this Agreement, the Developer will notify the City and request its consent. Notwithstanding the foregoing, City shall not unreasonably withhold or delay its consent to any assignment or change in ownership (successor or assign of Developer in the Bluff View Subdivision.

7.2 Notices. All notices, demands and requests required or permitted to be given under this Agreement (collectively the “Notices”) must be in writing and must be delivered personally or by nationally recognized overnight courier or sent by United States certified mail, return receipt requested, postage prepaid and addressed to the Parties at their respective addresses set forth below, and the same shall be effective upon receipt if delivered personally or on the next business day if sent by overnight courier, or three (3) business days after deposit in the mail if mailed. The initial addresses of the Parties shall be:

To Developer: NHM8 LLC
PO Box 2000
Layton, Utah 84041

To City: WEST POINT CITY CORPORATION
3200 West 300 North
West Point, Utah 84015

Upon at least ten (10) days prior written notice to the other Party, either Party shall have the right to change its address to any other address within the United States of America.

If any Notice is transmitted by facsimile or similar means, the same shall be deemed served or delivered upon confirmation of transmission thereof, provided a copy of such Notice is deposited in regular mail on the same day of transmission.

7.3 Third Party Beneficiaries. The Parties do not intend this Agreement to create any third-party beneficiary rights. Any claims of third party benefits under this Agreement are expressly denied, except with respect to permitted assignees and successors of Developer.

7.4 Governing Law. It is mutually understood and agreed that this Agreement shall be governed by the laws of the State of Utah, both as to interpretation and performance. Any action at law, suit in equity, or other judicial proceeding for the enforcement of this Agreement or any provision thereof shall be instituted only in the courts of the State of Utah.

7.5 Integration Clause. This document constitutes the entire agreement between the Parties and may not be amended except in writing, signed by the City and the Owner or Owner affected by the amendment.

7.8 Termination. Except as otherwise expressly provided herein, the obligation of the Parties shall terminate upon the satisfaction of the following conditions:

7.8.1 With regard to Developer’s Undertakings, performance of the Developer’s Undertakings as set forth herein.

7.8.2 With regard to City’s Undertakings, performance by City of City’s

Undertakings as set forth herein.

Upon an Developer's request (or the request of Developer's assignee), the other Party agrees to enter into a written acknowledgment of the termination of this Agreement, or part thereof, so long as such termination (or partial termination) has occurred.

7.9 Recordation. This Agreement shall be recorded upon approval and execution of this agreement by the Developer or others whose property is affected by the recording and the City.

7.10 Site/Landscape Plan. The Developer will prepare an overall Site/Landscape Plan reflecting the proposed development of the Bluff View Subdivision. The Site/Landscape Plan shall be executed and binding on the Parties. This Plan may be amended as agreed upon by the Parties, to the extent that said amendments are consistent with the objectives of this Agreement and the City's ordinances and regulations.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duly authorized representatives effective as of the day and year first above written.

WEST POINT CITY CORPORATION:

ERIK CRAYTHORNE, Mayor

ATTEST:

CASEY ARNOLD, City Recorder

I (we), _____, _____ being duly sworn, depose and say that I (we) am (are) authorized on behalf of the owner(s) of the property identified in the attached agreement and that the statements contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

Manager of NHM8 LLC

Subscribed and sworn to me this _____ day of _____ 20__

Notary Public

Residing in: _____

My Commission Expires: _____

OWNER'S AFFIDAVIT/AGENT AUTHORIZATION

I/WE _____,

_____,

_____,

_____ ,
BEING DULY SWORN, DEPOSE AND SAY THAT I/WE AM/ARE THE OWNER(S) OF THE
PROPERTY IDENTIFIED IN THE AGREEMENT AND I/WE AUTHORIZE AS MY/OUR

AGENT(S) _____

TO REPRESENT ME/US REGARDING THIS AGREEMENT AND TO APPEAR ON MY/OUR
BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN WEST POINT CITY
CONSIDERING THIS AGREEMENT AND TO ACT IN ALL RESPECTS AS OUR AGENT IN
MATTERS PERTAINING TO THE ATTACHED AGREEMENT.

Property Owner Signature

Print Name/Title

Property Owner Signature

Print Name/Title

Property Owner Signature

Print Name/Title

Subscribed and sworn to me this _____ day of _____, 20____.

Notary Public: _____

Residing in: _____

My Comission Expires: _____

EXHIBIT A

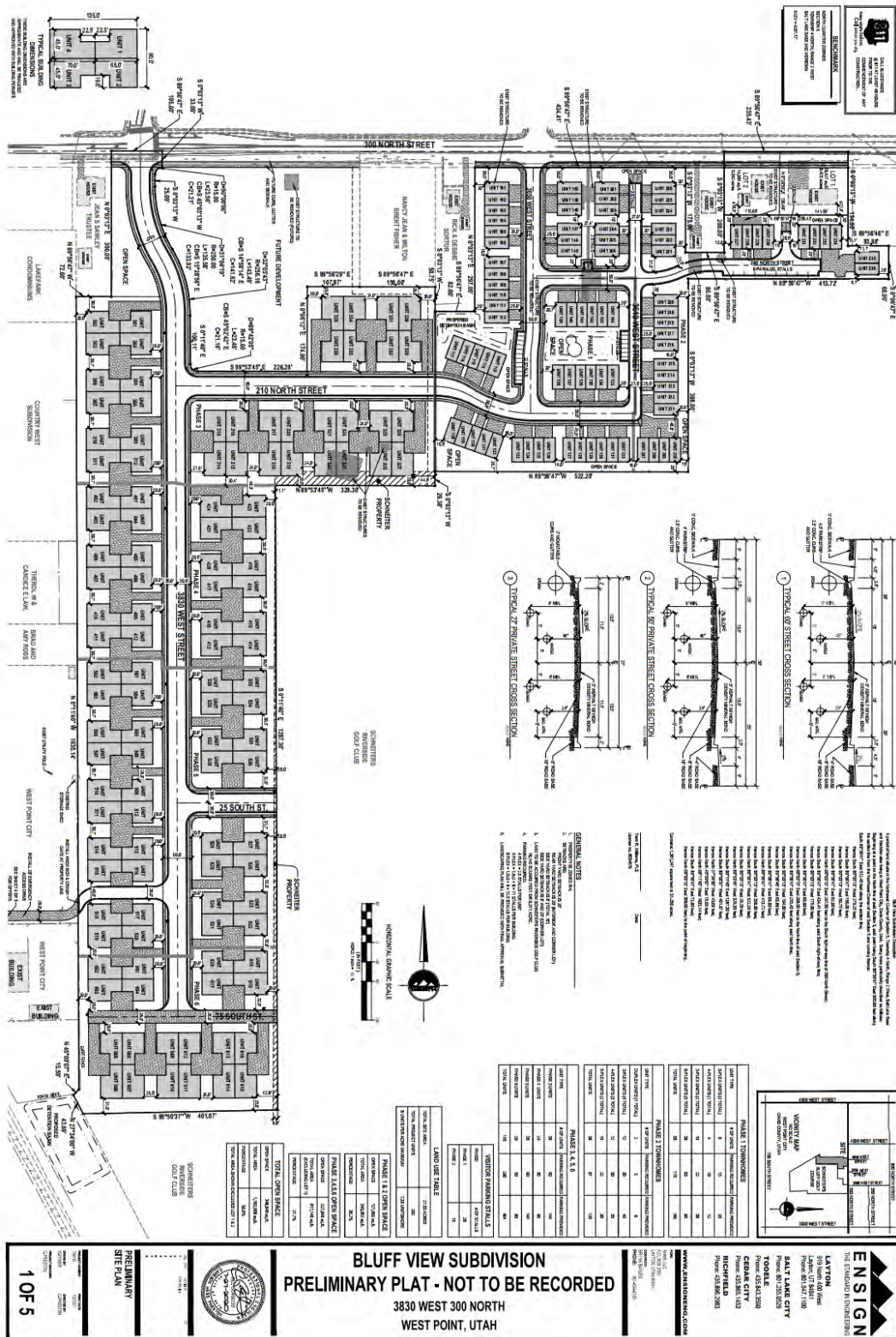
Legal Description:

A parcel of land situated in the Northwest Quarter of Section 5, Township 4 North, Range 2 West, Salt Lake Base and Meridian also being in West Point City, Davis County, Utah. Being more particularly described as follows: Beginning at a point on the North line of said Section 5, said point being South 89°56'47" East 905.68 feet along the section line from the Northwest Corner of said Section 5 and running thence South 89°56'47" East 512.40 feet along the section line;

thence South 00°03'13" West 279.25 feet;
thence South 89°56'47" East 156.00 feet;
thence South 00°03'13" West 50.75 feet;
thence South 89°56'47" East 82.00 feet;
thence North 00°03'13" East 297.00 feet to the South right-of-way line of 300 North Street;
thence South 89°56'47" East 434.41 feet along said South right-of-way line;
thence South 00°03'13" West 175.00 feet;
thence South 89°56'47" East 80.00 feet;
thence North 00°03'13" East 208.00 feet to the North line of said Section 5;
thence South 89°56'47" East 255.43 feet along said North line;
thence South 00°03'13" West 194.00 feet;
thence South 89°56'46" East 83.88 feet;
thence South 00°06'47" East 68.00 feet;
thence North 89°56'47" West 413.72 feet;
thence South 00°03'13" West 398.00 feet;
thence North 89°56'47" West 522.20 feet;
thence South 00°03'13" West 29.38 feet;
thence North 89°53'45" West 329.30 feet;
thence South 00°11'40" East 1287.30 feet;
thence South 88°50'37" West 401.07 feet;
thence North 27°34'00" West 218.42 feet;
thence East 91.43 feet;
thence North 00°11'40" West 1491.24 feet;
thence South 89°56'47" East 72.60 feet;
thence North 00°03'13" East 300.00 feet; to the point of beginning.

Contains: 1,361,247 square feet or 31.250 acre.

EXHIBIT B



City Council Staff Report

Subject: Water Shares Purchase
Author: Boyd Davis
Department: Engineering
Date: January 5, 2021



Background

The City recently received an offer to sell four shares of Hooper Irrigation to the City that could be used for the development of the future Blair Dahl Park. The Council agreed to purchase the shares, but it needs to be formalized in an agreement and approved in a public meeting. The agreement is attached to this report.

Analysis

The seller is offering to sell the shares for \$22,000 each. The four shares will be purchased for a total of \$88,000. The purchase contract was written by the City Attorney and includes all of the details of the purchase.

Once approved by the City Council, the agreement will be executed, and the shares will then be transferred from Hooper Irrigation to West Point City. They will create a new share certificate and deliver it to the City.

As the water will not be used until the park is developed, we would recommend that the water either be put in the rental pool or be allocated to the secondary water system. If it is rented, the City will receive rental income that will be used to cover the annual assessment for the water shares. If it is allocated to the secondary system, then D&W will pay the assessments for the City.

Recommendation

Staff recommends approval of Resolution 01-05-2021A.

Significant Impacts

The shares will cost \$88,000

Attachments

Resolution 01-05-2021A

Purchase Contract

RESOLUTION NO. 01-05-2021B

**A RESOLUTION APPROVING A PURCHASE AGREEMENT
BETWEEN DAVID DAHL AND WEST POINT CITY FOR
THE PURCHASE OF WATER SHARES**

WHEREAS, David Dahl owns 4 shares of the Hooper Irrigation Company and has offered them for sale to West Point City; and

WHEREAS, West Point City intends to purchase the shares; and

WHEREAS, A purchase contract has been prepared; and

WHEREAS, The purchase contract has been found acceptable to West Point City.

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

1. The Purchase Agreement, which is attached hereto and incorporated by this reference, is hereby approved.
2. The Mayor is hereby authorized to sign and execute said agreement.

PASSED AND ADOPTED this 5th day of January, 2021

WEST POINT CITY,
A Municipal Corporation

By: _____
Erik R. Craythorne, Mayor

ATTEST:

Casey Arnold, City Recorder

AGREEMENT

This Agreement is made and entered into this 5th day of January, 2021, by and between WEST POINT CITY CORPORATION (the “City”) of 3200 West 300 North, West Point, Utah, and David M. Dahl (“David”) of 5755 South 2325 West, Roy, Utah.

RECITALS

1. The City desires to purchase water rights in Hooper Irrigation Company.
2. David has four (4) shares of stock in Hooper Irrigation Company which he is willing to sell to the City.
3. The City desires to buy the four (4) shares from David.

NOW THEREFORE, the City and David hereby agree as follows:

NOW THEREFORE, in consideration of the terms and conditions set forth below and other good and valuable consideration, the receipt, adequacy, and legal sufficiency of which are hereby acknowledged, the Parties mutually agree as follows:

SECTION ONE: INCORPORATION OF RECITALS

The above and foregoing Recitals are incorporated into and are a part of this Agreement.

SECTION TWO: SALE OF SHARES

David hereby sells to the City four (4) shares of Hooper Irrigation Company which shares are represented in Hooper Irrigation Certificate No. 7455.

SECTION THREE: PURCHASE PRICE

The City shall pay David the sum of \$88,000.00 (\$22,000.00 per share) upon execution of this Agreement.

SECTION FOUR: TRANSFER OF SHARES

Each party shall sign all documents to complete transfer of the shares from David to the City as required by Hooper Irrigation Company.

SECTION FIVE: ENTIRE AGREEMENT

This Agreement contains the entire agreement of the parties and no agreement between the parties pertaining to sale of the said shares shall be enforceable unless set forth herein.

WHEREFORE, the parties have executed this Agreement the day and year first above written.

ATTEST:

CASEY ARNOLD
City Recorder

WEST POINT CITY CORPORATION

ERIK CRAYTHORNE
MAYOR

DAVID M. DAHL



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

**WEST POINT CITY COUNCIL
MEETING MINUTES
ELECTRONIC MEETING
NO PHYSICAL MEETING LOCATION
November 17th, 2020**

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

Administrative Session

6:00 PM

Minutes for the West Point City Council Administrative Session held via electronic Zoom Meeting in accordance with the signed November 3rd, 2020 Written Determination of the Mayor and Planning Commission Chair of West Point City Concerning Electronic Meeting Anchor Location. Meeting was accessible to attendees by entering Meeting ID #89007090859 at <https://zoom.us/join> or by telephone at (669) 900-6833, on November 17, 2020 at 6:00 pm with Mayor Erik Craythorne presiding.

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

EXCUSED: Council Member Kent Henderson

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

EXCUSED: Kyle Laws, City Manager

VISITORS PRESENT: Visitors able to attend electronically, no sign-in required.

Mayor Craythorne welcomed those in attendance, specifically Lieutenant Jammie Cox, Sgt. Josh Boucher, and Detective David Evans of the Davis County Sheriff's Office. Although scheduled to provide an update to the Council during tonight's General Session, Mayor Craythorne invited them to address the Council at this point so that they could be free to leave the meeting after.

6. General Session - Update from the Davis County Sheriff's Office

Lieutenant Cox stated that the City's regular assigned contact, Lieutenant Boydston, was recently promoted to Captain and so there has been some reorganization in assignments. She introduced Sergeant Joshua Boucher, stating that he will be the new direct liaison for West Point, and they look forward to continuing the good communication and relationship that Lieutenant Boydston had with the City and Kyle Laws (City Manager). Lieutenant Cox also introduced Detective David Evans, who is also assigned to work with the City. The Council expressed their appreciation to each of them for all that they do in serving the City and their community, and thanked them for coming to the meeting to introduce themselves. Lieutenant Cox said that she would send an email with all of their contact information and invited them to reach out with any questions or concerns that they may have.

1. Discussion Regarding the West Point City Council 2021 Meeting Schedule – Ms. Casey Arnold

Ms. Arnold stated that each year, Utah State Law requires that the City adopt an annual meeting schedule. The Council has regularly met on the first and third Tuesday of each month, and the proposed 2021 Meeting Schedule continues that practice. Ms. Arnold noted that the Council Visioning Session usually held each January has not yet been scheduled, due to the current pandemic and uncertainty about health restrictions in regards to gathering restrictions. Ms. Arnold also explained that 2021 is a Municipal Election year, and the meeting that would regularly be held on the first Tuesday in November will be canceled for Election Day. Lastly, Ms. Arnold confirmed that there may be other conflicts with conferences, events, etc., that may arise throughout the year, but those meetings can always be canceled or rescheduled with proper notice as needed.

The Council had no further discussion on the proposed 2021 Meeting Schedule and will consider final approval in tonight's General Session.

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

Mr. Davis stated that this is a continuing discussion from the last meeting, and gave a brief overview of the issue. The City's current Code limits accessory buildings to one-story, which has become problematic in interpreting, as there is not a clear definition in the Code of what is or is not a "story" – the Code states that a "mezzanine" or a "loft" does not count as a second story, and also that if

an area is in the truss space or attic space, it is considered a “bonus room” and not as a second story. Another concern is that in many situations, a one-story building can actually be taller than a two-story building. There have been some recent applications submitted by residents, and also some code complaints about how neighboring accessory buildings are being used, that have raised the issue and Staff would like the Council’s direction on how and if the language in the Code be amended for clearer application.

To better illustrate what the Code currently does and does not allow, Mr. Davis displayed a picture of an accessory building in the City that is 30 ft. tall, which was approved because it was one-story and met all of the lot size requirements. Mr. Davis then showed the application that was submitted for an accessory building that was much shorter, but was denied because it qualified as having a second-story. In discussing the issues, Mr. Davis stated that Staff believes it may be better to simply keep the current maximum height restrictions, which limit the buildings to the same height as the house on lots sizes up to 15,000 sq. ft. (1/3 acres) and allow a maximum height of 30 ft. on larger lots, and eliminate the one-story restriction.

Mr. Davis stated that during the Planning Commission’s discussion of this issue, a concern was raised about accessory buildings that are used as accessory apartments, feeling neighboring residents may find it a nuisance to have a window on a two-story apartment close to their property line. To help alleviate this concern, the Planning Commission proposed requiring an additional setback for accessory buildings with accessory apartments that are on the second level, however Mr. Davis stated that there are some other options the Council may want to consider. One possible option would be to just prohibit accessory apartments altogether, but that would require amending the City’s Affordable Housing Plan because accessory apartments are used to help meet the State’s requirements. Another option would be to limit accessory apartments to the first floor only.

Mayor Craythorne expressed his concern regarding accessory apartments in general that when the conditional use permit is first applied for (which is required for all accessory apartments), it is granted if the person intending to be living in the apartment meets the requirements of the Code (family member, elderly, clergy, etc.), but when that person moves out, it is hard to police who future renters are. If second-story accessory apartments are allowed, he worries it will just open up more opportunities for rentals in the City that are not in compliance.

Council Member Petersen expressed his opinion that there should be a clearer separation between a ‘shed’ and an accessory building – a ‘shed’ is not likely to be a structure that could be used for an accessory apartment like a large shop or other larger outbuilding could be. He suggested that the City have both an accessory building ordinance and a separate shed-like structure ordinance.

In regards to the height and number of stories allowed, Council Member Dawson stated that he is in favor of keeping the current height restrictions and removing the one-story limit, but also feels that 30 ft. high buildings should have larger setbacks to keep them farther back from the house and neighboring properties. Council Member Petersen agreed with removing the one-story limit, but feels that 30 ft. tall buildings in residential neighborhoods is too much. He suggested that the minimum lot size to have a 30 ft. height maximum be increased. Council Member Chatterton agreed, feeling that a minimum lot size of .5 acres would be more appropriate for 30 ft. high accessory buildings. Council Member Dawson suggested that instead of setting a minimum lot size limit that allows all the way up to a 30 ft. height maximum, a formula be used (similar to how animal points are determined) for more of a step-based height allowance based on property size. Council Member Petersen agreed with that, knowing that there are properties throughout the City that are just under .5 acres and feeling that it would still be appropriate for them to have accessory buildings that are taller than the existing house.

Council Member Petersen also wanted to add another suggestion in regards to accessory apartments that in addition to the conditional use permit, the City require some sort of license that has to be applied for and granted to each new renter to better ensure that the rental restrictions are being complied with.

Mayor Craythorne felt that it would be a good option to remove the one-story limit to avoid bonus rooms and loft areas being used or intended as living spaces. If a second-story is allowed, it is more likely that residents wanting to have a living space will build actual rooms that meet the required building codes, fire restrictions, etc. Additionally, the use of bonus rooms as actual apartments will police itself because of how uncomfortable these areas are to live in (extremely hot in the summer, cold in the winter, etc.). Mr. Davis agreed, adding that it would be really difficult to convert a shed into an accessory apartment and suggested that instead of a separate shed ordinance, language could be added that simply says shed can’t be converted into accessory apartments. He confirmed for the Council that when a building permit is applied for by a resident, an accessory apartment is normally part of the plans for the building, rather than an accessory apartment being added or converted into after the building is constructed.

Council Member Dawson inquired as to whether accessory buildings with accessory apartments are required to pay additional impact fees. Mr. Davis stated that if they connect to the existing utilities of the house, there are no additional impact fees. As a Board Member of the North Davis Sewer District, Council Member Dawson stated that there have been issues with this in other cities because the people living in these accessory apartments are adding additional use and impact to the system – it is comparable to having a flag lot with a separate house. Mr. Davis stated that the way the Code is written, impact fees are only paid on new connections. It would be an option for the Council to change that code as well if they felt that accessory apartments should pay for their additional impact on the systems.

Council Member Judd inquired as to whether there are restrictions on basements in accessory buildings. Mr. Davis stated that there is no language in the code that restricts basements, but he is not aware of any building permit applications being submitted for an accessory building with a basement. Council Member Judd stated that it may be something to be addressed, whether now or in the future, for residents that might get “creative.” Council Member Chatterton also suggested that it be clarified in the Code that the height is measured from the existing grade adjacent to the building so that there aren’t issues between the applicant and the City in how the height is determined.

The Council ultimately felt that it would be appropriate to increase the minimum lot size required for a 30 ft. accessory building height from 15,000 sq. ft. to 20,000 sq. ft., which is not quite a 1/2-acre, but is more than the current 1/3-acre lot size requirement, and to remove the one-story restriction. The Council also wanted to add that accessory buildings cannot be converted into or have an accessory apartment added once built – an accessory apartment has to be included in the original building permit.

Further discussion and final approval of the amended code will be held in a future meeting after a public hearing is held.

3. Discussion Regarding Setback Requirements in the R-4 Zone – Mr. Boyd Davis

Mr. Davis stated that the Council has also discussed this item extensively in past meetings, and this is a continuation of that discussion. As a brief overview, Mr. Davis stated that the R-4 zone, which allows townhouses or patio home type projects, typically have smaller setbacks than single family homes. The Council recently approved a change to the setback requirements, allowing a 20 ft. setback to the front face of the building and a 25 ft. setback to the garage. However, the Council wanted to continue the discussion on whether the 25 ft. setback to the garage would apply to all roads, or should vary based on the type of road.

There are two different townhome projects in the City, Yalecrest and Sandy Point, that have been used as examples throughout the discussion because they each contain varying types of roads. In the Yalecrest Townhomes, there are private alleys, private lanes, and public streets throughout the project. The alley at the back of the units has a 25 ft. road width (20 ft. of asphalt and 5 ft. of curb and gutter with no sidewalks) and the driveways are about 8 ft. – 9 ft. The fronts of the buildings face a public street with a standard 60 ft. road width. The private lanes are the same width of the alleys, but are very short and access only about eight units per lane. In the Sandy Point Townhouses, there is also a standard 60 ft. public street as you come into the project, with private lanes that each access between 10 to 15 units, and are the same 25 ft. road width (including curb and gutter but no sidewalk) as in the Yalecrest project. The Bluffview townhouse project that will soon be submitted for final approval contains a mix of road types as well.

Staff feels that the required setback could vary by road type, but that the Code needs to contain a clearer definition for each type of road. The proposed definitions, with some additional changes recommended by the Planning Commission, are as follows:

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

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

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

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

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

Road Type	Setback to Building	Setback to Garage
Alley	10’5’	10’5’
Private Lane	20’	20’
Private Road	20’	25’
Public Road	20’	25’

Mr. Davis clarified for Mayor Craythorne that the only difference between an alley and a private lane is that an alley provides access to the rear of the building and also have to have frontage on a public road. Mayor Craythorne inquired as to why there would be a benefit of an alley if they can just have a private lane instead. Mr. Davis stated that the advantage of an alley is that a shorter

setback is required – the alleys in the Yalecrest project have setbacks varying between 8 ft. – 10 ft. The Planning Commission’s recommendation is to require 5 ft. setbacks for alleys. Council Member Petersen inquired as to whether the frontage of an alley can be on a private lane, and Mr. Davis stated that under the proposed definitions, the alley frontage has to either be on a public road or a private road that is at least 50 ft. For example, an alley at the back of the units and a private 20 ft. lane in the front would not be allowed. In regards to the proposed reduction from 10 ft. setbacks for alleys to 5 ft. as recommended by the Planning Commission, Mr. Davis stated that a 5 ft. setback is small enough to prohibit it being used as a parking space and just be a short driveway into a garage as intended.

Mr. Davis asked the Council for their direction on whether the proposed definitions and setback requirements are acceptable and also what the limits should be on the number of units a certain road type can access.

Council Members Petersen, Chatterton, and Dawson felt that the access limit of 15 units for private lanes and alleys is appropriate. Council Member Judd raised her concern about having a unit limit and not consider the length of the road; while the traffic impact would be the same, a line of 15 units on one side of a road would have a longer road length, which would have more of an impact on garbage collection, plowing, parking, etc., than if the units were on both sides of a shorter road. She also wondered what the residents actually living in the existing townhouse projects felt about the roads in their neighborhood and what their comfort level is with each road-type.

In regards to a limit of the number of units accessed by a private road, which requires a 50 ft. road width, Council Member Petersen asked if there is currently a restriction in the code on the length of a private road. Mr. Davis stated that there is no restriction on the length of the road if there is access on both ends, but if the road comes to a dead-end, it cannot be longer than 600 ft. Council Member Petersen stated that he would be in favor of having some restriction on the number of units accessed by a private road in order to avoid the entire project having roads that are only 50 ft. wide. He suggested 30 units as the maximum that can be served by a private road. Mr. Davis stated that in talking with Layton City about their road-type restrictions, they expressed that they wished they had a limit on the maximum number of units simply because of the maintenance issues long private roads can create. In addition, Mr. Davis added that he is also concerned about the traffic impact that 50 ft. road widths can handle. He feels that it may be best to limit both the length of and number of units accessed by private road. Mr. Davis confirmed for the Council that the Code does not currently have standards on the construction of private lanes or alleys; luckily, all of these types of roads that have been built have been done under the same standards as required with private and public roads. The Council felt that language clarifying that all road types must be built to City standards should also be added.

Due to time restrictions, the Council wished to continue this discussion at the next meeting.

4. Other Items

No other items were discussed.

The Administrative Session adjourned.



**WEST POINT CITY COUNCIL
MEETING MINUTES
ELECTRONIC MEETING
NO PHYSICAL MEETING LOCATION
November 17th, 2020**

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

General Session
7:00 PM

Minutes for the General Session of the West Point City Council held via electronic Zoom Meeting in accordance with the signed November 3, 2020 Written Determination of the Mayor and Planning Commission Chair of West Point City Concerning Electronic Meeting Anchor Location. Meeting was accessible to attendees by entering Meeting ID #89007090859 at <https://zoom.us/join> or by telephone at (669) 900-6833, on November 17, 2020 at 7:00 pm with Mayor Erik Craythorne presiding.

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

EXCUSED: Council Member Kent Henderson

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

EXCUSED: Kyle Laws, City Manager

VISITORS PRESENT: Visitors able to attend electronically, no sign-in required.

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

Council Member Chatterton – None

Council Member Dawson – Provided an update on the North Davis Sewer District, stating that the District is currently working on its preliminary budget for the upcoming year.

Council Member Petersen – None

Council Member Judd – None

Mayor Craythorne – In regards to the current pandemic situation, the Davis County Health Department held their regular weekly meeting with all the County Mayors and County Commissioners the previous day, wherein they provided an update on the number of cases in the County and on the availability of a vaccine. As is the case with most of the Counties throughout the State, West Point's positive case numbers are high and continue to increase – there have been 323 positive cases in the City throughout the pandemic, and there are 54 current active cases. The DCHD also stated that there are four hospitals in Utah that currently have the vaccine on-site, ready for distribution once approval is given. The first batch of the vaccine will be given to health care workers and the second batch will hopefully be distributed to long-term care facilities. The Mayor expressed his appreciation to all the health care workers and other personnel that are working hard for our community. He stated that he was surprised and optimistic to discover that the vaccine had already been issued into Utah hospitals.

4. Communications from Staff

Mr. Davis stated that the City Hall Lighting Ceremony has been canceled due to the current health guidelines and restrictions on social gathering. Ms. Arnold added that the Child Remembrance Ceremony at the Angel of Hope statue scheduled each year for

December 6th has been canceled as well. However, the public has been invited to honor the day with their household groups at the cemetery, where luminaries will still be placed on all headstones of all the children in the cemetery and white flowers will be available for people to place upon the Angel of Hope in remembrance of their loved ones. The Mayor stated that at this point, the annual Christmas Party is still scheduled for December 11th at Warehouse 22 in Syracuse. Additionally, the Cemetery Luminary scheduled for December 18th will still be held, but the luminaries will be placed by City Staff rather than volunteers.

Mr. Davis also informed the Council that the two new positions approved in this year's budget have been filled. The new Public Works Inspector is Anthony Stone, who already worked for the City in the Public Works Department. A new Community Development Director has also been hired, and will be introduced later in the meeting.

Mayor Craythorne also wished to give the Council an update on the 800 N Road Reconstruction Project. A few years ago, Clinton and West Point Cities received some funding for the project, allowing the section down to 2500 W to be completed. He stated that this completed portion of the project looks fantastic, and thanked Clinton City for being the lead on the project. To hopefully fund the portion from 2500 W to 3000 W, West Point and Clinton jointly applied for 3rd Quarter Sales Tax money, from which the County receives about \$17 - \$18 million to distribute for road projects in cities throughout Davis County. The Mayor stated that the funding request was approved and \$2.2 million was awarded by the County to finish the remaining section. Bryce Wilcox from Clinton City has said that some of the project will begin in the spring of 2021, but they will likely wait until the end of the school year to complete the section of the project by Lakeside Elementary.

5. Citizen Comment

Emailed Comment

Michael Eastman – 630 N 5000 W: "I would like to address the winter parking ordinance. The code currently states just no on-street parking. There is no difference is three curb & gutter or not. As I think we could all agree, a person can park in their driveway up to but not over the sidewalk. I went and measured and from the inner side of the sidewalk to the asphalt is about 10 feet. That was in a couple of places in town. What I would like to propose is the ordinance to be changed to stated that where there is no curb and gutter that we could still park on the street as long as we were still 10 feet away from the asphalt. I hope this can happen."

Joelle Caruso – 457 N 3650 W: Ms. Caruso would like to comment on the Council's discussion during the Administrative Session regarding setbacks in the R-4 zone. As the Mayor suggested that the Council do in the last meeting, she visited the Yalecrest and Sandy Point projects to better visualize the different road types and road widths. In some areas in the Sandy Point development, the alleys were at the front of the house and on some streets, she was unable to turn around without having to go into someone's driveway. She stated that there were also still cars parked in the short driveways. Additionally, she witnessed a UPS driver that had to park his truck at the end of the street, on a 50 ft. road, and walk back and forth to the houses and his truck to make his deliveries. Cars also had to drive around his truck parked in the street to be able to get to their own driveways. This is an issue that she doesn't feel has been considered in the Council's discussion. She added that the Yalecrest project did not seem to have the same problems as she saw in Sandy Point, because the roads had a little more space and nobody was parked in the driveway space to their garage.

6. Update from the Davis County Sheriff's Office

This item was held at the beginning of tonight's Administrative Session.

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

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

8. Consideration of Approval of Ordinance No. 11-17-2020A, Setting the 2021 Meeting Schedule for the West Point City Council – Ms. Casey Arnold

Ms. Arnold stated that the City Council must set its Meeting Schedule each year via ordinance. The Council has historically met on the first and third Tuesday of each month, and the proposed 2021 Meeting Schedule follows that same schedule. Staff recommends approval.

The Council had no further comments or discussion.

Council Member Chatterton motioned to approve Ordinance No. 11-17-2020A

Council Member Petersen seconded the motion

The Council unanimously agreed

9. Consideration of Approval of Ordinance no. 11-17-2020B, Amending the Table of Land Use Regulations in WPCC Section 17.75.030 to Allow Open Storage for Recreational Vehicle, Boat and Trailer in the R-I/P Zone – Mr. Boyd Davis

Mr. Davis stated that Tim Gooch owns property on 1800 N and about 3900 W. His property is zoned C-C along the frontage of 1800 N and R-I-P in the rear portion. Mr. Gooch has submitted plans for storage units on the front part of the property and the concept also includes open RV storage on the industrial portion of the property. However, Staff discovered that RV storage is not actually listed as an allowed use in the industrial zone, although it has always been considered as an appropriate use for that zone. Staff proposes that open storage for recreational vehicles, boats, and trailers be added to the table of allowed uses as Item Number 23. Staff recommends approval of this amendment to the Code.

Mayor Craythorne opened the item for public hearing.

a. Public Hearing

No comments.

Council Member Petersen motioned to close the public hearing

Council Member Judd seconded the motion

The Council unanimously agreed

The Council had no further discussion on the proposed ordinance.

b. Action

Council Member Petersen motioned to approve Ordinance No. 11-17-2020B

Council Member Judd seconded the motion

Roll Call:

Council Member Petersen – Aye

Council Member Judd – Aye

Council Member Dawson – Aye

Council Member Chatterton – Aye

Council Member Henderson – Absent

The Council unanimously agreed

10. Consideration of Approval to Remove the Bartholomew Lane Subdivision Phase 3 from Warranty – Mr. Boyd Davis

Mr. Davis stated that this subdivision is located at 1600 N 3600 W and was placed on warranty on June 2, 2015. They have been on warranty longer than the one-year requirement because the landscaping of the detention pond still needed to be completed. Mr. Davis stated that they have now finished that landscaping with sod, landscape rock and the outlet of the pond and they also reinstalled the sprinkler system and it is all in very good order. Staff recommends removing Phase 3 from warranty.

Council Member Chatterton motioned to approve

Council Member Dawson seconded the motion

The Council unanimously agreed

11. Consideration of Approval of Bryn MacDonald as Community Development Director – Mayor Erik Craythorne

Mayor Craythorne stated that when this position opened, he and Mr. Laws had discussions over the quality of the applicants that may apply and if we would be able to find the right applicant that was a good fit for the City. During the interview process, the Mayor stated that Mr. Laws kept him updated on the progress and kept referencing one particular applicant that the panel really liked. Mr. Davis added that there was a great pool of qualified candidates that applied, but Mrs. MacDonald rose to the top from the beginning – each interview and interaction with her has been a great and pleasant experience. Before being offered the position at the end of the recruitment process, the Mayor stated he was able to visit with her and could see why she was the chosen the applicant. He stated that he is very excited and appreciative to welcome her to the City as the new Community Development Director. He invited Mrs. MacDonald to introduce herself to the Council.

Mrs. MacDonald stated that she is very excited to be working for West Point and that the Staff she has been able to work with and meet so far has been “awesome.” She has worked for Herriman City for close to 15 years, which has seen a huge amount of growth during her time there; when she started in 2006, the population was about 10,000 and is now at around 60,000. She looks forward to working with the City as it prepares for and goes through this period of growth in development. She stated that she is originally from Oregon and attended BYU. She and her husband have three kids and they are planning to move into or close to West Point. She again stated her excitement for the opportunity to work for West Point and other City Staff.

Mayor Craythorne stated that he has really enjoyed the opportunity to get to know Mrs. MacDonald and think that she is going to be a perfect fit for the City and brings invaluable experience to the position. The Council expressed their excitement to have Mrs. MacDonald join the City and look forward to working with her and benefitting from the professional experience that she has.

Council Member Chatterton motioned to approve Bryn MacDonald as Community Development Director
Council Member Dawson seconded the motion
The Council unanimously agreed

12. Motion to Adjourn the General Session

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

ERIK R. CRAYTHORNE, MAYOR

January 5th, 2021

CASEY ARNOLD, CITY RECORDER

January 5th, 2021



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

**WEST POINT CITY COUNCIL
MEETING MINUTES
ELECTRONIC MEETING
NO PHYSICAL MEETING LOCATION
December 1st, 2020**

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

Administrative Session

6:00 PM

Minutes for the West Point City Council Administrative Session held via electronic Zoom Meeting in accordance with the signed December 3rd, 2020 Written Determination of the Mayor and Planning Commission Chair of West Point City Concerning Electronic Meeting Anchor Location. Meeting was accessible to attendees by entering Meeting ID #81625570743 at <https://zoom.us/join> or by telephone at (669) 900-6833, on December 1, 2020 at 6:00 pm with Mayor Pro Tem Petersen presiding.

MAYOR AND COUNCIL MEMBERS PRESENT: Mayor Pro Tem Gary Petersen, Council Member Annette Judd, Council Member Andy Dawson, Council Member Kent Henderson, and Council Member Jerry Chatterton

EXCUSED: Mayor Erik Craythorne

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: Visitors able to attend electronically, no sign-in required.

1. Quarterly Financial Report – Mr. Ryan Harvey

Mr. Harvey stated that this report covers the first quarter of FY2021, July 1st – September 30th. As has been discussed in previous meetings, there was concern that sales tax revenues may be negatively impacted by the Coronavirus pandemic, but that revenue actually continued to increase during this first quarter and are well over budget. Revenues also exceed 25% in every fund except for the Capital Projects Fund, where the majority of revenue is not recognized until the fiscal year is over, and excess revenue is transferred in from the General Fund.

In regards to the General Fund, the Administrative Services Department and the Executive Department are both over 25% of their budgeted expenditures for the year, which is due to the payment for the City's insurance through the Local Government Trust being due at the beginning of the fiscal year from the Administrative Department budget and the money that has been spent on COVID-related purchases using CARES Act Funds coming from the Executive Department budget (which must be spent by December 31, 2020). All other departments in the General Fund are under 25% of their budgeted expenditures, as are all other Funds.

Council Member Dawson inquired as to whether the City has spent all of the CARES Act Funding it has received. Mr. Harvey answered that the City did not accept the third tranche of funding and only accepted the first two disbursements that totaled just over \$600,000. The City had to declare whether it would be giving money from those tranches back or if it would be using all of the funds by November 30th, and declared that all of the roughly \$600,000 would be used. Around \$400,000 has been spent or is planned to be spent by the City, and Staff has been talking with the County and School District on how to best use the remaining \$200,000 so that the money is utilized locally. The Council discussed various ideas on how to use the funds within the City and avenues for helping businesses in the City as well.

The Council thanked Mr. Harvey for his report and keeping the Council updated on the financial health of the City.

2. Discussion Regarding a Proposed Lift Station on 1800 N – Mr. Boyd Davis

Mr. Davis stated that Mike Hatch is proposing a new project on the Compton Property located at 4300 W 1800 N. The property is just east of the Hooper Canal and consists of three main parcels. Two parcels are outside of the City boundaries, and Mr. Hatch is interested in annexing those parcels into the City. However, before pursuing that annexation, he would like to discuss with the City Council a proposal for providing sewer services to the property. As it currently is not tied into the sewer system, it is very likely that a lift station or some other method will be needed to service the property. With the City not currently having a clear policy on

where and when lift stations are allowed, Mr. Hatch would like to present his proposal for the Council to consider and provide recommendations.

Mr. Hatch stated that there is a portion of this property that is going to be particularly challenging to develop as there are two different canals on each side, and also the planned route for the future West Davis Corridor running on the east side of the property. There is an existing 42" sewer trunk line to the east of the property, but the land does not have the necessary elevation to be able to flow that way, and the property west of the Hooper Canal is envisioned to run into a 36" trunk line along 5000 W, but also lacks the elevation to flow that way because it would have to go underneath the existing canal. Significant analysis of the property has been done and various options have been considered, such as running the sewer line straight south along the canal or north into the lift station in the Cranefield Subdivision, and it appears that the only way to service this particular area is through a lift station. The proposal would be to have the lift station on the west of the property near 1800 N that would run over the canal and then tie into the existing North Davis Sewer District's trunk line that is east of the property. Ideally the trunk line would run east along 1800 N through a utility right-of-way easement or some other agreement with the City and/or UDOT.

His team has been working with City Staff on how to best develop the property and some good ideas have been suggested, such as creating a trail system through the property that could potentially connect into Clinton City's Trail System. However, without a positive recommendation from the City on a lift station to service this property, development of the property really isn't able to be further pursued. Mr. Hatch added that he has discussed with City Staff the option that the lift station could be privately maintained, with a maintenance plan that the City was in agreement with, to avoid the lift station becoming the City's responsibility.

Mayor Pro Tem Petersen inquired as to what the general concept is for the development of the property. Mr. Hatch stated that there is a parcel of property on 1800 N that is shown on the General Plan as the C-C Zone, which he understands is important to the City to have. The plan for the rest of the property is to have some higher density housing bordering the Corridor and industrial areas and working west into larger, single-family lots. This will likely be a PRUD community with various amenities and open spaces, which will work well with the neighboring trail system. Mr. Hatch acknowledged that there will be some challenges in determining the access points for the development with it being so close to the proposed interchange of the West Davis Corridor on 1800 N, but he stated that they have been working with UDOT, the Hooper Canal Company, Davis County, and also the Davis School District who owns the property on the west side of the canal, to find possible solutions. He agreed with the Council that there will need to be at least two accesses into the property, but the sewer issues need to be resolved before being able to focus on those other types of issues.

Council Member Dawson inquired as to whether the sewer impact study that is currently underway will address this area. Mr. Davis stated that this area is considered in the current Sewer Master Plan, but his recommendation is that the consultants conducting the current study also review this proposal and how it will fit into the new Master Plan. The property is already part of the study area and so reviewing this proposal would not be a big redirection for the consultants. Mr. Hatch added that in the analysis that he has had done, the current location in the Master Plan for a regional lift station is not necessarily ideal and will likely change with the new study.

The Council ultimately felt that sewer study will provide some clearer direction on how to proceed with developing the property and would have further discussion on a possible private lift station for this project once that study is complete.

3. Discussion Regarding Public and Private Utilities – Mr. Boyd Davis

Due to time concerns, this item was discussed after Item 4.

Mr. Davis stated that this issue is in regards to how to best manage private utilities on private roads. Although there are currently developments in the City with private roads, the proposed Bluff View Subdivision townhouse project will be the largest in the City to consist entirely of private roads. On previous projects, such as Yalecrest, the private utilities are very short and were not as great of a concern as the utilities in the Bluff View Project, wherein they will have waterlines, sewer lines, and storm drain lines in the roads. Staff believes that with such major utility lines, it needs to be clear whether private roads equal private utilities, or if the City should oversee these public utilities, even if they are in private roads.

Staff has researched the issue and found that policies differ from city to city and utility company to utility company. After reviewing some of these policies and talking with other agencies, Staff's recommendation is that the waterline be maintained by the City while the road and other utilities be maintained by the HOA, or in the case of secondary water lines, the Davis & Weber Counties Canal Company, whose policy is that they maintain all of their lines, even if it runs in a private road. The rationale for the City maintaining the waterline is due to the following concerns:

- There is risk that the HOA could damage or contaminate the entire system.
- The HOA is not equipped to repair leaks and would likely not have the proper oversight if a contractor did the work for them.

- Private systems will have one master meter for the entire development, but it is best to have individual meters at each townhouse to maintain accountability.
- Without individual meters we are not able to shut off the water for non-payment of other services such as garbage, sewer, storm drain, etc.

Council Member Dawson expressed his opinion that one of the benefits of living in an HOA and having these private roads is that it is a collective arrangement – it shouldn't be a concern to the City if there is higher water usage by one resident than another, because the HOA is paying the bill, not only for the water, but for the other utilities as well, and those costs are being shared by the residents. The HOA could also have collective dumpsters instead of individual garbage cans if it wanted. He also feels that contamination of the water system can happen anywhere, just like it has before when an individual homeowner does a cross-connection with the secondary water line. He believes that the project could simply be looked at as an apartment building and handled in the same way. Mr. Davis stated that he understands this point of view in regards to the billing and payment of utility services, but his main concern is about the maintenance of the waterline. If there is a water leak, the HOA is likely going to call the City anyways because they don't have the ability to repair and maintain an 8 in. waterline. He stated that this is what has happened in other cities, such as Layton, where the City ends up doing the work anyways. Mayor Pro Tem Petersen suggested that there could be an agreement with the HOA that the City is to be the sole source for repairing waterlines and will charge the HOA for any costs incurred. Council Member Chatterton had a concern that the HOA may choose not to call the City about a leak or damage in order to avoid paying those costs and have it repaired by some other means – the City would likely not even know there was an issue, much less whether the work was done correctly. Council Member Henderson inquired as to what exactly the downside would be of the City maintaining ownership of the lines. Mayor Pro Tem Petersen stated that one factor would be that any costs incurred would be shared by all the residents, even though it is in a private road that really only serves the residents in this development. Mr. Laws noted that if the City did own the line and there was a water leak, the HOA would still be responsible for the work and costs in repairing the road; the City would only be responsible for the water line itself. Mr. Davis stated that this could be specifically stated in a developer's agreement so that there is no question that even if the City owns the waterline, the HOA is still responsible for maintenance and repair of the roads.

The Council would like to continue discussing this item in a future meeting.

4. Discussion Regarding Setback Requirements in the R-4 Zone – Mr. Boyd Davis

Mr. Davis stated that the Council has discussed this item extensively in past meetings, and this is a continuation of that discussion. As a brief overview, Mr. Davis stated that the R-4 zone, which allows townhouses or patio home type projects, typically have smaller setbacks than single family homes. The Council recently approved a change to the setback requirements, allowing a 20 ft. setback to the front face of the building and a 25 ft. setback to the garage. However, the Council wanted to continue the discussion on whether the 25 ft. setback to the garage would apply to all roads, or should vary based on the type of road. Staff feels that the required setback could vary by road type, but that the Code needs to contain a clearer definition for each type of road. The proposed definitions, with some additional changes recommended by the Planning Commission, and with the addition of a 30-unit limit for private roads per the Council's last discussion, are as follows:

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

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

Private Road: A private roadway with a minimum of 50' right-of-way that includes curb, gutter, and sidewalk on both sides and meets the requirements found in the public works standard drawings. Dead ends are allowed but must be provided with a dedicated turnaround at the end and shall be no longer than 600' in length. Private Roads shall not provide access to more than 30 units or lots.

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

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

Road Type	Setback to Building	Setback to Garage
Alley	5'	5'

Private Lane	20'	20'
Private Road	20'	25'
Public Road	20'	25'

Mayor Pro Tem Petersen felt that the asphalt requirement width for private lanes and alleys needs to be more specific, so that there is not any misinterpretation of the requirement that there is to be no less than 20 ft. of asphalt from curb to curb. The Council agreed with that. Council Member Dawson felt that a 5 ft. setback for alleys may be too small when it comes to having a place to put garbage cans and that 8 ft. may be a more logical number. The rest of the Council shared that same concern, and wanted to discuss adding something into the Code that requires a concrete pad or something to store garbage cans at some point in the future. However, the Council felt that 5 ft. is too small of a setback to the garage/building for an alley for other reasons as well, such as safety for kids playing or riding their bikes on the space, and that the new Code should require no less than an 8 ft. setback.

The Council will continue to discuss this item in future meetings.

5. **Other Items**

No other items were discussed.

The Administrative Session adjourned.



**WEST POINT CITY COUNCIL
MEETING MINUTES
ELECTRONIC MEETING
NO PHYSICAL MEETING LOCATION
December 1st, 2020**

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

General Session
7:00 PM

Minutes for the General Session of the West Point City Council held via electronic Zoom Meeting in accordance with the signed December 3, 2020 Written Determination of the Mayor and Planning Commission Chair of West Point City Concerning Electronic Meeting Anchor Location. Meeting was accessible to attendees by entering Meeting ID #81625570743 at <https://zoom.us/join> or by telephone at (669) 900-6833, on December 1, 2020 at 7:00 pm with Mayor Pro Tem Petersen presiding.

MAYOR AND COUNCIL MEMBERS PRESENT: Mayor Pro Tem Gary Petersen, Council Member Annette Judd, Council Member Andy Dawson, Council Member Kent Henderson, and Council Member Jerry Chatterton

EXCUSED: Mayor Erik Craythorne

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 Workers Director; and Casey Arnold, City Recorder

EXCUSED: None

VISITORS PRESENT: Visitors able to attend electronically, no sign-in required.

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

Council Member Chatterton – None

Council Member Dawson – None

Council Member Henderson – None

Council Member Judd – None

Mayor Pro Tem Petersen – None

4. Communications from Staff

Mr. Laws stated that after the City Council Meeting on December 15th, Staff would like to schedule a joint meeting with the Planning Commission for the City's Land Use Consultants, Meg Ryan and John Janson, to present their recommended Code changes and provide some training on various land use issues. All of the Council Members stated that they would be able to attend a meeting scheduled for that night after the regular Council meeting. Mr. Laws stated he would confirm that December 15th will work with the Planning Commissioners and update the Council on the exact time and means for the meeting.

Mr. Laws also welcomed Bryn MacDonald to the meeting, and stated that today marks her first official day as the City's new Community Development Director. Mr. Laws stated that all of Staff is excited to have her on board and look forward to working with her.

Mr. Laws also notified the Council that Gary Wright passed away earlier this morning. The City has worked extensively with Mr. Wright and his company, Wright Development, on projects in the City. The Council thanked him for informing them of his passing and extended their condolences.

In regards to City events, the annual Christmas Party has been canceled, and the City Hall lights are now on even though there was no City Hall Lighting Ceremony held this year. The Child Remembrance Ceremony at the Angel of Hope statue scheduled for this coming Sunday, December 6th, has also been canceled, although flowers will be provided for those who wish to honor the day and luminaries will still be placed on the resting places of the children in the cemetery. The Cemetery Luminary will still be held, although Staff will pre-place the luminaries on the headstones and allow volunteers to light them individually in order to avoid gatherings of large groups.

5. Citizen Comment

Joelle Caruso – 457 N 3650 W: In regards to the Council's earlier discussion on setbacks in the R-4 zone, Ms. Caruso stated that she agreed that 8 ft. setbacks for alleys and private lanes would be a better length than the proposed 5 ft. She also stated that she hopes the amount of traffic that will be on these private lanes is being considered, because she feels that the City should have the right to say whether something is safe or not, and not the developers right to decide based on getting their maximum density. Ms. Caruso also thanked the Council for everything that they do.

6. Youth Council Update – Emma Hamblin, Youth Council Mayor

Ms. Hamblin stated that so far this year, the Youth Council has held a retreat and kickoff celebration wherein they were able to get to know each other better and they have also put together candy bar posters that they delivered to the firefighters at the North Davis Fire District's West Point station. They have been careful to social distance during all meetings, and have Youth Council shirts and masks that they wear to all of their activities. The Youth Council is currently working with the organization Communities That Care to put together a book drive throughout Davis County.

The Council thanked Ms. Hamblin for her report and asked her to pass on their appreciation for the Youth Council and the service they give to the community; they are great representatives of the youth in West Point.

7. Consideration of Approval to Place the Sunview Estates Subdivision Phase I on Warranty – Mr. Boyd Davis

Mr. Davis stated that this is a small, six-lot subdivision located at approximately 1100 N 5000 W. All of the required improvements have been completed and Staff recommends that they be placed on one-year warranty.

The Council had no further discussion.

Council Member Judd motioned to approve placing the Sunview Estates Subdivision Phase I on Warranty

Council Member Henderson seconded the motion

The Council unanimously agreed

8. Consideration of Approval Remove the Sun Meadows Subdivision from Warranty – Mr. Boyd Davis

Mr. Davis stated this subdivision is located at 3600 W 800 N and although on the agenda for removal from warranty, Staff recommends that approval actually be tabled as it was discovered that there is still one item that needs to be completed, which is that the sidewalk has not yet been installed in front of a few lots that are under construction. Mr. Davis noted that the developer did ask him to "beg" the Council to release the subdivision from warranty, but Mr. Davis explained the City's policy that all of the required items need to be completed beforehand.

The Council had no further discussion.

Council Member Dawson motioned to table indefinitely consideration of approval to remove the Sun Meadows Subdivision from warranty

Council Member Chatterton seconded the motion
The Council unanimously agreed

9. Motion to Adjourn the General Session

Mayor Pro Tem Petersen stated that in regards to the earlier discussions in tonight's Administrative Session regarding road types and private vs. public utilities, he would like to add a suggestion that in defining the different road types, it also be specified which ones can and cannot hold public utility lines. The Council will continue the discussion and exploring this possible suggestion at the next meeting.

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

ERIK R. CRAYTHORNE, MAYOR

January 5th, 2021

CASEY ARNOLD, CITY RECORDER

January 5th, 2021