



3200 W 300 N, West Point, UT 84015
801.776.0970

WEST POINT CITY COUNCIL MEETING NOTICE & AGENDA *ELECTRONIC MEETING* March 2nd, 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 FEBRUARY 8TH, 2021 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://zoom.us/join> and entering meeting ID 880 1447 8717

- **Connect via Telephone:** Dial 1(669) 900-6833 and enter **Meeting ID:** 880 1447 8717

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

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

- **Email:** carnold@westpointcity.org
- **Subject Line:** Must be designated as "Citizen Comment – March 2, 2021 City Council Meeting"
- **Email Body:** Must include First & Last Name and Address and a succinct statement of your comment.

ADMINISTRATIVE SESSION

6:30 PM – OPEN TO THE PUBLIC

1. **Discussion Regarding the West Point Arts Council** – Mr. Kyle Laws pg. 4
2. **Discussion Regarding the Harvest Fields Subdivision Phases 5 & 6** – Mrs. Bryn MacDonald pg. 6
3. **Discussion Regarding Request to Simultaneously Develop Wildfire Estates Subdivision Phases 2 & 3** – Mrs. Bryn MacDonald pg. 17
4. **Other Items**

GENERAL SESSION

7:00 PM – OPEN TO THE PUBLIC

1. **Call to Order**
2. **Prayer** (Please contact the City Recorder to request meeting participation by offering a prayer or inspirational thought)
3. **Communications and Disclosures from City Council and Mayor**
4. **Communications from Staff**
5. **Citizen Comment** (If you wish to make comment to the Council, you are encouraged to email your comments prior to the meeting using the instructions above. If you have joined the electronic meeting, use the "raise hand" icon if on a computer or dial *9 to indicate that you would like to make a comment. When it is your turn, the meeting host will unmute you. Please do not repeat positions already stated. Item Public comment is a time for the Council to receive new information and perspectives)
6. **Update from the Davis County Sheriff's Office**
7. **Consideration of Approval of the February 2nd, 2021 West Point City Council Meeting Minutes** pg. 45
8. **Consideration of Approval of the February 16th, 2021 West Point City Council Meeting Minutes** pg. 55
9. **Consideration of Final Approval of the Sunview Estates Subdivision Phase 2** – Mrs. Bryn MacDonald pg. 18
10. **Consideration of Approval of the Elevations for the Murray Place Subdivision** – Mrs. Bryn MacDonald pg. 25
11. **Consideration of Final Approval of Harvest Fields Subdivision Phases 5 & 6** – Mrs. Bryn MacDonald pg. 6
12. **Consideration of Approval of Resolution No. 03-02-2021A, Approving an Interlocal Agreement with Davis County for Election Services** – Ms. Casey Arnold pg. 34
13. **Motion to Adjourn the General Session**

Posted this day 26th day of February, 2021


CASEY ARNOLD, CITY RECORDER

TENTATIVE UPCOMING ITEMS

Date: **03/16/2021**

Administrative Session – 6:00 pm

General Session – 7:00 pm

1. Youth Council Update
 2. West Point City Youth Council Essay Contest Winners – Mayor Erik Craythorne
 3. Consideration of Approval of the Minutes from the January 29th, 2021 West Point City Council Visioning Session
 4. Consideration of Approval of the Harvest Fields Subdivision Phases 5 and 6 – Mrs. Bryn MacDonald
 5. Consideration of Approval of Resolution No. 03-16-2021A, Approving a Payback Agreement for the Sunview Estates Subdivision – Mr. Boyd Davis
 6. Consideration of Approval of Request to Simultaneously Develop Wildfire Estates Subdivision Phases 2 and 3 – Mrs. Bryn MacDonald
-

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**

Administrative Session – 6:00 pm

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

General Session – 7:00 pm

1. Youth Council Update
2. Consideration of Approval of Resolution No. 06-01-2021A, Approving the FY2022 Tentative Budget – Mr. Ryan Harvey
 - a. Public Hearing
 - b. Adoption

CDRA – 7:30 pm

1. Consideration of Approval of R06-01-2020A, Approving the FY2022 Tentative Budget for the CDRA of West Point City – Mr. Ryan Harvey
 - a. Public Hearing
 - b. Adoption
-

Date: **06/15/2021**

Administrative Session – 6:00 pm

1. Discussion Regarding the FY2022 Final Budget and 2021 Property Tax Rate for West Point City and All Related Agencies – Mr. Ryan Harvey

General Session – 7:00 pm

CDRA – 7:00 pm

2. Consideration of Approval of R06-15-2020A, Approving the FY2022 Final Budget for the CDRA of West Point City – Mr. Ryan Harvey
 - a. Public Hearing
 - b. Adoption



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

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

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

AUGUST

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

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

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
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SEPTEMBER

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

MARCH

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

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

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

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

NOVEMBER

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

MAY

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

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	

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

*UPDATED AS OF December 1, 2020

City Council Staff Report



Subject: Discussion of a Proposed West Point Arts Council
Author: Kyle Laws
Department: Executive
Date: June 2, 2020

Background

Back in June 2020, the City Council discussed the proposal and possibility of an Arts Council. At that meeting we talked about potential activities and events that could fall under the Arts Council. Much of the discussion centered around how the organization would be established (i.e., as its own entity or under the City). Staff was tasked with researching how others have established their Councils and to gather more information on funding, participation and structure. Mrs. Randee Bereece and another resident were also in attendance at the meeting are the ones behind the push and suggestion to establish a West Point Arts Council.

Analysis

Over the last few months, Staff has obtained more information from Syracuse City. Mrs. Bereece has also received some additional information from Clinton, Syracuse and Clearfield.

Syracuse Arts Council

- Syracuse has established their council under the city umbrella. It has a volunteer Board of Directors (all appointed by the City Council).
- The City provides a budget of between \$3,000 and \$5,000 each year, however they bring in about \$20,000 per year from donations and sponsorships.
- There is some preference from city officials for them to be their own organization, but it is recognized that it couldn't start out this way. In order for it to be successful, it is believed that being under the city umbrella is needed.
- Bylaws are adopted by the City Council and are in a section in the Syracuse City Code.

Clinton Arts Council

- Clinton has established their council in 2010 under a 501(c)3 created by the city and that is shared with Fire, Police, and Parks.
- The city provides no funding, but allows use of the Rec room. Rec staff helps put things together and advertise.
- They mentioned they have a hard time getting people on the board to commit

Clearfield Arts Council

- Clearfield has established their council under a 501(c)3 created by the city.
- Established originally by some residents as an "arts committee" working with the Parks & Recreation Department. about 7 years ago a part-time director position was created.
- They have a full-time arts director.

It seems like some of these councils struggle more than others, but have been around for several years. The year 2020 was not good for them as they were extremely limited in what they could do.

If the West Point Arts council is a favorable idea to the City Council, the next steps would be to ask Mrs. Bereece to reach out to the community through a survey to gauge interest, with support from the City.

Recommendation

No action is required at this time. This is for discussion purposes only. However, Staff would like feedback and direction from the Council on how to move forward with this idea of an Arts Council.

Significant Impacts

There are no significant impacts at this time that we are aware of. We like to see the creativity of our residents and the ideas that arise to further unite our residents and community.

Attachments

None

Planning Commission Staff Report

Subject: Final Plat – Harvest Fields PRUD Phases 5 & 6
Author: Bryn MacDonald
Department: Community Development
Date: March 2, 2021

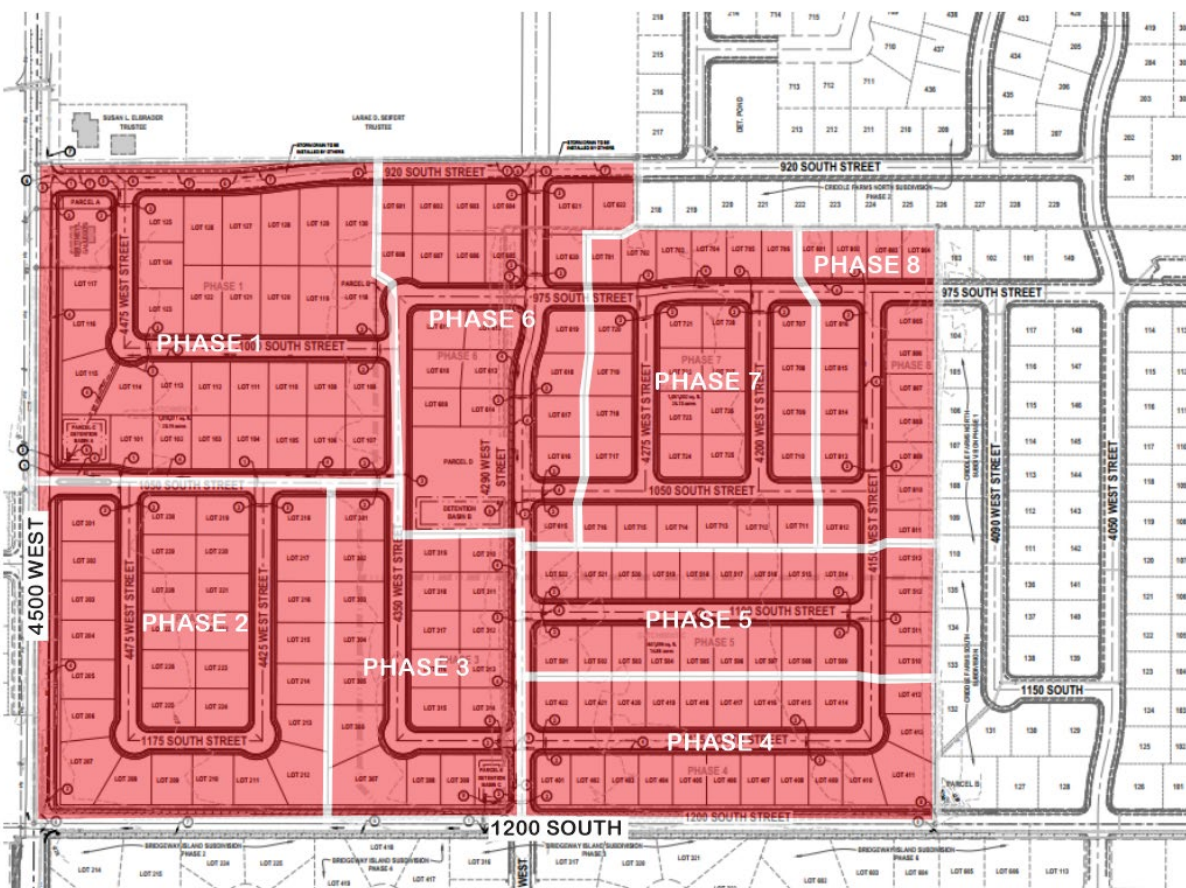


Background

Capital Reef Management LLC is seeking Final Plat approval for Phases 5 & 6 of the Harvest Fields PRUD Subdivision. This development is located at approximately 1200 South 4500 West. During the meeting held on February 2, 2021 the City Council approved the applicants request to start the approval process for Phases 5 & 6 while Phases 3 and 4 are in construction. Phases 5 & 6 are located within the R-2 PRUD and consist of a combined total of 44 lots ranging from 8,400 to 11,000 square foot lots.

Analysis

Staff has reviewed the submitted plans and has provided feedback to the developer and project engineer. All of the items that are required prior to final plat have been addressed, including the required approval letters. Shown below is a map of the phasing plan of the Harvest Fields development.



The table below reflects the details of each phase:

Phase	Zone	Min Lot Size	Number of Lots	Lot Size
5	R-2	8,000 sqft	22	8,400 – 10,409 sqft
6	R-2	8,000 sqft	22	8,019 – 11,041 sqft

Recommendation

Staff recommends approval of Phases 5&6 in tonight's General Session.

Significant Impacts

None

Attachments

Plans, Application, Engineer & Planner Comments & Response Comments

811

Know what's below.
Call before you dig.

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

BENCHMARK

CENTER QUARTER CORNER OF SECTION 7,
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4227.23'

THE COTTAGES PHASE 5 AND ASPIRE PHASE 6 AT HARVEST FIELDS

1300 SOUTH 4500 WEST
WEST POINT CITY, UTAH

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
December 1, 2020

INDEX OF DRAWINGS

1 OF 2	THE COTTAGES AT HARVEST FIELDS PHASE 5 PLAT
2 OF 2	THE COTTAGES AT HARVEST FIELDS PHASE 5 PLAT
1 OF 2	ASPIRE AT HARVEST FIELDS PHASE 6 PLAT
2 OF 2	ASPIRE AT HARVEST FIELDS PHASE 6 PLAT
C-001	GENERAL NOTES
C-100	OVERALL SITE PLAN
C-101	SITE PLAN
C-102	SITE PLAN
C-200	OVERALL GRADING/DRAINAGE PLAN
C-201	GRADING/DRAINAGE PLAN
C-202	GRADING/DRAINAGE PLAN
C-300	OVERALL UTILITY PLAN

C-301	UTILITY PLAN
C-302	UTILITY PLAN
C-400	OVERALL EROSION CONTROL PLAN
PP-1	920 SOUTH STREET PLAN AND PROFILE
PP-2	4290 WEST STREET PLAN AND PROFILE
PP-3	4290 WEST STREET PLAN AND PROFILE
PP-4	975 SOUTH STREET PLAN AND PROFILE
PP-5	1100 SOUTH STREET PLAN AND PROFILE
PP-6	1100 SOUTH STREET PLAN AND PROFILE
PP-7	1050 SOUTH STREET PLAN AND PROFILE
PP-8	4150 WEST STREET PLAN AND PROFILE
C-500	DETAILS

NOTICE TO CONTRACTOR

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

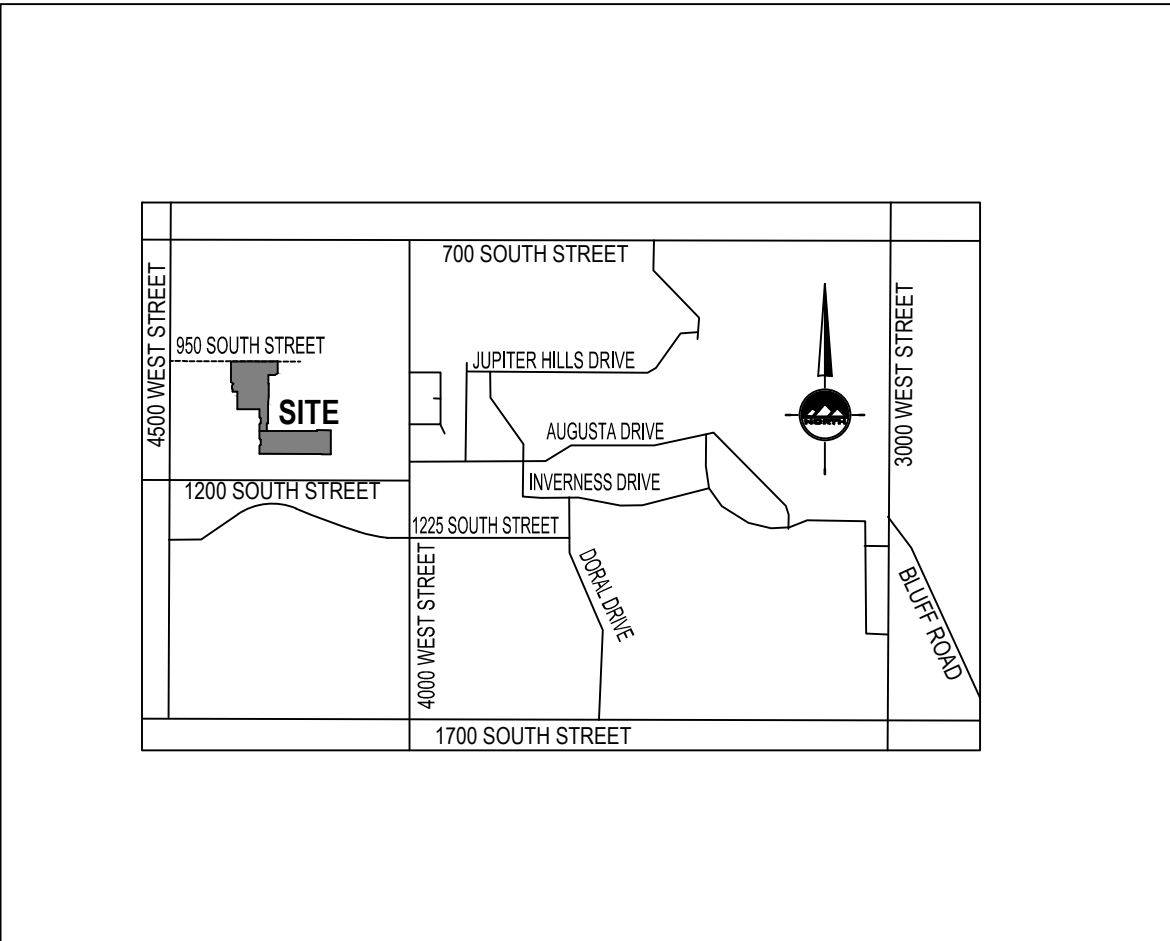
CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR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

NOTICE TO DEVELOPER/CONTRACTOR

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

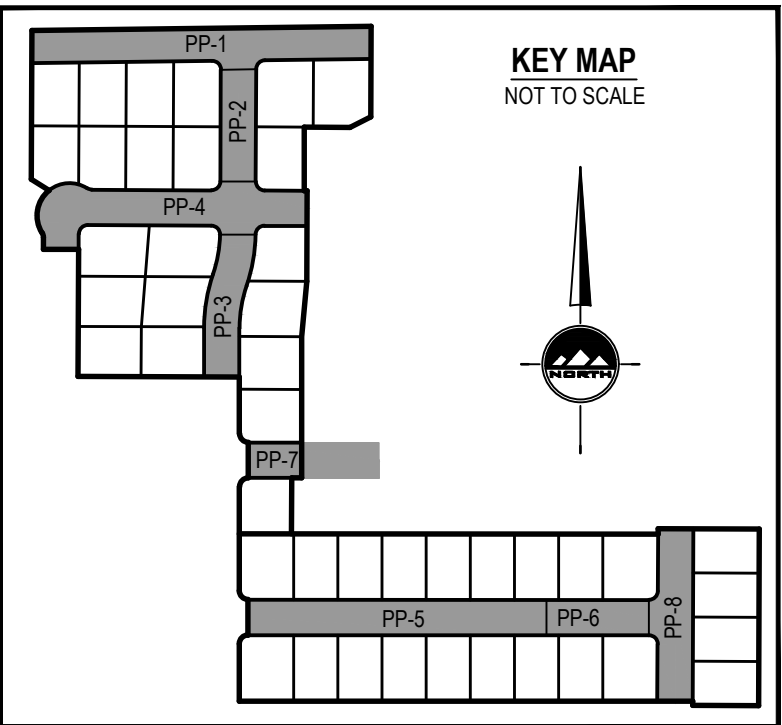
UTILITY DISCLAIMER

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



GENERAL NOTES

- ALL WORK SHALL CONFORM TO WEST POINT CITY STANDARDS & SPECIFICATIONS, AND WHERE APPLICABLE DAVIS AND WEBER CANAL COMPANY STANDARDS AND SPECIFICATIONS, HOOPER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS AND HOOPER IRRIGATION COMPANY STANDARDS AND SPECIFICATIONS.
- CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



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

CONTACT:
BRAD FROST
PHONE: 801-564-3898

THE COTTAGES PHASE 5 AND ASPIRE
PHASE 6 AT HARVEST FIELDS

1200 SOUTH 4500 WEST
WEST POINT, UTAH

PROFESSIONAL ENGINEER
No. 1024838-2302
12-1-2020
JAMES S. STONE
STATE OF UTAH

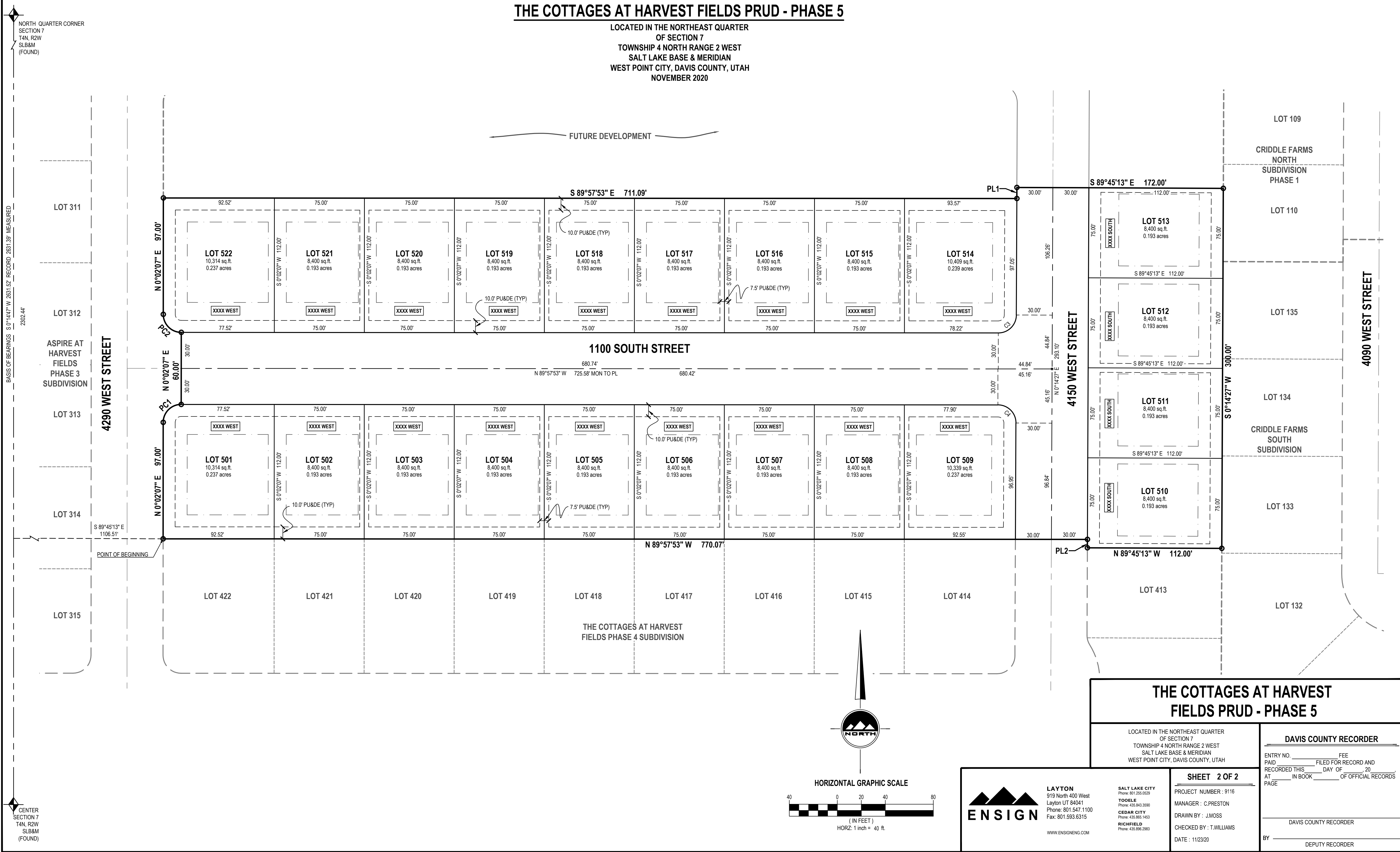
NO. DATE REVISION BY
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COVER

PROJECT NUMBER 9116 PRINT DATE 12/1/20
DRAWN BY J.MOSS CHECKED BY C.PRESTON
PROJECT MANAGER C.PRESTON

THE COTTAGES AT HARVEST FIELDS PRUD - PHASE 5

LOCATED IN THE NORTHEAST QUARTER
OF SECTION 7
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
WEST POINT CITY, DAVIS COUNTY, UTAH
NOVEMBER 2020



LOCATED IN THE NORTHEAST QUARTER
OF SECTION 7
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
WEST POINT CITY, DAVIS COUNTY, UTAH
NOVEMBER 2020



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 ASPIRE AT HARVEST FIELDS PRUD - PHASE 6, 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.

Contains: 299548 square feet or 6.877 acres.

We(I) the undersigned owner(s) of the above described tract of land, do hereby set apart and subdivide the same into lots and streets as shown hereon and name said tract:

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 dedicate a perpetual right and easement over, upon and under the lands designated heron as public utility and drainage easements.

LOCATED IN THE NORTHEAST QUARTER OF SECTION 7 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		

2. LOTS ARE ZONED R-2
A. FRONT YARD SETBACK IS 25'
B. REAR YARD SETBACK IS 20'
C. SIDE YARD SETBACK IS 5' TOTAL
D. CORNER LOT SIDE YARD SETBACK IS 20' STREET SIDE
3. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PUDE) ARE 10' FRONT, 7.5' SIDE (TOTAL) AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
4. 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 PLAN 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 REMOVE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUDE THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUDE AT THE LOT OWNERS EXPENSE, OR THE UTILITY MAY REMOVE ANY STRUCTURES WITHIN THE PUDE AT ANY TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUDE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUDE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUDE.
5. PROTECT ALL EXISTING STREET CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY CURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS
6. 5/8" X 2" REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS AND FRONT LOT CORNERS WILL BE MARKED WITH A NAIL OR RIVET AT THE EXTENSION IN THE CURB.
7. ASPIRE AT HARVEST FIELDS PHASE 5 IS LOCATED IN LAND DRAIN ZONE C. FOUNDATION DRAINS AND SUMP PUMPS OR A LAND DRAIN ARE REQUIRED FOR ALL BASEMENTS

	SECTION CORNER
	EXISTING STREET MONUMENT
	PROPOSED STREET MONUMENT
	SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENGIN. ENG. & LAND SURV."
	PU&DE = PUBLIC UTILITY & DRAINAGE EASEMENT
	EASEMENTS
	BUILDABLE AREA (SEE GENERAL NOTE 1)

LINE TABLE			CURVE TABLE					
LINE	BEARING	LENGTH	CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PL1	S63°09'27"W	39.45'	PC1	15.00'	23.56'	90°00'00"	N45°02'07"E	21.21'
PL2	S89°45'13"E	4.85'	PC2	15.00'	23.56'	90°00'00"	N45°57'53"W	21.21'
PL3	N89°57'53"W	16.97'	PC3	15.00'	8.47'	32°20'27"	N11°55'26"W	8.35'
PL4	N0°14'47"E	19.89'	PC4	55.00'	80.10'	83°26'42"	N9°37'44"E	73.21'
PL5	N88°00'51"W	35.71'	C5	15.00'	23.31'	89°02'58"	S44°46'16"W	21.04'
L6	S32°35'11"W	55.00'	C6	15.00'	23.40'	90°00'00"	S44°45'13"E	21.21'
L7	N57°54'23"E	55.00'	C7	15.00'	23.40'	89°23'50"	S45°32'52"W	21.10'
L8	N44°45'13"W	20.00'	C8	280.00'	80.26'	16°25'22"	N9°03'38"E	79.98'
			C9	280.00'	8.52'	14°44'36"	N18°08'37"E	8.52'
			C10	280.00'	88.78'	18°09'58"	N9°55'56"E	88.40'
			C11	220.00'	72.88'	18°58'48"	S9°31'31"W	72.55'
			C12	280.00'	1.80'	0°22'09"	S0°13'11"W	1.80'
			C13	280.00'	86.40'	17°40'48"	S9°14'40"W	86.06'
			C14	280.00'	4.55'	0°55'51"	S18°32'59"W	4.55'
			C15	280.00'	92.75'	18°58'48"	S9°31'31"W	92.33'
			C16	220.00'	68.74'	17°54'05"	N10°03'52"E	68.46'
			C17	15.00'	23.79'	90°52'03"	N44°19'12"W	21.37'
			C18	15.00'	23.56'	90°00'00"	S45°14'47"W	21.21'
			C19	55.00'	52.83'	55°02'08"	S78°52'09"W	50.82'
			C20	55.00'	15.55'	16°11'58"	N65°30'48"W	15.50'
			C21	55.00'	148.48'	154°40'48"	S45°14'47"W	107.33'
			C22	15.00'	8.47'	32°20'24"	S73°35'01"E	8.35'
			C23	15.00'	23.56'	90°00'00"	N45°14'47"E	21.21'
			C24	15.00'	23.81'	90°57'02"	N45°13'44"W	21.39'
			C25	250.00'	81.89'	18°46'08"	S9°37'51"E	81.53'
			C26	250.00'	3.78'	0°52'03"	S0°40'48"W	3.78'
			C27	250.00'	78.11'	17°54'05"	S10°03'52"W	77.79'
			C28	250.00'	82.82'	18°58'48"	S9°31'31"W	82.44'

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 _____
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

STATE OF UTAH)
County of Davis) 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

SURVEY RECORDING DATA

DATE: _____
: _____
DRAWING No. _____
: _____

 LAYTON 919 North 400 West Layton UT 84041 Phone: 801.547.1100 Fax: 801.593.5315 WWW.ENSIGNENG.COM	SALT LAKE CITY Phone: 801.225.0029 TOOELE Phone: 435.843.3990 CEDAR RAPIDS Phone: 435.980.1503 RICHLAND Phone: 435.896.2983	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	SHEET 1 OF 2 PROJECT NUMBER : 9116 MANAGER : C.PRESTON DRAWN BY : J.MOSS CHECKED BY : T.WILLIAMS DATE : 11/23/20	RECORDED THIS _____ DAY OF _____, 20____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS PAGE _____ DAVIS COUNTY RECORDER BY _____ DEPUTY RECORDER
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LOCATED IN THE NORTHEAST QUARTER
OF SECTION 7
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
WEST POINT CITY, DAVIS COUNTY, UTAH
NOVEMBER 2020



GENERAL NOTES

- 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.
- 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.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
- CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
- UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (95% DENSITY PER ASTM D-1557) SUB GRADE.
- ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
- 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.
- 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.
- 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.
- NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
- 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.
- 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.
- CONTRACTOR TO LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON- OR OFF-SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION, AND THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 30 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO POTHOLE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDBABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- 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.
- 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.
- 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.
- 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.
- 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.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
- ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN THE CITY RIGHT-OF-WAY.
- CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
- 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

- 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.
- 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.
- 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.
- 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.
- TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 02320 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILL EXCAVATIONS IS 6-INCHES.
- 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.
- 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.
- 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.
- ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- 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, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. 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.
- CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
- 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.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- 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.
- 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.
- 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 CANNOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THERE SHALL BE A MINIMUM 18" VERTICAL SEPARATION BETWEEN THE PIPES.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.
- ALL WORK ON THE SECONDARY WATER SYSTEM SHALL BE IN ACCORDANCE WITH THE DAVIS AND WEBER COUNTIES CANAL COMPANY STANDARDS AND SPECIFICATIONS. THE DEVELOPER WILL ACQUIRE THE SECONDARY WATER METERS, AMI, ETC AND DELIVER TO THE DAVIS AND WEBER COUNTIES CANAL COMPANY. THE DAVIS AND WEBER COUNTIES CANAL COMPANY WILL LATER INSTALL THEM WHEN THE HOMEOWNER REQUESTS SERVICE. STANDARD DETAILS AND SPECIFICATIONS WILL BE PROVIDED TO THE CONTRACTOR AT THE PRE-CONSTRUCTION MEETING.
- CONSTRUCTION OF ALL CULINARY WATER FACILITIES SHALL BE THE STANDARDS OF THE HOOPER WATER IMPROVEMENT DISTRICT. A COPY OF SAID STANDARDS MAY BE OBTAINED BY CALLING 801-985-1991. THE HOOPER WATER IMPROVEMENT DISTRICT SHALL BE NOTIFIED AT LEAST 24 HOURS BEFORE ANY PRE-CONSTRUCTION MEETINGS AND/OR THE COMMENCEMENT OF ANY CONSTRUCTION.

TRAFFIC CONTROL AND SAFETY NOTES

- TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
- NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
- 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.
- 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.
- 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.
- TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
- 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.
- THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
- 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

- 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.
- 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.
- 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

- 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.
- 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.)
- 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.
- ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
- THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
- 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.
- THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
- 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.
- 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.
- 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.
- 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.
- ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- 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.
- 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
BOP	BOTTOM OF POND
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
DIP	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
HC	HANDICAP
HP	HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MH	MANHOLE
IJ	MECHANICAL JOINT
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NIC	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	SIDEWALK
SWL	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TGC	TOP OF GRATE
TOA	TOP OF ASPHALT
TCC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOP	TOP OF POND
TOS	TOP OF STEP
TOW	TOP OF WALL
TYP	TYPICAL
VC	VERTICAL CURVE
WIL	WALL INDICATOR VALVE
WL	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
	EXISTING REBAR AND CAP		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		

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

SALT LAKE CITY
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CEDAR CITY
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CONTACT:
BRAD FROST
PHONE: 801-664-3888

THE COTTAGES PHASE 5 AND ASPIRE
PHASE 6 AT HARVEST FIELDS
1200 SOUTH 4500 WEST
WEST POINT, UTAH



NO.	DATE	REVISION	BY
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GENERAL NOTES

PROJECT NUMBER 9116	PRINT DATE 12/12/20
DRAWN BY J.MOSS	CHECKED BY C.PRESTON
PROJECT MANAGER C.PRESTON	

C-001

APPROVED FOR CONSTRUCTION

BY: CITY ENGINEER DATE: _____

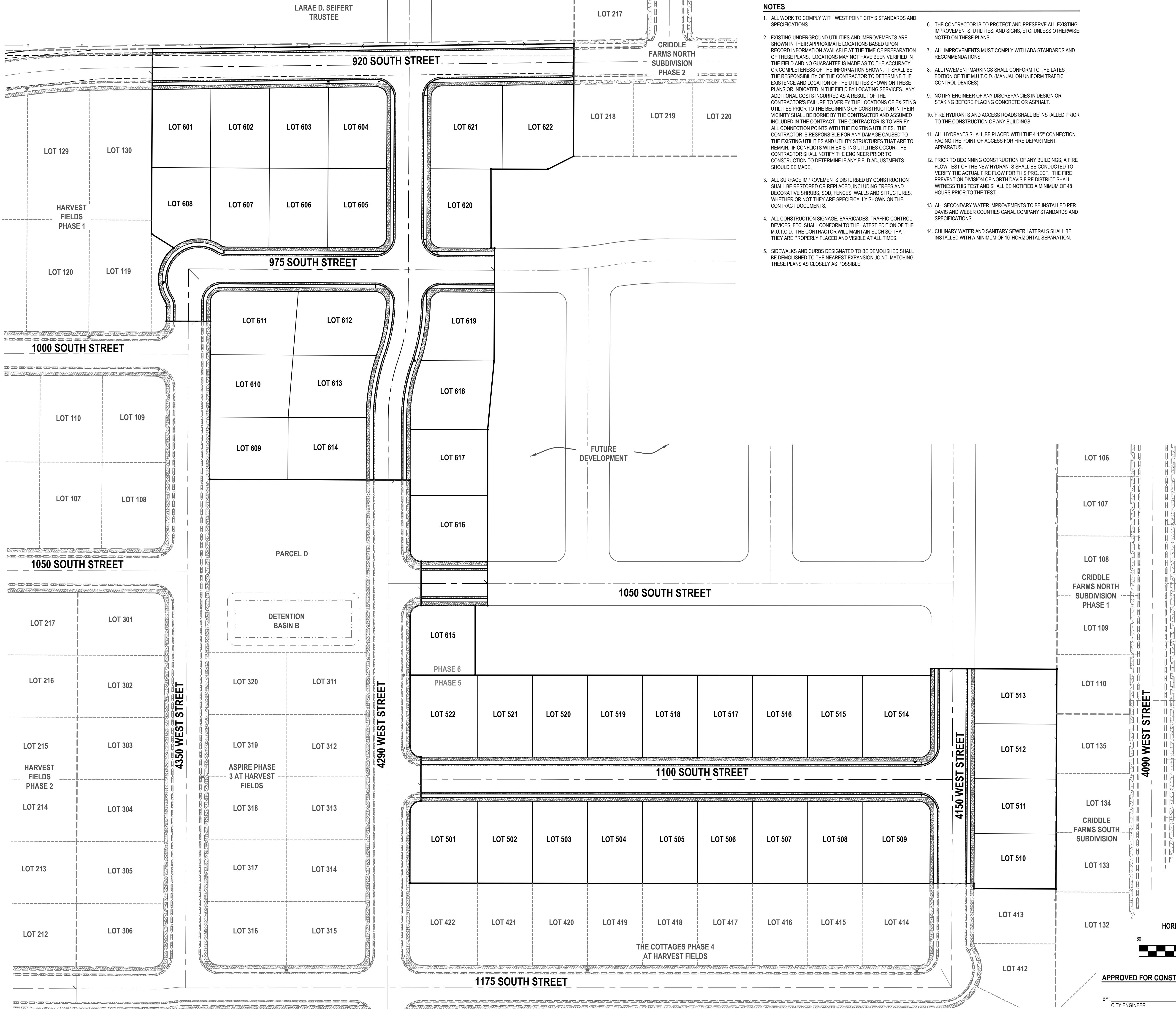
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BENCHMARK

CENTER QUARTER CORNER OF SECTION 7,
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ELEV = 4227.23'



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EN SIGN

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WEST POINT, UTAH

PROFESSIONAL ENGINEER

No. 10224838-202

12-1-2020

STATE OF UTAH

JAMES MOSS

NO. DATE REVISION BY

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OVERALL SITE PLAN

PROJECT NUMBER
9116

PRINT DATE
12/1/20

DRAWN BY
J.MOSS

CHECKED BY
C.PRESTON

PROJECT MANAGER
C.PRESTON

C-100

811

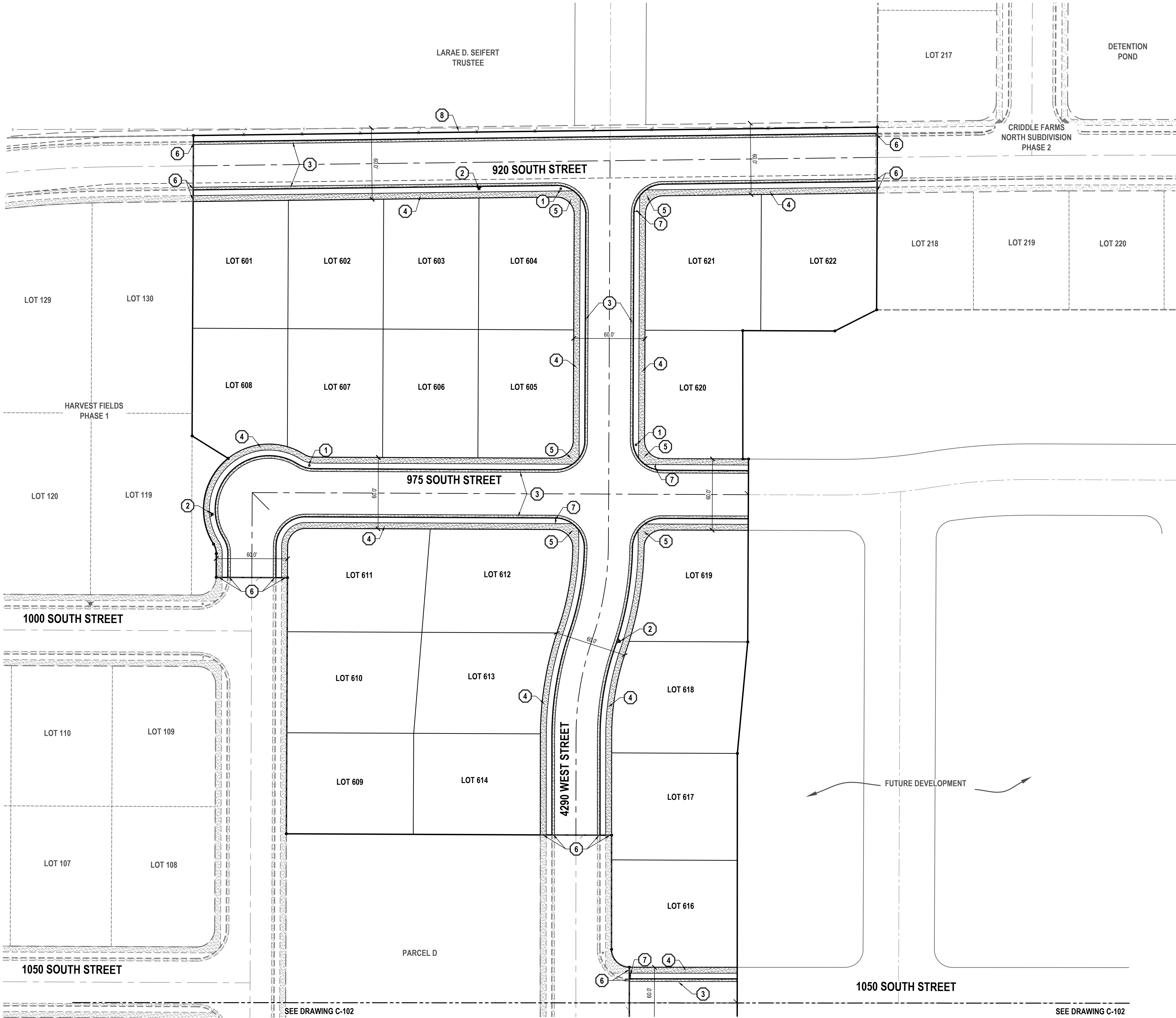
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- SCOPE OF WORK:
- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1

INSTALL STREET LIGHT PER WEST POINT CITY STANDARDS
- 2

INSTALL FIRE HYDRANT AND VALVE PER HOOPER WATER IMPROVEMENT DISTRICT 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 6" VINYL FENCE PER WEST POINT CITY STANDARDS AND SPECIFICATIONS

APPROVED FOR CONSTRUCTION

BY: CITY ENGINEER DATE:

EN SIGN

THE STANDARD IN ENGINEERING

LAYTON

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No. 1026838-2020
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JAMES J. SMITH
STATE OF UTAH

NO. DATE REVISION BY

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SITE PLAN

PROJECT NUMBER 9116 PRINT DATE 12/1/20
DRAWN BY J.MOSS CHECKED BY C.PRESTON
PROJECT MANAGER C.PRESTON

C-101

West Point City Council

15

March 2, 2021

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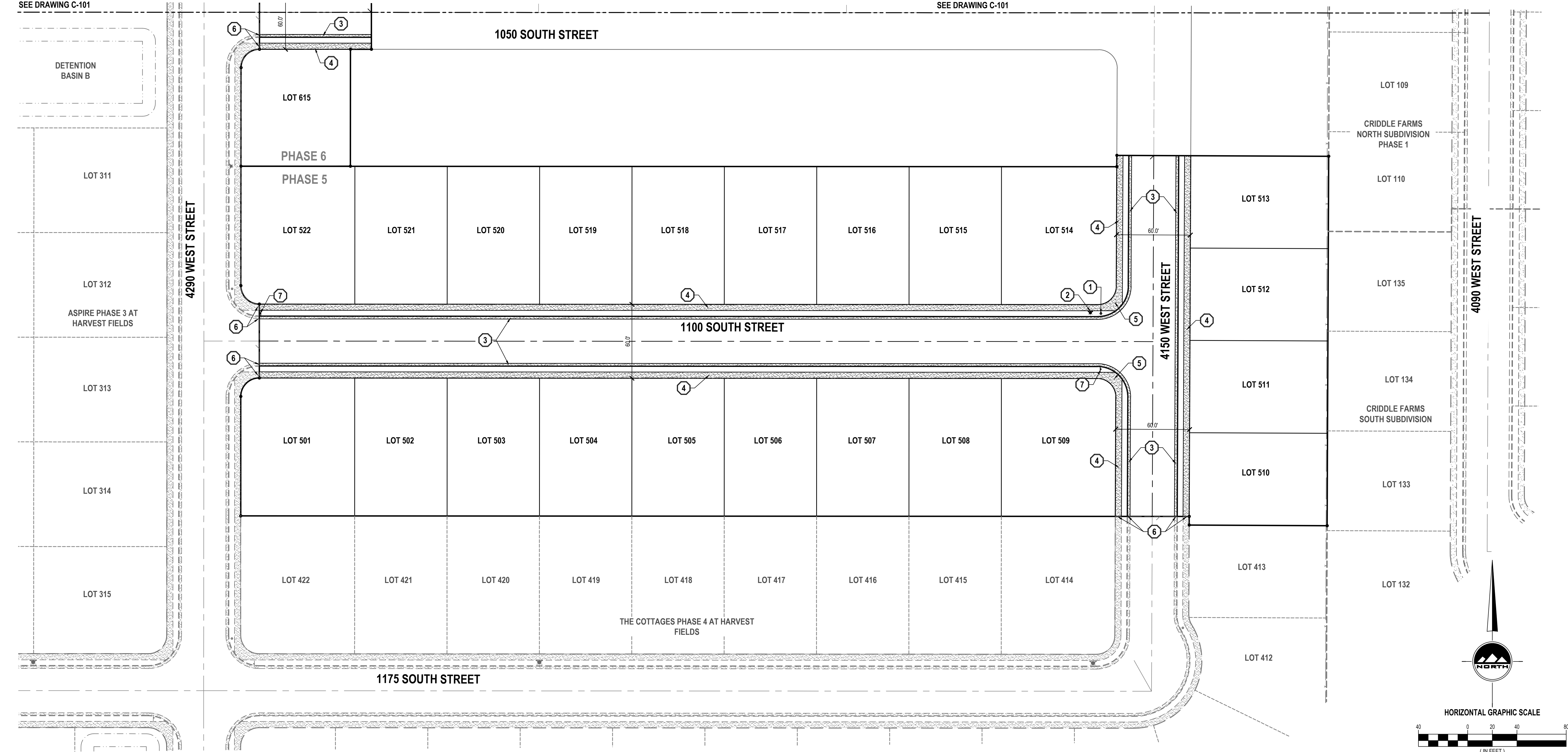
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2. INSTALL FIRE HYDRANT AND VALVE PER HOOPER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
3. INSTALL 2.5" TYPE "A" CURB & GUTTER PER APWA PLAN # 205 (TYP)
4. INSTALL 5' SIDEWALK PER APWA PLAN # 231 (TYP)
5. INSTALL HANDICAP ACCESSIBLE RAMP PER ADA STANDARDS AND SPECIFICATIONS
6. MATCH EXISTING IMPROVEMENTS
7. INSTALL STOP SIGN AND STREET SIGN
8. INSTALL 6" VINYL FENCE PER WEST POINT CITY STANDARDS AND SPECIFICATIONS



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

CONTACT:
BRAD FROST
PHONE: 801-564-3898

THE COTTAGES PHASE 5 AND ASPIRE
PHASE 6 AT HARVEST FIELDS
1200 SOUTH 4500 WEST
WEST POINT, UTAH

PROFESSIONAL ENGINEER

No. 1024838-202

12-1-2020

JAMES J. SMITH

STATE OF UTAH

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

SITE PLAN

PROJECT NUMBER
9116

DRAWN BY
J.MOSS

PROJECT MANAGER
C.PRESTON

PRINT DATE
12/1/20

CHECKED BY
C.PRESTON

C-102

City Council Staff Report

Subject: Wildfire Phases 2 and 3
Author: Bryn MacDonald
Department: Community Development
Date: March 2, 2021



Background

The applicant is seeking an exception from the City Council to receive Final Plat approval for Phase 3 of the Wildfire subdivision located at approximately 50 South 4500 West. Phase 3 is 19 lots. 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 December, 2018. Phase 1 was granted final plat approval in March, 2019. Phase 2 was granted final plat approval in August 2020. 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...

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

The applicant is now seeking an exception to allow phase 3 be constructed at the same time as phase 2.

Recommendation

This item is on for discussion only. No action is needed at this time. Staff recommends approving the exception to allow Wildfire to simultaneously develop phases 2 and 3.

Significant Impacts

There are no significant impacts to this project.

Attachments

- A. Request from applicant
- B. Phasing Plan

City Council Staff Report

Subject: Sunview Estates PRUD Subdivision Phase 2
Author: Bryn MacDonald
Department: Community Development
Date: March 2, 2021



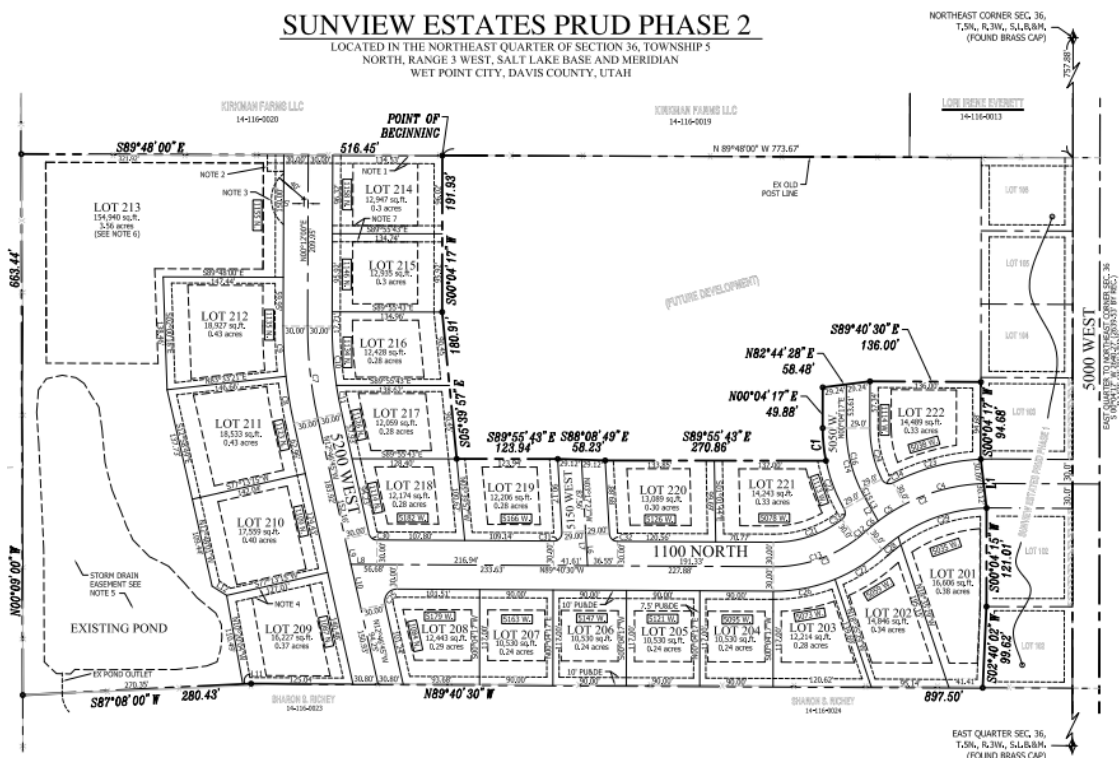
Background

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. All of the 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 reviewed by all applicable departments and agencies. 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. Engineering has now reviewed and approved the plans.

Recommendation

Staff recommends approval of the Final Plat for the Sunview Estates PRUD subdivision Phase 2.

Significant Impacts

There are no significant impacts to this project.

Attachments

- A. Plans
- B. Application

CIVIL ENGINEERING

LAND PLANNING

LAND SURVEYING

STRUCTURAL ENGINEERING

CIVIL ENGINEERING

LAND PLANNING

LAND SURVEYING

STRUCTURAL ENGINEERING

CIVIL ENGINEERING

LAND PLANNING

LAND SURVEYING

SUNVIEW SUBDIVISION 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.

CIVIL ENGINEERING

LAND PLANNING

LAND SURVEYING

STRUCTURAL ENGINEERING

CIVIL ENGINEERING

LAND PLANNING

LAND SURVEYING

STRUCTURAL ENGINEERING

CIVIL ENGINEERING

LAND PLANNING

LAND SURVEYING

West Point City Council

20

March 2, 2021

PINNACLE

Engineering & Land Surveying, Inc.

Layton • West Bountiful • Mount Pleasant • St. George
2770 North 350 West, Suite #108
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

SUNVIEW ESTATES PRUD PHASES 2 & 3

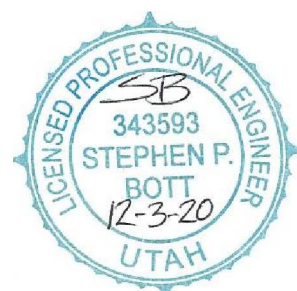
COVER SHEET

FOR: MARK THAYNE

1000 NORTH 5000 WEST

WEST POINT, UT

13-076



343593
STEPHEN P. BOTT
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

SPB

12/02/20

SIF

CALL BLUESTAKES

1-800-662-4111



AT LEAST
48 HOURS
BEFORE
DIGGING

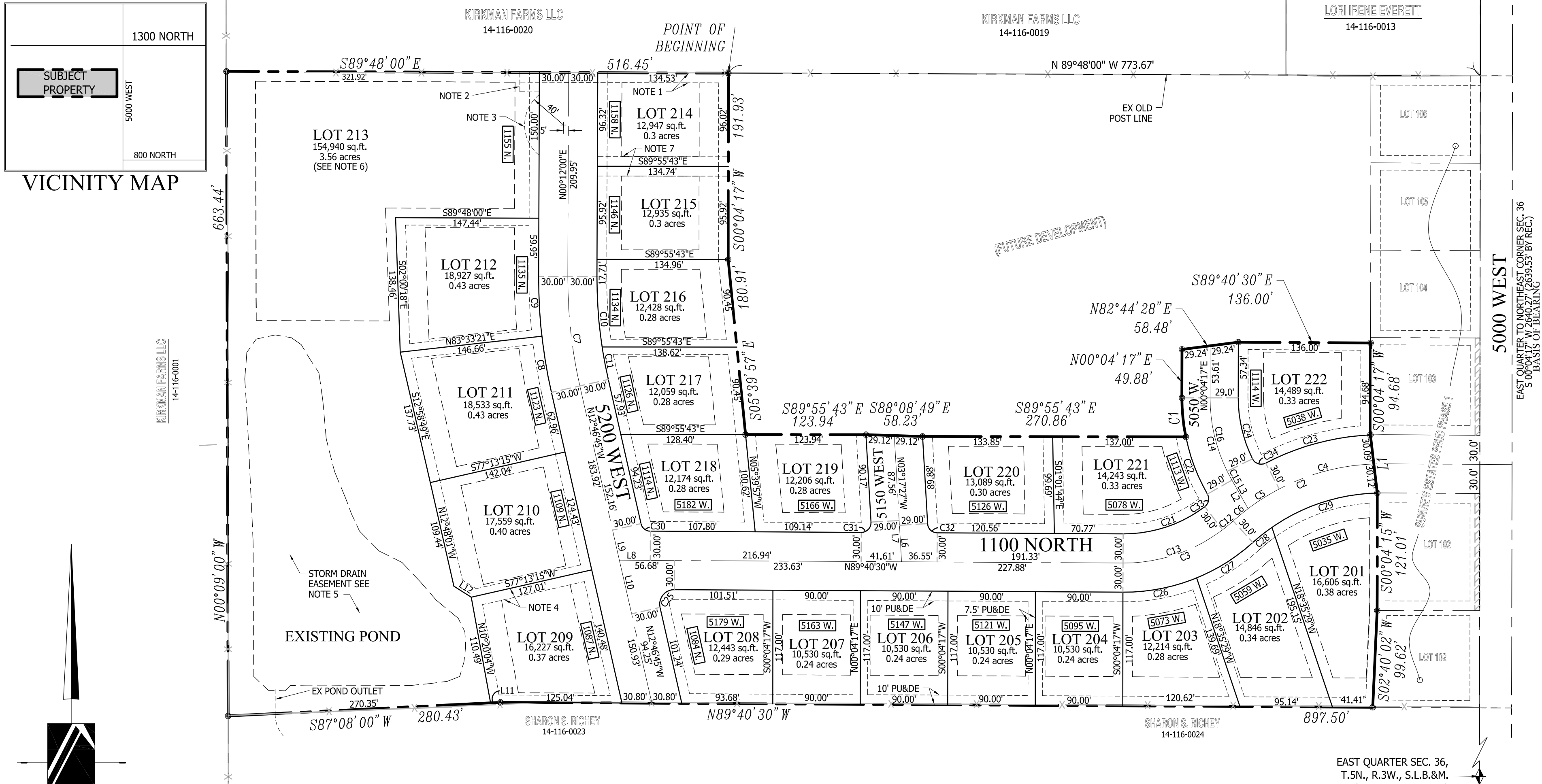
SHEET

1

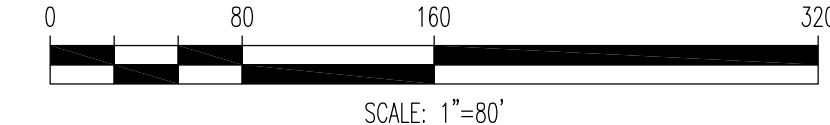
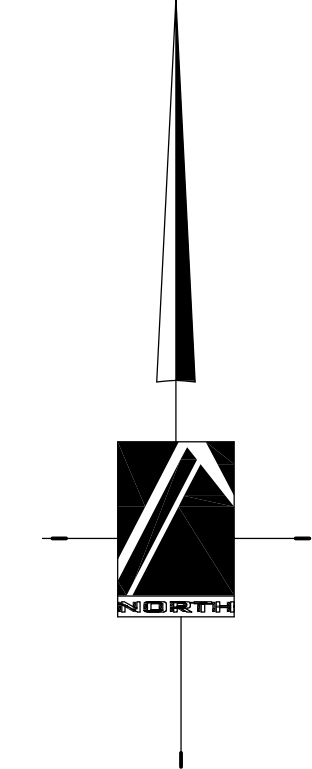
ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY'S STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENT WITHOUT SAID APPROVAL IS DONE AT THE INDIVIDUAL'S OWN RISK. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY SUCH USE.

SUNVIEW ESTATES PRUD PHASE 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN WET 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
 - PUR&DE 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.

KEYED NOTES

1. 10' IRRIGATION EASEMENT IN FAVOR OF LOT 213
2. 20'x20' TEMPORARY LIFT STATION EASEMENT
3. TEMPORARY TURN-AROUND EASEMENT - COORDINATE LOCATION WITH LOT OWNER
4. 10' STORM DRAIN EASEMENT
5. STORM DRAIN EASEMENT IN EXISTING POND FOR 29,000 CUBIC FEET OF STORM WATER RUNOFF.
6. THE MAXIMUM AREA MAINTAINED BY PRESSURIZED IRRIGATION SHALL BE 1.5 ACRES.
7. 20' WATERLINE EASEMENT

LINE TABLE		
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°17'27" E	37.62
L7	S 03°17'27" 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 TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH. BEARING
C1	40.40	199.00	11°37'54"	40.33	S 05°44'40" E
C2	159.41	227.53	40°08'31"	156.17	S 67°56'00" W
C3	124.16	167.53	42°27'45"	121.34	N 69°05'37" E
C4	101.59	227.53	25°34'54"	100.75	S 75°12'48" W
C5	37.92	227.53	9°32'57"	37.88	S 57°38'53" W
C6	19.90	227.53	5°00'40"	19.89	S 50°22'05" W
C7	113.49	501.00	12°58'45"	113.25	S 06°17'22" E
C8	58.71	531.00	6°20'05"	58.68	S 09°36'42" E
C9	61.58	531.00	6°38'39"	61.54	S 03°07'20" E
C10	72.57	471.00	8°49'39"	72.49	S 04°12'49" E
C11	34.13	471.00	4°09'06"	34.12	S 10°42'12" E
C12	14.28	167.53	4°52'58"	14.27	N 50°18'13" E
C13	109.88	167.53	37°34'48"	107.92	N 71°32'06" E
C14	87.89	170.00	29°37'17"	86.91	S 14°44'21" E
C15	9.60	170.00	3°14'06"	9.60	S 27°55'57" E

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH. BEARING
C16	78.29	170.00	26°23'11"	77.60	S 13°07'19" E
C21	90.21	137.53	37°34'48"	88.60	N 71°32'06" E
C22	63.24	199.00	18°12'26"	62.97	S 20°39'50" E
C23	112.47	257.53	25°01'25"	111.58	S 74°56'04" W
C24	64.93	141.00	26°23'11"	64.36	S 13°07'19" E
C25	26.99	15.00	103°06'15"	23.50	S 38°46'23" E
C26	77.85	197.53	22°34'56"	77.35	N 79°02'02" E
C27	68.54	197.53	19°52'49"	68.19	N 57°48'09" E
C28	25.24	197.53	7°19'16"	25.22	S 51°31'23" W
C29	115.66	197.53	33°32'57"	114.02	S 71°57'29" W
C30	13.42	10.00	76°53'45"	12.44	S 51°13'37" E
C31	16.34	10.00	93°36'57"	14.58	N 43°31'01" E
C32	15.08	10.00	86°23'03"	13.69	S 46°28'59" E
C33	14.40	10.00	82°30'45"	13.19	N 11°29'20" E
C34	15.93	10.00	91°15'44"	14.30	S 71°56'46" E

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 WEST POINT CITY PLANNING COMMISSION.

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.

ATTEST:

WEST POINT CITY RECORDER WEST POINT CITY MAYOR

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 RECORDERS 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., 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 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



2720 North 350 West, Suite #108
LAYTON, UT 84041

Phone: (801) 773-1910
Fax: (801) 773-1925

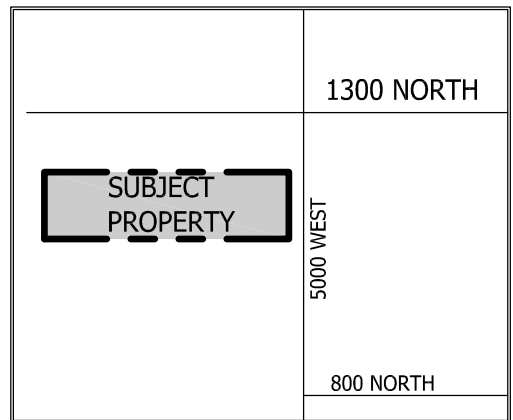
DAVIS COUNTY RECORDER

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

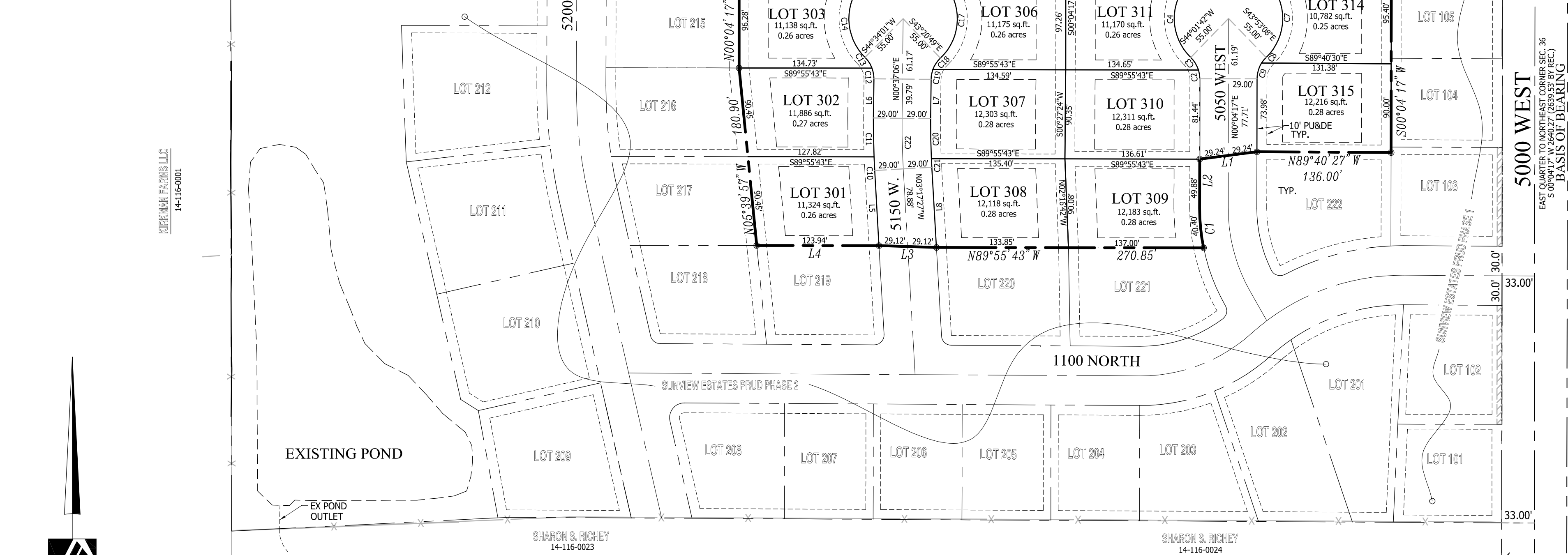
DAVIS COUNTY RECORDER
BY _____ DEPUTY RECORDER

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



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	28°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	16.87	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°41'17"	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	49.88
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

LEGEND

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

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. 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 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. BOTT
LICENSE NO. 343593-2201

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON AN EXISTING FENCE LINE AND BOUNDARY LINE AGREEMENT DESCRIBED IN ENTRY
638849, 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 49.88 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
05°39'57" 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

PINNACLE
Engineering & Land Surveying, Inc.
2720 North 350 West, Suite #108 Phone: (801) 773-1910
LAYTON, UT 84041 Fax: (801) 773-1925

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

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

*Typical Lot

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	0.20	cfs/Ac

Time (min)	Intensity (n/nr)	Runoff (cf)	Discharge	Required Storage
10	5.02	21,084	2,400	18,684
15	4.15	26,145	3,600	22,545
30	2.79	35,154	7,200	27,954
60	1.73	43,596	14,400	29,196
360	0.36	54,432	86,400	0
720	0.22	66,528	172,800	0
1440	0.12	72,576	345,600	0

Orifice Calculations

Orifice Equation $Q = C_d A (2gh)^{0.5}$

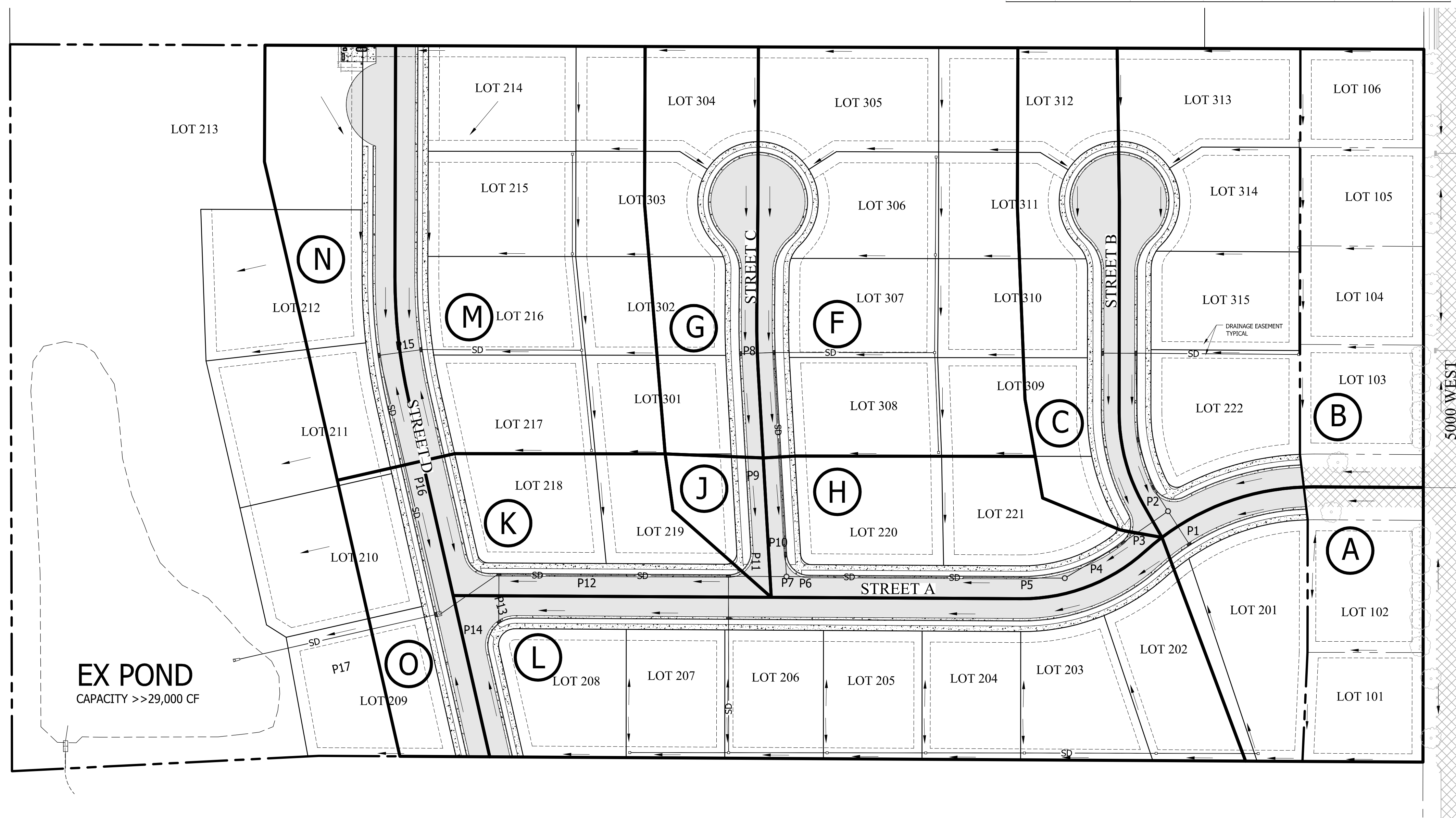
Desired Outflow	2.00	cfs
Detention Overflow Elevation	3.33	ft
Orifice Elevation	0	ft
	h	3.33
	C _d	0.62
		square shoulder orifice required
Calculated Orifice Area	31.72	in ²
Calculated Orifice Diameter	6.36	in

Storm Water Run-off per Zone

Zone	Area (sq. ft.)	C Value	I (in/Hr)	Acres	Q (cfs)
A	49,889	0.40	1.40	1.15	0.54
B	113,531	0.40	1.40	2.61	1.48
C	38,450	0.40	1.40	0.88	0.49
D	0	0.40	1.40	0.00	0.00
E	0	0.40	1.40	0.00	0.00
F	89,467	0.40	1.40	2.05	1.15
G	36,555	0.40	1.40	0.84	0.47
H	37,845	0.40	1.40	0.87	0.49
J	7,705	0.40	1.40	0.18	0.10
K	31,224	0.40	1.40	0.72	0.40
L	102,743	0.40	1.40	2.36	1.32
M	85,617	0.40	1.40	1.97	1.10
N	38,861	0.40	1.40	0.89	0.50
O	21,362	0.40	1.40	0.49	0.27

Storm Water Run-off per Pipe

Pipe	Zones	Q (cfs)
P1	A	0.6
P2	B	2.1
P3	A-B	2.60
P4	A-C	0.0
P5	A-C	0.0
P6	A-C	2.6
P7	A-C	2.6
P8	F	1.2
P9	F-G	1.6
P10	H	0.5
P11	F-J	2.2
P12	A-J	4.8
P13	A-K	5.2
P14	A-L	6.5
P15	M	1.1
P16	M-N	1.6
P17	A-O	8.4



PRELIMINARY

SUNVIEW ESTATES PRUD PHASES 2 & 3

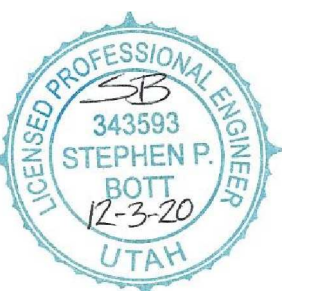
DRAINAGE PLAN
 OP. MARK THAYNE

FOR: MARK THAYNE
1000 NORTH 5000 WEST

1000 NORT 5000 WEST
WEST POINT, UT

POINT, UI
13-076

13-076



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

SURVEYED BY SPB	
DESIGNED BY SPB	
DRAWN BY SPB	12/02/20
APPROVED BY SJF	

CALL BLUESTAKES
1 800 662 4111



SHEET
4

City Council Staff Report

Subject: Discussion – Murray Place Building Elevations
Author: Bryn MacDonald
Department: Community Development
Date: March 2, 2021



Background

Craythorne Development is seeking approval of the building elevations for the Murray Place PRUD Phase 2, located at approximately 1880 West 75 South. This phase includes 7 single family lots and 8 townhome units.

Analysis

The City Council approved a development agreement in April, 2019, that required the developer to provide amenities in exchange for a 16% density increase. The following items were approved to allow the density bonus:

1. *Landscaping*
2. *Street Trees*
3. *Architectural Theme*
4. *Brick/Hardi/Stucco*
5. *Entrance Feature*

As part of the original approval, the developer is required to produce building elevations for Council approval. The applicant has submitted building elevations for the townhomes for the City Council to review and approve, based on these requirements.

The code requires all townhomes to have 40% brick, rock, or stone on the front façade. They must also have a 3 foot wainscoting on each side. The proposed elevations meet the requirement on the front façade, but will need to add the wainscoting to each side.

Recommendation

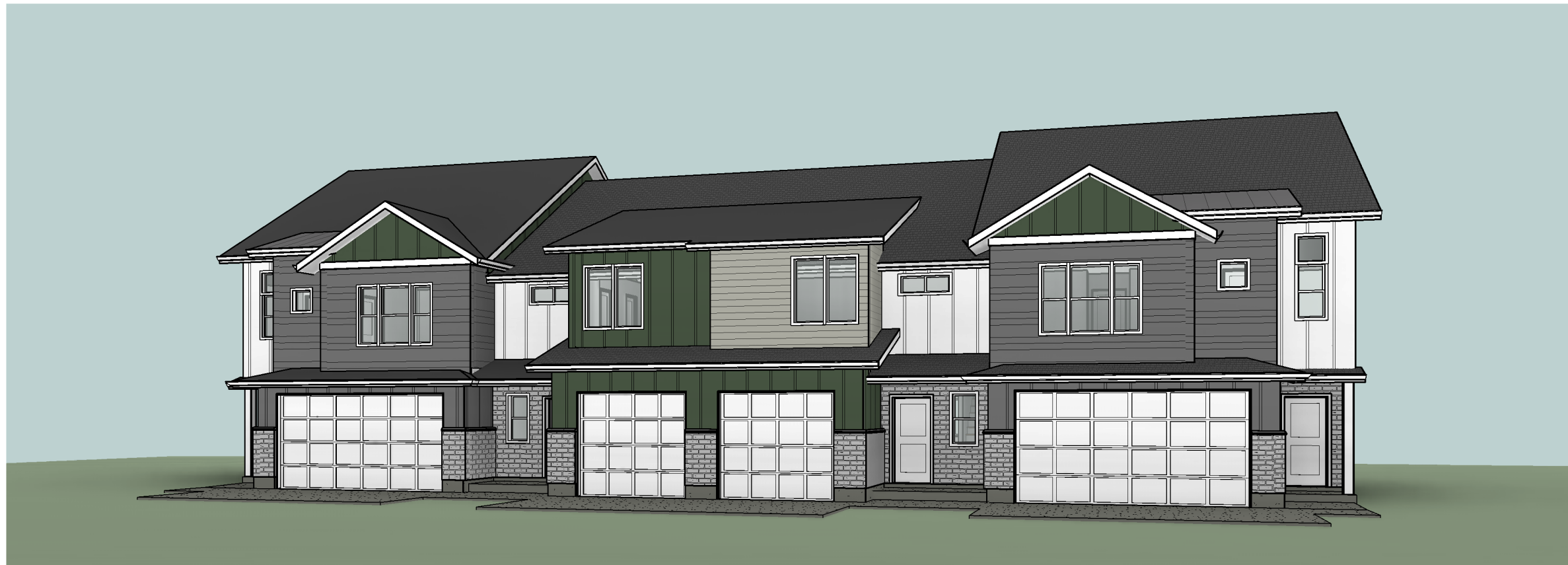
Staff has reviewed the elevations and has found that they meet the Code requirements, with the addition of the wainscoting. Staff recommends approval of the elevations, with the addition of the required wainscoting on each side of the building.

Significant Impacts

There are no significant impacts to this project. This is a required action per the development agreement from April 2019.

Attachments

Building elevations



PROJECT INFORMATION:

PROJECT ADDRESS:

LOT # 105, 106, 107, 108, MURRAY
PLACE
ADDRESS, COALVILLE, UTAH

BUILDING INFORMATION:

PLAN: 4 PLEX - BUILDING 1

SQUARE FOOTAGES:

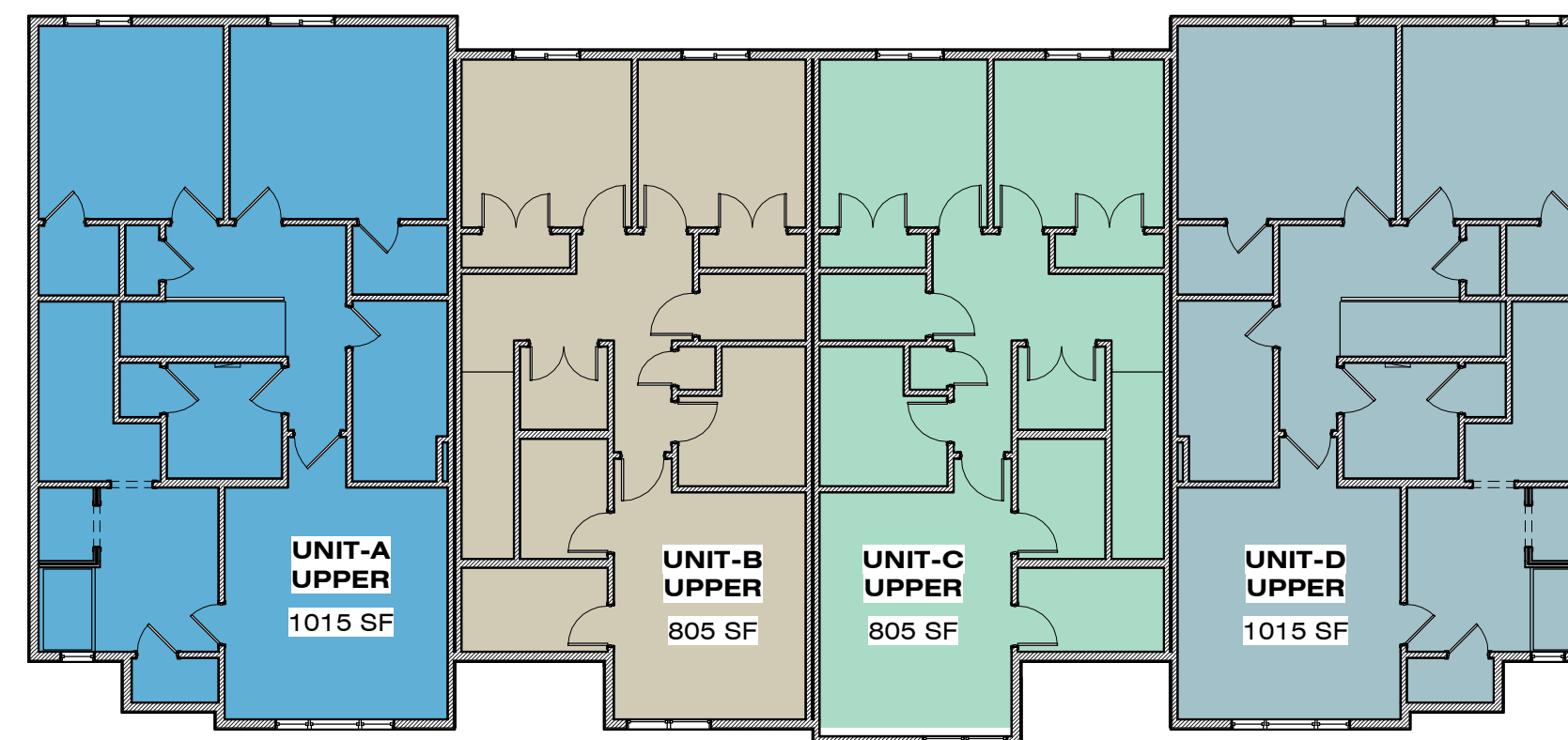
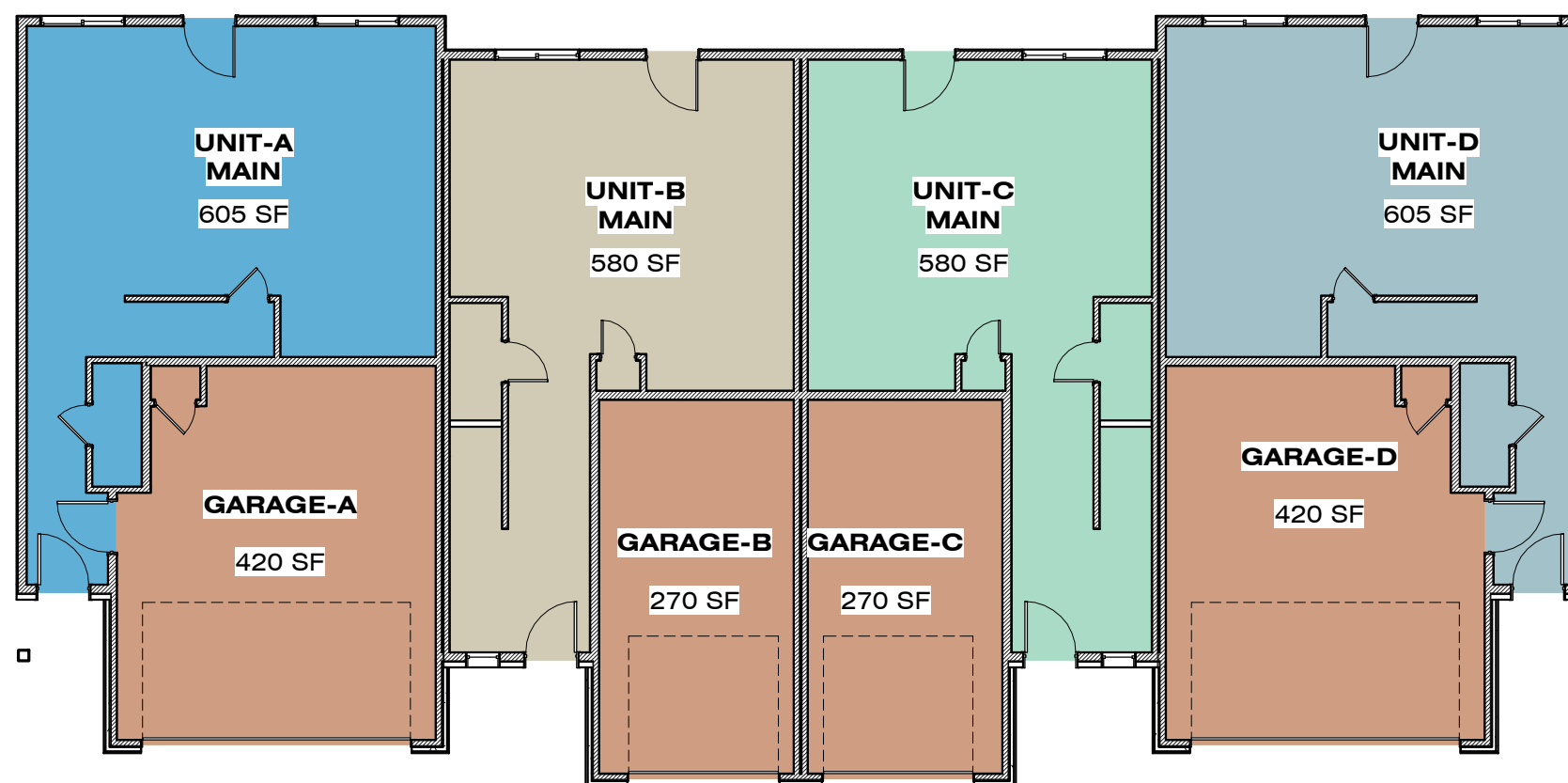
UNIT-A MAIN	605 SF
UNIT-B MAIN	580 SF
UNIT-C MAIN	580 SF
UNIT-D MAIN	605 SF
UNIT-A UPPER	1015 SF
UNIT-B UPPER	805 SF
UNIT-C UPPER	805 SF
UNIT-D UPPER	1015 SF
GARAGE-A	420 SF
GARAGE-B	270 SF
GARAGE-C	270 SF
GARAGE-D	420 SF

TOTAL FINISHED FOOTAGE PER UNIT -1,620
TOTAL FINISHED FOOTAGE PER UNIT -1,385

TOTAL SITE AREA USED - 3,561

SHEET INDEX:

1	FRONT AND REAR ELEVATIONS
1A	FRONT AND REAR ELEVATIONS
2	SIDE ELEVATIONS
3	FOOTING AND FOUNDATION PLAN
4	MAIN LEVEL WALL FRAMING
5	MAIN LEVEL FLOOR PLAN
6	UPPER FLOOR FRAMING
7	UPPER LEVEL WALL FRAMING
8	UPPER LEVEL FLOOR PLAN
9	ROOF PLANS
10	BUILDING SECTIONS
11	SECTIONS / DETAILS
N-1	IRC NOTES
S-0	ENGINEERING NOTES
S-1	ENGINEERING NOTES / DETAILS
S-2	ENGINEERING NOTES / DETAILS



4 PLEX - BUILDING 1 LOT # 105, 106, 107, 108, MURRAY PLACE

GENERAL CONTRACTOR / OWNER:

CRAYTHORNE
CONSTRUCTION

COALVILLE, UTAH
CONTACT: 801.845.8000

CONSULTING ENGINEER:

S.D.A., INC. P.C.

LAYTON, UTAH
CONTACT: 801.776.6510

DESIGNER:



**UNDERGROUND
PLANNING**
undergroundplanning.com
801.643.8731

OGDEN, UTAH
CONTACT: 801.643.8731

REVISION:

FOR REVIEW

REVISION DATE:

01.12.2021

THESE PLANS ARE ISSUED FOR THE CONSTRUCTION OF ONE BUILDING LISTED
IN THE PROJECT AREA ON EACH SHEET. PLEASE REPORT UNAUTHORIZED USE.



FRONT ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"



THESE PLANS ARE ISSUED FOR THE CONSTRUCTION OF ONE BUILDING LISTED IN THE PROJECT AREA ON EACH SHEET. PLEASE REPORT UNAUTHORIZED USE.

PLAN: 4 PLEX - BUILDING 1

DATE: 01.12.2021

STATUS: FOR REVIEW

PROJECT: LOT # 105, 106, 107, 108, MURRAY PLACE
ADDRESS, COALVILLE, UTAH

CLIENT: CRAYTHORNE CONSTRUCTION

1

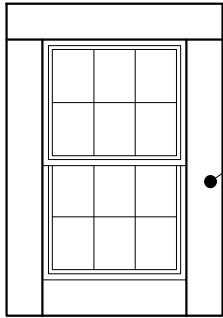
SHEET: FRONT AND REAR ELEVATIONS

SCALE: 1/8" = 1'-0"

STONE VENEER NOTES:

17 GAUGE WIRE MESH OR EXPANDED METAL DIAMOND MESH REQUIRED BEHIND ALL STONE VENEER APPLICATIONS, ATTACHED AS PER MANUFACTURER SPECIFICATIONS.

WINDOW / DOOR FLASHING NOTES:



9" FLASHING MATERIAL AND CAULKING AS REQUIRED (4) SIDES

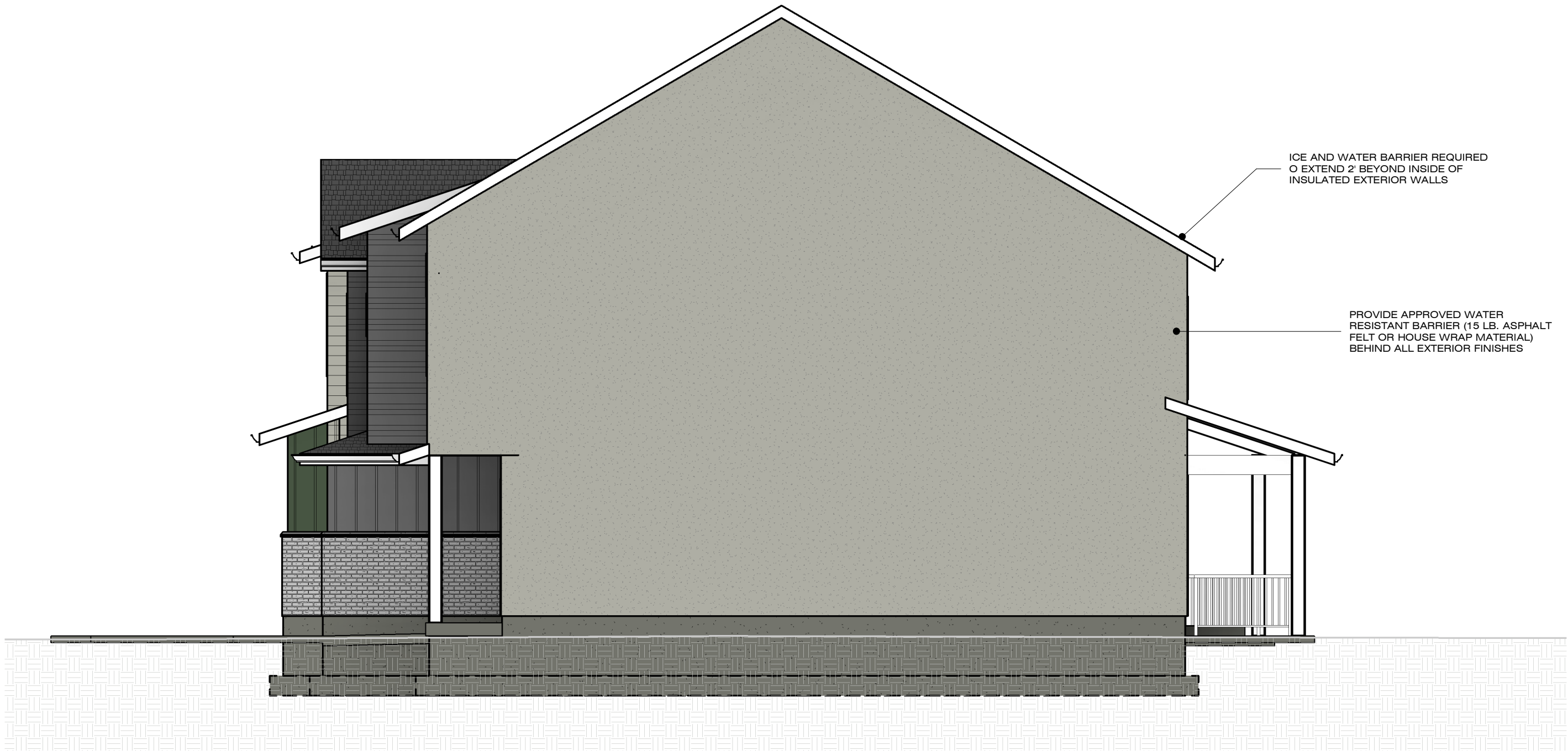
9" FLASHING REQUIRED AT ALL EXTERIOR WINDOW AND DOOR OPENINGS

PROVIDE CORROSION RESISTANT METAL "L" FLASHING OVER ALL EXTERIOR OPENINGS (INCLUDING GARAGES) WITHOUT NAILING FINS OR FLANGES.

PROVIDE CORROSION RESISTANT FLASHING EXTENDING A MINIMUM OF 3 COURSES W/ 3/16" WEEP HOLES EVERY 32" O.C. @ ALL BRICK OR STONE VENEER INSTALLATIONS. FLASHING MUST EXTEND 1/2" BEYOND AND BELOW TOP OF FOUNDATION.

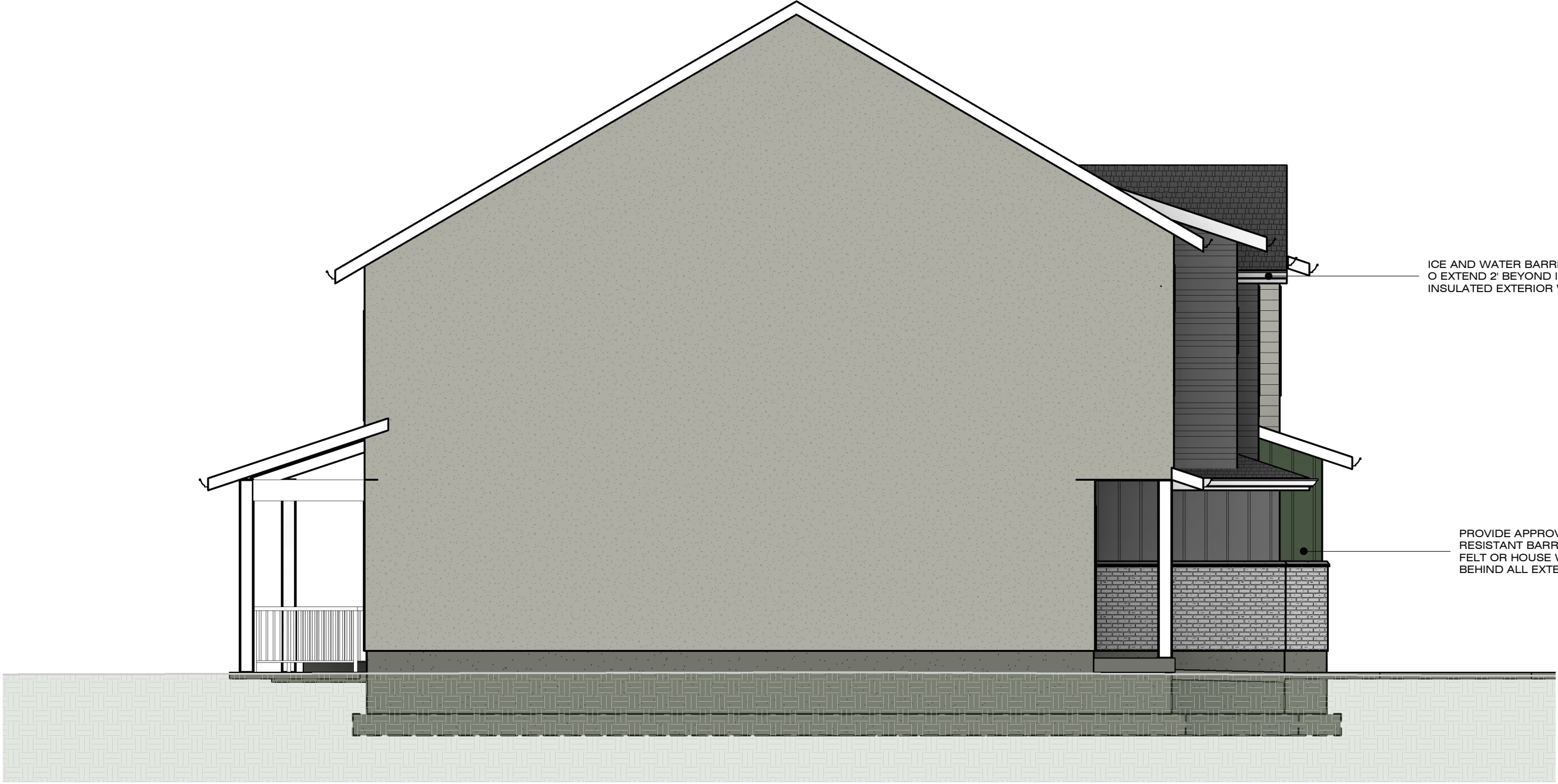
PROVIDE CORROSION RESISTANT FLASHING BETWEEN STUCCO AND MASONRY OR SIMILAR WAINSCOT WALL MATERIALS WHERE CONTINUOUS WEATHER BARRIER AND DRAINAGE HOLES CANNOT BE DETERMINED.

CAULK AND FLASHING REQUIRED HORIZONTALLY AND VERTICALLY @ ALL JOINTS, SEAMS AND INTERSECTIONS OF DIS-SIMILAR MATERIAL INTERFACES.



LEFT ELEVATION

3/16" = 1'-0"



RIGHT ELEVATION

3/16" = 1'-0"



THESE PLANS ARE ISSUED FOR THE CONSTRUCTION OF ONE BUILDING LISTED IN THE PROJECT AREA ON EACH SHEET. PLEASE REPORT UNAUTHORIZED USE.

PLAN: 4 PLEX - BUILDING 1

DATE: 01.12.2021

STATUS: FOR REVIEW

PROJECT: LOT # 105, 106, 107, 108, MURRAY PLACE
ADDRESS, COALVILLE, UTAH

CLIENT: CRAYTHORNE CONSTRUCTION

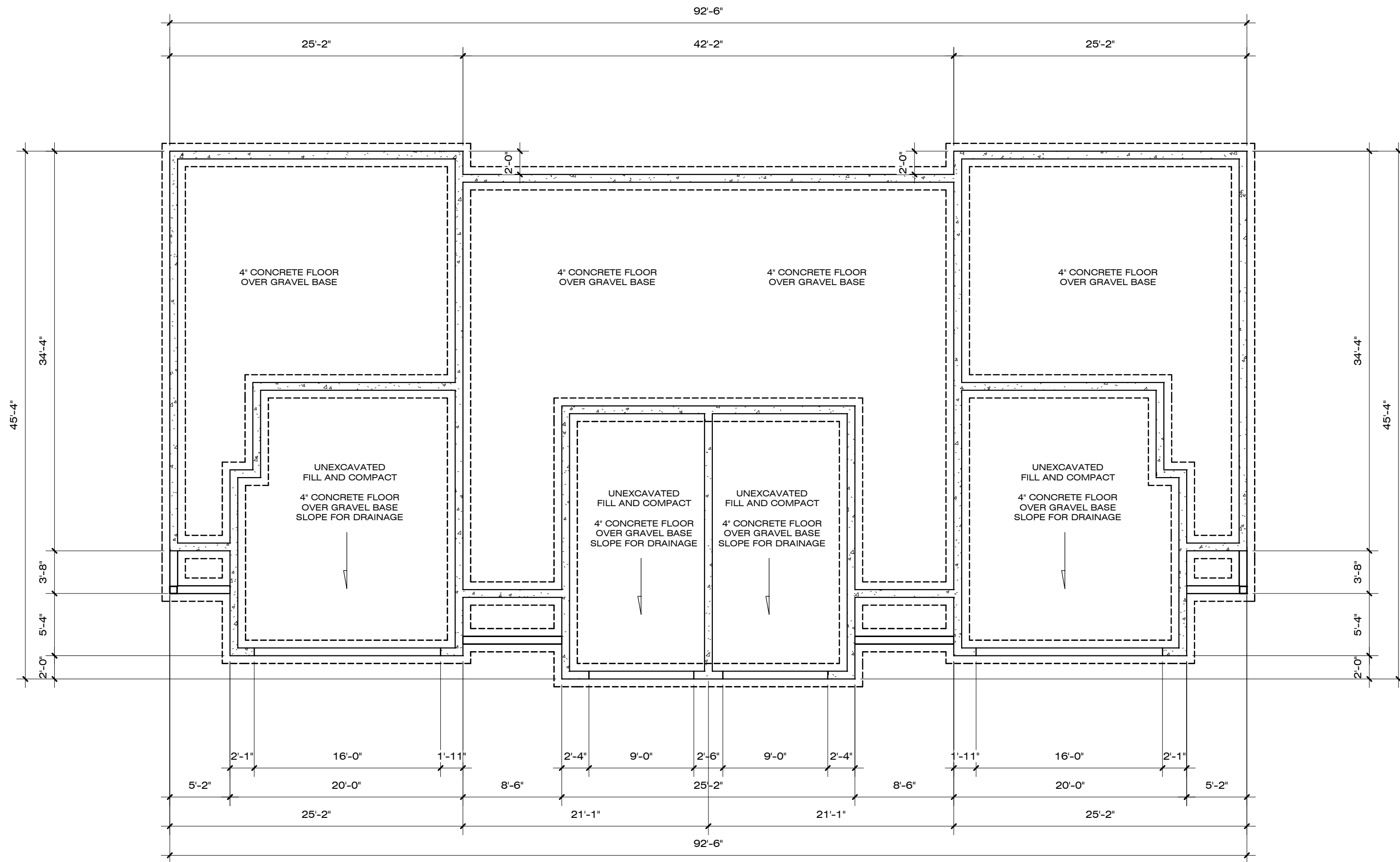
PROJECT:

CLIENT:

2

SHEET: SIDE ELEVATIONS

SCALE: 3/16" = 1'-0"



FOOTING AND FOUNDATION NOTES:

8" CONCRETE FOUNDATION WALLS W/ HEIGHT AS NOTED (TYP.)

HOLD DOWN STRAP DIMENSIONS WHEN GIVEN ARE MEASURED TO THE CENTER OF THE STRAP

SEE ENGINEERING SHEETS S-0, S-1, S-2, AND S-3 FOR SPECIFIC FOOTING AND FOUNDATION DETAILS, SCHEDULES, AND ENGINEERING REQUIREMENTS

ENSURE 30" MINIMUM (OR LOCALLY DEEPER) FROST COVERAGE TO BOTTOM OF FOOTING PER IRC AND LOCAL CODES

APPLY APPROVED WATERPROOFING SYSTEM ON FOUNDATION WALLS PRIOR TO BACKFILLING

CONCRETE ENCASED ELECTRODE (UFER GROUND) REQUIRED

PLAN: 4 PLEX - BUILDING 1

DATE: 01.12.2021

STATUS: FOR REVIEW

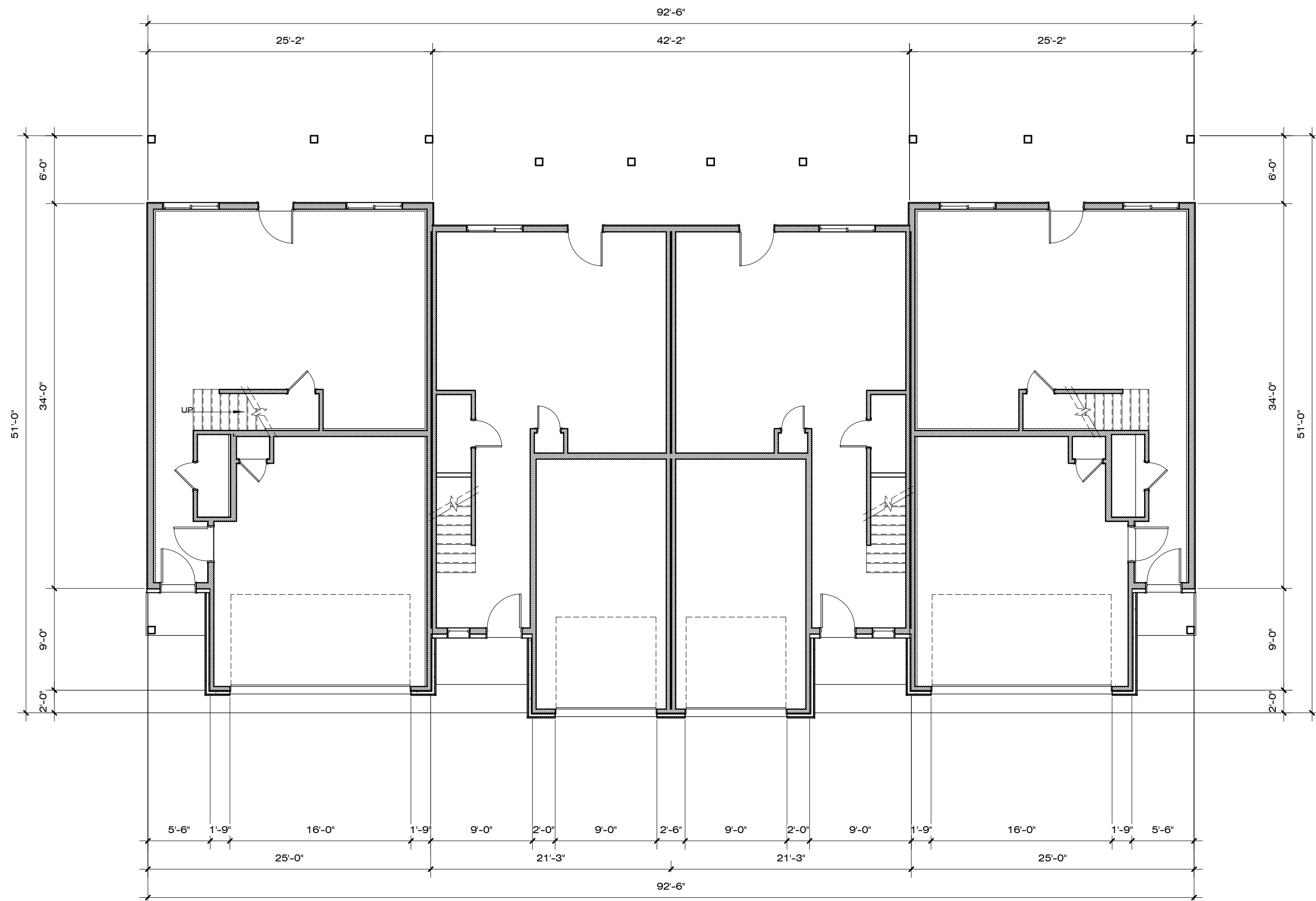
PROJECT: LOT # 105, 106, 107, 108, MURRAY PLACE
ADDRESS, COALVILLE, UTAH

CLIENT: CRAYTHORNE CONSTRUCTION

3

SHEET: FOOTING AND FOUNDATION PLAN

SCALE: 1/8" = 1'-0"



WINDOW TYPE NOTES:

ALL SLIDER AND SINGLE HUNG WINDOWS ARE ASSUMED TO OPEN 50% UNLESS NOTED OTHERWISE

TYPE KEY:

SH= SINGLE HUNG HS= HORIZONTAL SLIDER
C= CASEMENT DV= DOUBLE VENT

ROUGH OPENING NOTES:

DOOR TYPE	ROUGH OPENING
4' DOUBLE	51'-1/2" X 82'-1/2"
5' DOUBLE / ATRIUM	63'-1/2" X 82'-1/2"
6' DOUBLE / ATRIUM	75'-1/2" X 82'-1/2"
INTERIOR OPENINGS	2' OVER WIDTH X 83"

MAIN LEVEL FRAMING NOTES:

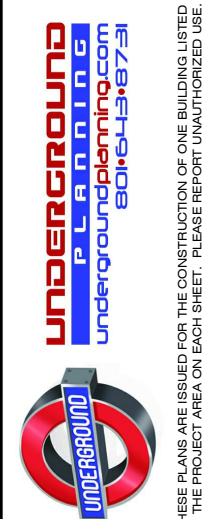
2X6 EXTERIOR WALLS (TYP.)
2X6 BEARING AND PLUMBING WALLS AS INDICATED
2X4 PARTITION WALLS

SEE FLOOR AND ROOF FRAMING SHEETS FOR BEAM SIZES
SEE ENGINEERING SHEETS S-0, S-1, S-2, AND S-3 FOR ENGINEER'S NOTES, DETAILS AND SCHEDULES

NO GALVANIZED FASTENERS OR CONNECTION HARDWARE PERMITTED WITH PRESSURE TREATED LUMBER PRODUCTS

MAIN LEVEL WALL FRAMING

1/8" = 1'-0"



PLAN: 4 PLEX - BUILDING 1

DATE: 01.12.2021

STATUS: FOR REVIEW

PROJECT: LOT # 105, 106, 107, 108, MURRAY PLACE ADDRESS, COALVILLE, UTAH

CLIENT: CRAYTHORNE CONSTRUCTION

4

SHEET: MAIN LEVEL WALL FRAMING

SCALE: 1/8" = 1'-0"

ELECTRICAL SYMBOL LEGEND:

	CEILING MOUNTED FIXTURE
	WALL MOUNTED FIXTURE
	CAN LIGHT
	FLOOD LIGHT
	WALL MOUNTED VANITY FIXTURE
	EXHAUST FAN (50 C.F.M. MIN.)
	SMOKE DETECTOR-WIRE TOGETHER
	SMOKE / CARBON MONOXIDE
	COMMON SWITCH
	COMMON 120V (110) OUTLET
	GROUND FAULT TYPE OUTLET
	WATERPROOF GFI OUTLET
	240V (220) OUTLET
	SWITCHED EAVE OUTLET
	CEILING MOUNTED OUTLET
	CABLE / SATELLITE TELEVISION
	PHONE / COMMUNICATIONS
	CEILING FAN AND LIGHT

ELECTRICAL-GFI/ARC FAULT NOTES:

ALL 120 VOLT, SINGLE-PHASE, 15 AND 20 AMPERE RECEPTACLES SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL INSTALLED IN THE FOLLOWING LOCATIONS: BATHROOMS, GARAGES, OUTDOORS, CRAWL SPACES, UNFINISHED BASEMENTS, KITCHENS, AND BAR AREAS. IRC SECTION E3802

ALL BRANCH CIRCUITS THAT SUPPLY 120 VOLT, SINGLE-PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT INTERRUPTER TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT. IRC SECTION E3802.12 AND NEC 210.12

ALL 120 VOLT 15 AND 20 AMPERE RECEPTACLES WILL BE OF TAMPER RESISTANT TYPE.

EXTERIOR RECEPTACLES (WPGRF) TO BE WEATHER PROTECTED WITH APPROVED WATERPROOF EXTERIOR "BUBBLE COVER".

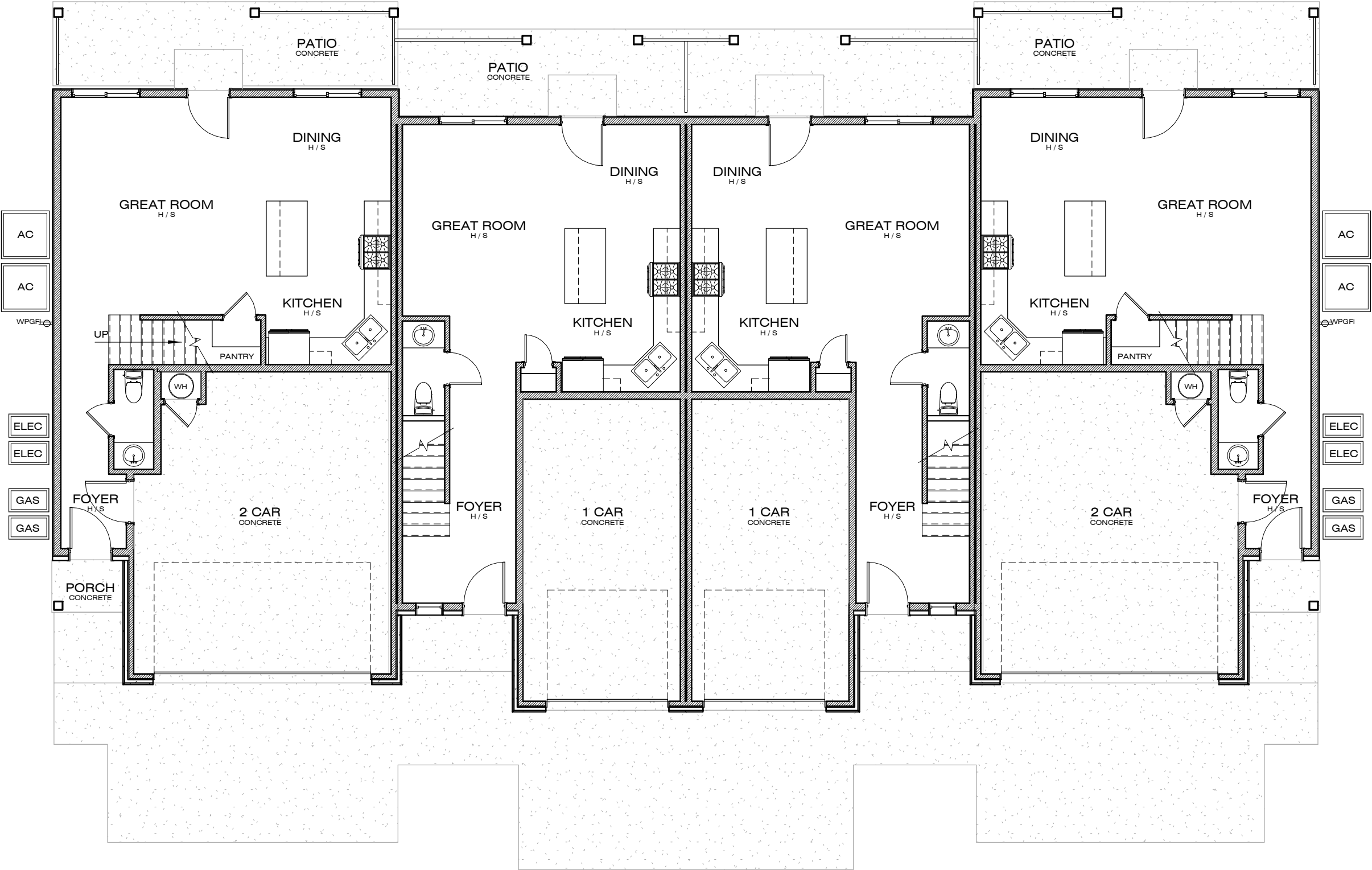
PROVIDE THERMOSTATICALLY CONTROLLED POWERED ATTIC FAN.

SMOKE / CO ALARM NOTES:

IN NEW CONSTRUCTION, REQUIRED SMOKE DETECTION SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING'S WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. ALL DETECTORS SHALL BE WIRED "IN SERIES" SO THE ALARM IS AUDIBLE IN ALL SLEEPING AREAS. IRC SECTION R318.2

SMOKE DETECTORS ARE REQUIRED IN ALL HALLWAYS LEADING TO BEDROOM AREAS, ALL BEDROOMS, ALL FURNACE ROOMS, AND IN UNFINISHED AREAS OF BASEMENTS. IRC SECTION R318.1

ONE COMBINATION SMOKE / CARBON MONOXIDE DETECTOR REQUIRED ON EACH HABITABLE FLOOR. IRC SECTION 315



1 MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"

ELECTRICAL SYMBOL LEGEND:

	CEILING MOUNTED FIXTURE
	WALL MOUNTED FIXTURE
	CAN LIGHT
	FLOOD LIGHT
	WALL MOUNTED VANITY FIXTURE
	EXHAUST FAN (50 C.F.M. MIN.)
	SMOKE DETECTOR-WIRE TOGETHER
	SMOKE / CARBON MONOXIDE
	COMMON SWITCH
	COMMON 120V (110) OUTLET
	GROUND FAULT TYPE OUTLET
	WATERPROOF GFI OUTLET
	240V (220) OUTLET
	SWITCHED EAVE OUTLET
	CEILING MOUNTED OUTLET
	CABLE / SATELLITE TELEVISION
	PHONE / COMMUNICATIONS
	CEILING FAN AND LIGHT

ELECTRICAL-GFI/ARC FAULT NOTES:

ALL 120 VOLT, SINGLE-PHASE, 15 AND 20 AMPERE RECEPTACLES SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL. INSTALLED IN THE FOLLOWING LOCATIONS: BATHROOMS, GARAGES, OUTDOORS, CRAWL SPACES, UNFINISHED BASEMENTS, KITCHENS, AND BAR AREAS. IRC SECTION E3802

ALL BRANCH CIRCUITS THAT SUPPLY 120 VOLT, SINGLE-PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT INTERRUPTER TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT. IRC SECTION E3802.12 AND NEC 210.12

ALL 120 VOLT 15 AND 20 AMPERE RECEPTACLES WILL BE OF TAMPER RESISTANT TYPE.

EXTERIOR RECEPTACLES (WPGFI) TO BE WEATHER PROTECTED WITH APPROVED WATERPROOF EXTERIOR 'BUBBLE COVER'.

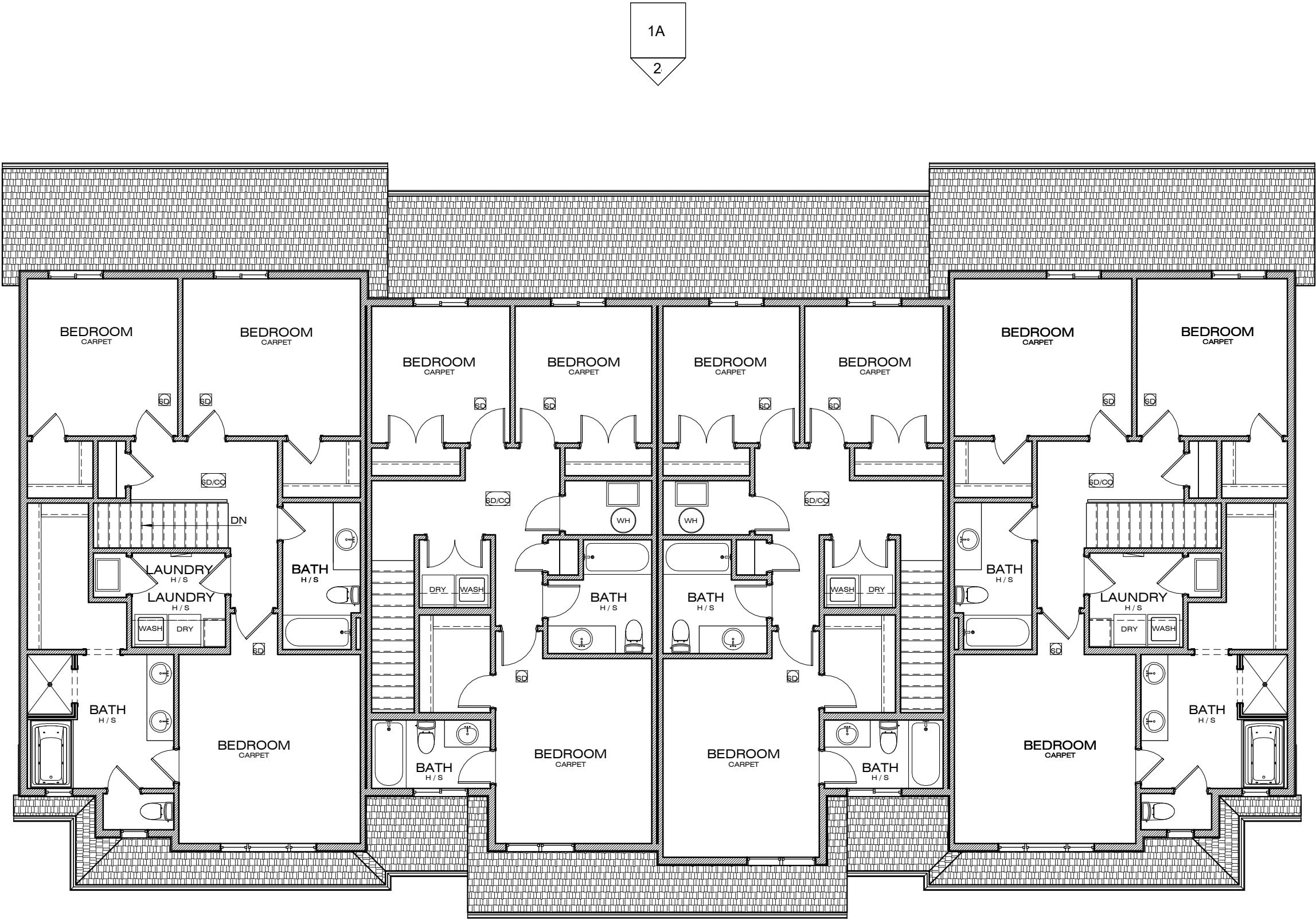
PROVIDE THERMOSTATICALLY CONTROLLED POWERED ATTIC FAN.

SMOKE / CO ALARM NOTES:

IN NEW CONSTRUCTION, REQUIRED SMOKE DETECTION SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING'S WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. ALL DETECTORS SHALL BE WIRED 'IN SERIES' SO THE ALARM IS AUDIBLE IN ALL SLEEPING AREAS. IRC SECTION R318.2

SMOKE DETECTORS ARE REQUIRED IN ALL HALLWAYS LEADING TO BEDROOM AREAS, ALL BEDROOMS, ALL FURNACE ROOMS, AND IN UNFINISHED AREAS OF BASEMENTS. IRC SECTION R318.1

ONE COMBINATION SMOKE / CARBON MONOXIDE DETECTOR REQUIRED ON EACH HABITABLE FLOOR. IRC SECTION 318



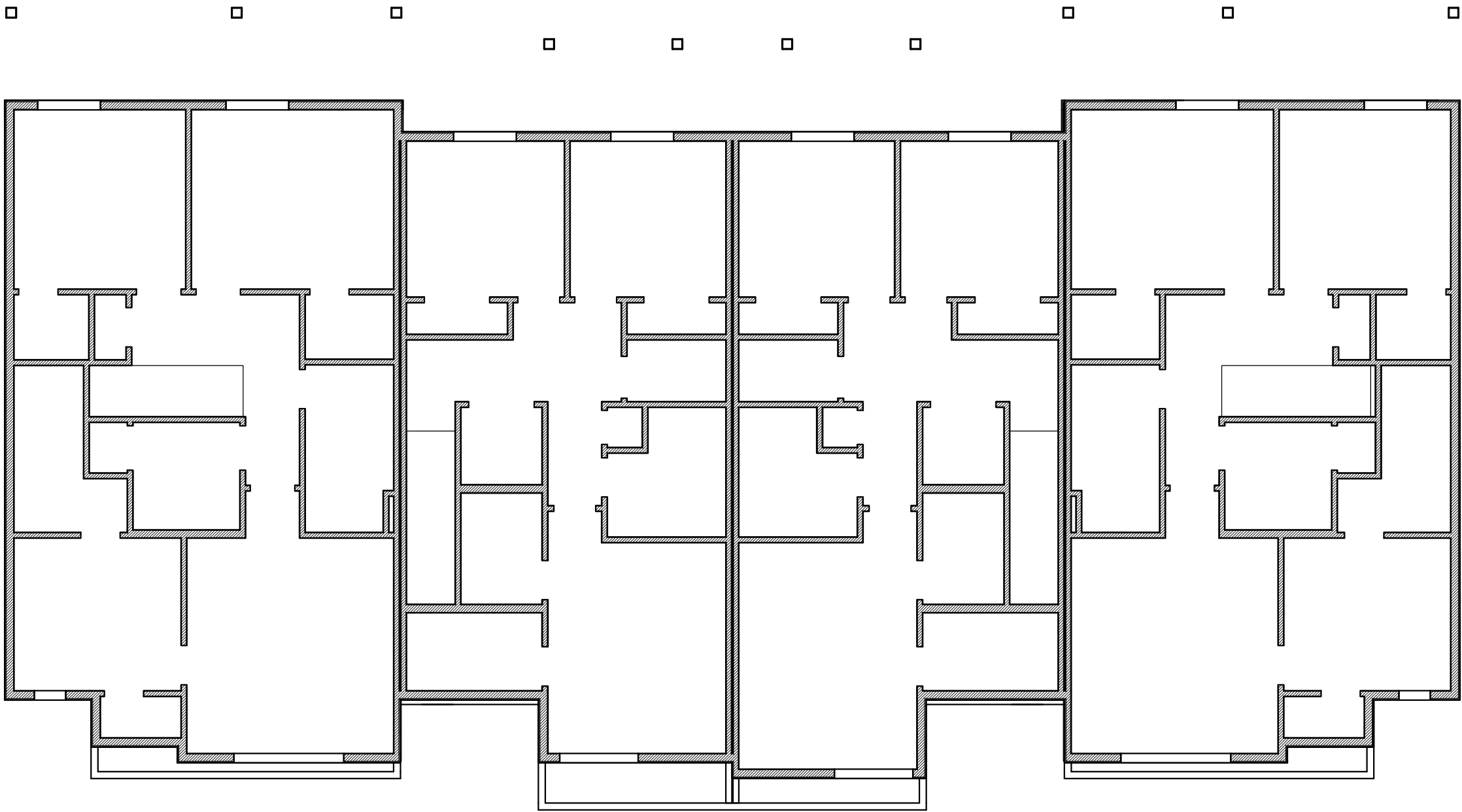
UPPER LEVEL FLOOR PLAN

1/8" = 1'-0"

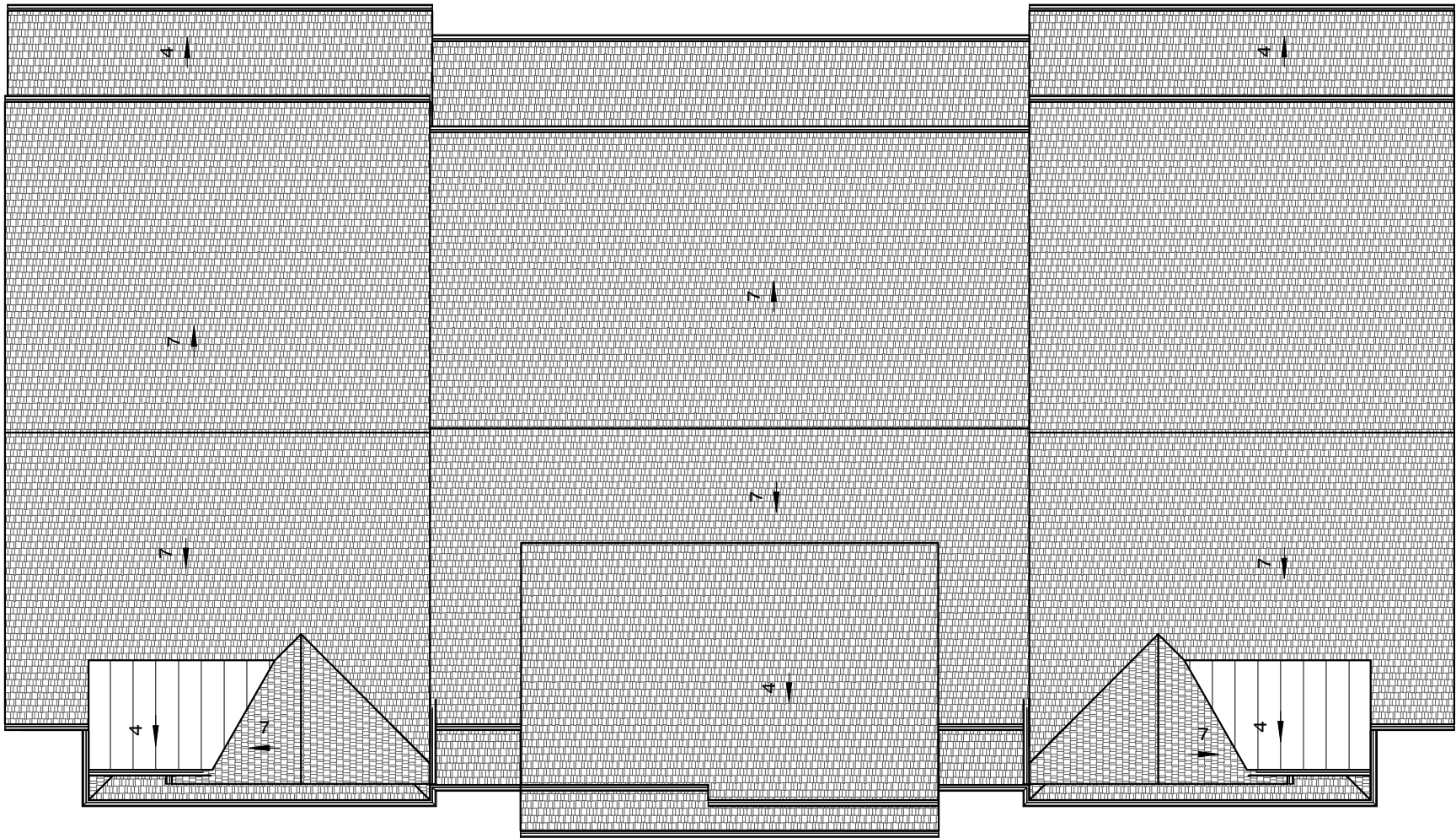
ROOF BEAM SCHEDULE		
DEAD LOAD = 15 PSF		LIVE LOAD = 60 PSF
MARK	BEAM SIZE	GRADE
RB-1	(2) 2X10	DF - #2 OR BTR.
RB-2	(3) 2X10	DF - #2 OR BTR.
RB-3	(2) 1-3/4"X9-1/2"	1.9E, 2600 Fb, LVL
RB-4	(2) 1-3/4"X11-7/8"	1.9E, 2600 Fb, LVL
DEEPER, WIDER, OR BETTER GRADES OF LUMBER MAY BE SUBSTITUTED. OTHER SUBSTITUTIONS MUST BE APPROVED BY THE ENGINEER. SUBSTITUTION OF LVL'S FOR LSL'S IS PERMITTED SUBSTITUTION OF LVL'S FOR PSL'S IS NOT PERMITTED.		

ROOF FRAMING NOTES:
 ROOF PITCHES AS INDICATED
 5/8" ROOF SHEETING REQUIRED
 PROVIDE 22"X30" MINIMUM ATTIC ACCESS
 ALL HEADERS NOT SPECIFICALLY LABELED SHALL BE (2) 2X10 DF #2 OR BETTER (TYP.)
 SEE ENGINEERING SHEETS S-0, S-1, S-2, AND S-3 FOR ENGINEER'S NOTES, DETAILS AND SCHEDULES

ROOFING NOTES:
 ICE AND WATER SHIELD TYPE UNDERLAYMENT REQUIRED AT THE EAVE LINES OF ALL SLOPED ROOFS, EXTENDING A MINIMUM OF 24" BEYOND THE INSIDE OF EXTERIOR WALLS.



A ROOF FRAMING
 1/8" = 1'-0"



B SCHEMATIC ROOF PLAN
 3/32" = 1'-0"



UNDERGROUND
PLUMBING
undergroundplumbing.com
801-434-6731

THESE PLANS ARE ISSUED FOR THE CONSTRUCTION OF ONE BUILDING LISTED IN THE PROJECT AREA ON EACH SHEET. PLEASE REPORT UNAUTHORIZED USE.

PLAN: 4 PLEX - BUILDING 1

DATE: 01.12.2021

STATUS: FOR REVIEW

PROJECT: LOT # 105, 106, 107, 108, MURRAY PLACE ADDRESS, COALVILLE, UTAH

CLIENT: CRAYTHORNE CONSTRUCTION



SHEET: ROOF PLANS

SCALE: As indicated

City Council Staff Report

Subject: 2021 Municipal Election Agreement w/ Davis County
Author: Casey Arnold
Department: Executive
Date: March 2nd, 2021



Background

In the upcoming 2021 election cycle, two City Council seats and the Mayor position will be voted upon on November 2nd. For many years now, West Point City has entered into a contract with the Davis County Clerk/Auditor's Office for administrative, technical, and professional election services. Beginning in 2017, Davis County began offering only vote-by-mail elections, and in 2020, the State Legislature mandated that all elections be conducted primarily through mail. There were only minor issues in the 2017 and 2019 by-mail Municipal Elections administered by the County, and Staff is not aware of any issues that occurred in the County's administration of the 2020 General Election.

Analysis

The City is not obligated to contract with Davis County to administer the election and can choose to conduct the election 'in-house', but will not have access to any of the County's administrative services or voting equipment. The following is an analysis of the variables to be considered in determining whether to enter into an election services agreement:

Cost

The County has provided an estimate of \$9,696.32 to administer each by-mail election for 2021. This cost estimate is based on previous years' voter turnout percentage. The cost comparison between the 2017 and 2019 Municipal General Election and the estimated 2021 costs are as follows:

Year	Estimate	Estimated Registered Voters	Estimated By-Mail Ballots Returned	Actual Registered Voters	Actual By-Mail Ballots Returned	Poll Location Votes	Total Votes Cast	Voter Participation	Actual Cost
2017	\$ 9,007.85	5241	2005	4758	1437	83	1520	31.95%	\$7,921.07
2019	\$ 9,831.91	5318	1915	5168	1727	106	1833	35.47%	\$7,552.39
2021	\$ 9,696.32	6245	2374	TBD	TBD	TBD	TBD	TBD	TBD

It is important to note that the estimate provided is based upon all cities within Davis County using the County's election services, which all cities have in both 2017 and 2019. Many of the election costs are the base costs of administering an election and do not fluctuate based on voter turnout, and with a large pool of cities contracting with one administrator, the cities are able to proportionately share those costs and not have to pay for them individually. With this in mind, although voter participation may continue to

increase, there should not be a huge fluctuation in cost.

Funding

The City currently has budgeted \$20,000 each year for elections. The estimated cost of \$9,696.32 is well under that budgeted amount, and as such, there should not be a need to increase this budgeted amount in FY2022, even if a Primary Election was required (if needed, the Primary Election would be in August, which is in FY2022's budget year).

Benefits

Since 2016, all elections within Davis County have been conducted primarily by-mail. With more experience than many other counties within the State, Davis County is well-experienced and has tried-and-tested methods in place to properly administer by-mail elections. Additionally, of the roughly 110 tasks and deadlines of every election, the County assumes responsibility for about 80% of those for contracting cities, and provides great support when needed to the city recorders responsible for what remains. Considering that, it would be a significant impact on Staff and City Resources if the election were to be administered in-house, and allow much more room for error.

Recommendation

Staff recommends that the Council approve by Resolution an Interlocal Agreement for Election Services with Davis County to administer the 2021 Municipal Election.

Attachments

Resolution No. 03-02-2021A

Davis County Interlocal Agreement

Davis County Election Services 2021 Estimate

RESOLUTION NO. 03-02-2021A

**A RESOLUTION APPROVING AN INTERLOCAL COOPERATION
AGREEMENT FOR MUNICIPAL ELECTION SERVICES WITH DAVIS
COUNTY AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, West Point City and Davis County have negotiated a proposed Agreement for election services for the 2021 Municipal Election; and

WHEREAS, the Mayor and City Council of West Point City hereby find and determine that it would be in the best interests of the City and the residents and inhabitants thereof to enter into said Agreement with Davis County.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF WEST POINTY CITY, UTAH,
AS FOLLOWS:**

SECTION ONE: APPROVAL OF AGREEMENT FOR MUNICIPAL ELECTION SERVICES

The Interlocal Cooperation Agreement for Municipal Election Services attached hereto is hereby approved by West Point City. Further, the West Point City Mayor and City Recorder are hereby authorized and directed to execute said Agreement for and on behalf of West Point City.

SECTION TWO: EFFECTIVE DATE

This Resolution shall become effective immediately upon passage and adoption.

PASSED AND ADOPTED this 2nd day of March, 2021

WEST POINT CITY,
A Municipal Corporation

ERIK CRAYTHORNE
Mayor

ATTEST:

CASEY ARNOLD
City Recorder

INTERLOCAL COOPERATION AGREEMENT FOR MUNICIPAL ELECTION SERVICES

This agreement for Municipal Election Services is between Davis County, a political subdivision of the state of Utah (the “County”), and _____ City, a municipal corporation of the state of Utah (the “City”). County and City may be referred to collectively as the “parties” herein or individually as a “party” herein.

WITNESSETH:

WHEREAS, pursuant to Sections 20A-1-201.5 and 20A-1-202, *Utah Code Ann.* (1953) as amended, City is authorized and required to hold municipal elections in each odd-numbered year;

WHEREAS, County has equipment and resources needed to carry out an election and is willing to make available the resources and equipment to assist City in holding its municipal primary and general elections in 2021 upon the following terms and conditions; and

WHEREAS, the Parties pursuant to the *Utah Interlocal Cooperation Act* as set forth in Title 11, Chapter 13 (the “Act”), and Section 20A-5-400.1 of the *Utah Code Ann.* (1953) as amended, are authorized to enter into this agreement.

The parties therefore agree as follows:

1. The County’s Obligations. If a municipal primary election and a municipal general election is needed in August 2021 and November 2021, respectively, the County shall provide the following:
 - 1.1. Test, program, assemble and make available to City voting machines and poll supplies;
 - 1.2. Provide for delivery and retrieval of voting equipment;
 - 1.3. Polling location management, which includes, but is not necessarily limited to making arrangements for use, ADA compliance survey and contact information;
 - 1.4. Absentee and By-Mail ballot processing, which includes mailing, receiving, signature verification and tabulation;
 - 1.5. Provide electronic ballot files for Optical Scan Ballots printing;
 - 1.6. Provide Information System assistance, which includes, but is not necessarily limited to, election programming, tabulation, programmers and technicians;
 - 1.7. Canvass reports;
 - 1.8. Electronic tabulation results transmitted to the Office of the Lieutenant Governor;
 - 1.9. Provide personnel and technical assistance throughout the election process and equipment and/or supplies required specifically for voting;
 - 1.10. Recruit poll workers; provide training, scheduling, supplies and compensation;
 - 1.11. Publish legal notices, which include, polling locations, sample ballots public demonstration and election results;
 - 1.12. Provide preparation and personnel for the public demonstration of the tabulation equipment;
 - 1.13. If required, in cooperation with the City, conduct an election audit; and
 - 1.14. Store all election returns for the required twenty-two (22) months.

2. The City's Obligations. The City shall:

- 2.1. Provide the Recorder or other designated officer to act as the election officer and assume all duties and responsibilities as outlined by law;
- 2.2. Enter into a polling location Indemnification Agreement, if needed;
- 2.3. Perform Declaration of Candidacy filing;
- 2.4. Provide County with ballot information, which includes, but is not necessarily limited to, races, candidates and ballot issues;
- 2.5. Approve the election plan, which includes, but is not necessarily limited to, accuracy of polling location and precinct assignments, voter turnout percentages, paper ballot quantities, voting machine quantities and poll worker assignments;
- 2.6. Proof and approve the accuracy of the printed and audio of ballot formats;
- 2.7. Arrange and conduct election canvass;
- 2.8. Prepare candidate certificates;
- 2.9. Perform all other election related duties and responsibilities not outlined in this Agreement but required by law; and
- 2.10. Pay County repair or replacement costs for damaged voting equipment, which occurs at the polling locations, beyond the normal wear and tear.

3. Compliance with Applicable Laws. Each party agrees to conduct the election according to the statutes, rules, Executive Orders, and Policies of the Lieutenant Governor as the Chief Elections Officer of the state.

4. Costs. City agrees to pay County the costs for providing the election equipment, services and supplies in accordance with the election costs schedule, attached hereto, incorporated herein, and made a part hereof as Exhibit "A". City will submit payment to County within thirty (30) days of City receiving an invoice prepared by County relating to this agreement. If this agreement is terminated early by either party, pursuant to the provisions of Section 7 below, City shall pay County for all services rendered by County under this agreement prior to the date that this agreement is terminated.

5. Effective Date. The Effective Date of this agreement shall be on the earliest date after this agreement satisfies the requirements of the Act (the "Effective Date").

6. Term of Agreement. The term of this agreement shall begin upon the Effective Date of this agreement and shall, subject to the termination and other provisions set forth herein, terminate on the date that the parties have satisfied each of their respective duties under this agreement.

7. Termination of Agreement. This agreement may be terminated prior to the completion of the Term by any of the following actions:

- 7.1. The mutual written agreement of the parties;
- 7.2. By either party after any material breach of this agreement;
- 7.3. By either party, with or without cause, 30 days after the terminating party mails a written notice to terminate this agreement to the other party; or
- 7.4. As otherwise set forth in this agreement or as permitted by law, ordinance, rule, regulation, or otherwise.

8. Damages. The parties acknowledge, understand, and agree that, for the duration of this agreement and unless otherwise agreed to in a separate and legally binding agreement between the parties, the parties are fully and solely responsible for their own actions, activities, and/or business sponsored or conducted.
9. Governmental Immunity. The parties recognize and acknowledge that each party is covered by the *Governmental Immunity Act of Utah*, codified at Section 63G-7-101, et seq., Utah Code Annotated as amended, and nothing herein is intended to waive or modify any and all rights, defenses or provisions provided therein. Officers and employees performing services pursuant to this agreement shall be deemed officers and employees of the party employing their services, even if performing functions outside of the territorial limits of such party and shall be deemed officers and employees of such party under the provisions of the *Utah Governmental Immunity Act*.
10. No Separate Legal Entity. No separate legal entity is created by this agreement.
11. Approval. This agreement shall be submitted to the authorized attorney for each party for review and approval as to form in accordance with applicable provisions of Section 11-13-202.5, *Utah Code Ann.* (1953) as amended. A duly executed original and/or counterpart of this agreement shall be filed with the keeper of records of each party in accordance with Section 11-13-209, *Utah Code Ann.* (1953) as amended.
12. Benefits. The parties acknowledge, understand, and agree that the respective representatives, agents, contractors, officers, officials, members, employees, volunteers, and/or any person or persons under the supervision, direction, or control of a party are not in any manner or degree employees of the other party and shall have no right to and shall not be provided with any benefits from the other party. County employees, while providing or performing services under or in connection with this agreement, shall be deemed employees of County for all purposes, including, but not limited to, workers compensation, withholding, salary, insurance, and benefits. City employees, while providing or performing services under or in connection with this agreement, shall be deemed employees of City for all purposes, including, but not limited to, workers compensation, withholding, salary, insurance, and benefits.
13. Waivers or Modification. No waiver or failure to enforce one or more parts or provisions of this agreement shall be construed as a continuing waiver of any part or provision of this agreement, which shall preclude the parties from receiving the full, bargained for benefit under the terms and provisions of this agreement. A waiver or modification of any of the provisions of this agreement or of any breach thereof shall not constitute a waiver or modification of any other provision or breach, whether or not similar, and any such waiver or modification shall not constitute a continuing waiver. The rights of and available to each of the parties under this agreement cannot be waived or released verbally, and may be waived or released only by an instrument in writing, signed by the party whose rights will be diminished or adversely affected by the waiver.
14. Assignment Restricted. The parties agree that neither this agreement nor the duties, obligations, responsibilities, or privileges herein may be assigned, transferred, or delegated, in whole or in part, without the prior written consent of both of the parties.

15. Entire Agreement; Amendment. This agreement, including all attachments, if any, constitutes the entire understanding between the parties with respect to the subject matter in this agreement. Unless otherwise set forth in this agreement, this agreement supersedes all other agreements, whether written or oral, between the parties with respect to the subject matter in this agreement. No amendment to this agreement will be effective unless it is in writing and signed by both parties.
16. Governing Law; Exclusive Jurisdiction. Utah law governs any judicial, administrative, or arbitration action, suit, claim, investigation, or proceeding (“Proceeding”) brought by one party against the other party arising out of this agreement. If either party brings a Proceeding against the other party arising out of this agreement, that party may bring that Proceeding only in a state court located in Davis County, Utah (for claims that may only be resolved through the federal courts, only in a federal court located in Salt Lake City, Utah), and each party hereby submits to the exclusive jurisdiction of such courts for purposes of any such Proceeding.
17. Severability. The parties acknowledge that if a dispute arises out of this agreement or the subject matter of this agreement, the parties desire the arbiter to interpret this agreement as follows:
- 17.1. With respect to any provision that the arbiter holds to be unenforceable, by modifying that provision to the minimum extent necessary to make it enforceable or, if that modification is not permitted by law, by disregarding that provision; and
- 17.2. If an unenforceable provision is modified or disregarded in accordance with this section, by holding that the rest of the agreement will remain in effect as written.
18. This agreement may be executed in any number of counterparts, each of which when so executed and delivered, shall be deemed an original, and all such counterparts taken together shall constitute one and the same agreement.

WHEREFORE, the parties have signed this agreement on the dates set forth below.

CITY	REVIEWED AND APPROVED AS TO PROPER FORM AND COMPLIANCE WITH APPLICABLE LAW:
Printed _____ Name: _____	City Attorney Dated: _____
Mayor Dated: _____	
ATTEST:	
Printed _____ Name: _____	

City Recorder Dated: _____	
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DAVIS COUNTY _____ Bob J Stevenson, Chairman Board of Davis County Commissioners Dated: _____ ATTEST: _____ Curtis Koch Davis County Clerk Auditor Dated: _____	REVIEWED AND APPROVED AS TO PROPER FORM AND COMPLIANCE WITH APPLICABLE LAW: _____ Davis County Attorney's Office Dated _____
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EXHIBIT A

(Election Costs Schedule)

Exhibit A - Election Cost Schedule 2021 General

Poll Worker Compensation	COST	Notes
Poll Manager (PM)	\$160.00	
Training Course(s)	\$50.00	
Assistant Poll Manager	\$160.00	
Training Course(s)	\$50.00	
Receiving Clerk	\$135.00	
Training Course(s)	\$35.00	
Ballot Clerk	\$135.00	
Training Course(s)	\$35.00	
Host	\$125.00	
Training Course(s)	\$25.00	
Alternate Poll Workers	\$437.50	Shared equally with all cities/districts
Mileage Reimbursement for Poll Manager	.25 per mile	
Poll Worker Recruitment and Training		
Poll Worker Recruitment and Processing	\$8.00	
Training Creation and Preparation (Includes equipment and preparation)	\$500.00	Shared with all cities/districts
Poll Worker Handbook and Supplies (each poll worker)	\$5.00	This includes the cost of printing and mailing
Poll Worker Training (per person)	\$20.00	
Personal Protective Equipment and Supplies	\$1,500.00	Shared with all cities/districts
Equipment		
Express Vote	\$75.00	
Testing Pre and Post election		
Security Seals		
Express Vote Ballot Stock		
Memory Media Programming	\$15.00	
DS200	\$75.00	
Testing Pre and Post election		
Security Seals		
Report Paper Roll		
Memory Media Programming	\$15.00	
Voting Booth Rental (each)	\$5.00	
Vote Here Signs (4 per location)	\$5.00	
WIFI Connection	\$61.00	
Receiving Clerk Electronic Poll Book	\$75.00	
Ballot Printing Station	\$75.00	
Consumable Supplies		
Ballot Stock (BOD) per sheet	\$0.20	
Polling Location Supplies (per location)	\$35.00	(Forms, envelopes, instructions, signs, stickers, pens, etc.)
Rover Kits (each, usually need 5-7)	\$25.00	Shared equally by all cities/districts
Administrative Services		
Election Programming Per City/District	\$200.00	City/District Setup, Ballot Layout/Programming and Audio
Public L&A Demonstration (testing, programming & demonstration)	\$300.00	Shared equally by all cities/districts
Early Voting Administration	\$500.00	Shared equally by all cities/districts
County Rovers Compensation (training & election day - usually need 5-7)	\$500.00	Shared equally by all cities/districts
Election Night Clerk Staff Support	\$1,500.00	Shared equally by all cities/districts
Election Night Security	\$150.00	Shared equally by all cities/districts
Rovers Training Class	\$200.00	Shared equally by all cities/districts
Election Day Help Desk Staff	\$450.00	Shared equally by all cities/districts
Pre-Canvas Ballot Issues Audit, if needed	\$250.00	
Canvas Preparation	\$50.00	
Equipment Delivery (per location)	\$50.00	
Equipment Pickup (per location)	\$50.00	
Web Support	\$150.00	Shared equally by all cities/districts
Provisional Verification (per provisional ballot)	\$0.80	
Election Administration Support	\$200.00	
Clerk Staff (per-hour for any additional services)	\$25.00	

By-Mail Supplies and Services**Supplies**

By-Mail Outer Envelopes	\$0.08	
By-Mail Inner Return Envelopes	\$0.095	
By-Mail Ballots	\$0.28	
Test Deck Paper Ballots	\$1,018.80	Shared by all cities based upon number of precincts
Printed Inserts for ID requirements	\$100.00	Shared equally by all cities/districts

Services

Election Art/Set-up Production By Runbeck	\$3,000.00	Shared equally by all cities/districts
Database Setup By Runbeck	\$3,000.00	Shared equally by all cities/districts
Ballot Preparation Assembly into Envelopes (each sent out) By Runbeck	\$0.25	
Signature Verification and Tabulation (each returned) By County	\$0.40	

Postage

Postage Outbound	\$0.12	Actual Postage
Postage In-Bound	\$0.68	Actual Postage
Returned Undeliverable	\$0.75	Actual Postage+Processing



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

**WEST POINT CITY COUNCIL
MEETING MINUTES
ELECTRONIC MEETING
NO PHYSICAL MEETING LOCATION
February 2nd, 2021**

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

Administrative Session
6:00 PM

Minutes for the West Point City Council Administrative Session held via electronic Zoom Meeting in accordance with the signed January 4th, 2021 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 #87045439128 at <https://zoom.us/join> or by telephone at (669) 900-6833, on February 2, 2021 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, Council Member Kent Henderson, and Council Member Jerry Chatterton

EXCUSED: None

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. Discussion Regarding West Point City Participation in the Syracuse City Youth Court – Mr. Kyle Laws

Mr. Laws stated that this item has been discussed by the Council in a previous meeting and provided a refresher about the Syracuse City Youth Court, explaining that it is a “restorative justice” program that focuses on the rehabilitation of offenders through reconciliation with victims and their community. It is a non-judicial diversion program for school-aged youth (12-18 years). There are adult advisors and local law enforcement that oversee the program, but other youth peers actually administer the court, acting as judges, bailiffs, clerks, etc. Those that get into trouble with the school or the law can be referred to the Youth Court instead of to the Justice Court and appear before their peers who determine an appropriate punishment. The Principal at West Point Jr. High has expressed interest in the school participating in the program, which Syracuse City has offered to do.

To participate, Syracuse City would like to have a Memorandum of Understanding agreed to and signed by West Point City that outlines what West Point’s responsibilities would be in order to participate. Currently, the Syracuse Youth Court is for the youth who attend Syracuse schools or live in Syracuse City boundaries and this MOU would extend the program to include students attending West Point Jr. High as well. Additionally, if an offense was committed within West Point City limits, the youth offender could be referred to the Youth Court as well, regardless of where he or she actually lives.

Mr. Laws stated that under the MOU, Syracuse City will cover the costs for the entire program and send a year-end invoice to West Point for a proportionate share of the costs, based upon hours attended by West Point participants. Currently, Syracuse’s budget for the program is \$5,000 and Staff estimates that West Point City’s costs will be between \$2,000 - \$4,000 each year. Additionally, depending on the number of West Point participants, the City may also be responsible for providing volunteer advisors. Mr. Laws clarified for Council Member Petersen that the majority of the program costs come from the training of participants (travel, registration fees, lodging, etc.), and the rest comes from various administrative costs like supplies, forms, venue, etc. Mr. Laws also noted that at this point, Syracuse City will provide the venue for when the Youth Court is held, but based upon the increase of participants, there may be a need in the future for West Point to provide a second location.

The Council discussed the program and agreed that it would be a good thing for West Point to participate in. They would consider final approval of the Memorandum of Understanding at the next meeting. In the meantime, Mr. Laws was directed to contact Syracuse City to see how the success of the program is tracked or reported and if that information can be provided to the City.

2. Discussion Regarding an Agreement with the Bureau of Reclamation – Mr. Boyd Davis

Mr. Davis stated that this License Agreement is in relation to the Bluff View Subdivision and the development's sewer and storm drain utility lines that will have to cross over property owned by the U.S. Bureau of Reclamation. The storm drain line will run south before crossing over the property in order to connect to West Point's existing line, and the sewer line will also run to the south and cross over the property before eventually running east to connect to an existing line owned by the North Davis Fire District.

Mr. Davis summarized the terms of the License Agreement, which are as follows:

- The City is allowed to construct two sewer lines and one storm drain line.
- The City is allowed to operate and maintain the utilities during the period of the agreement.
- The City or their contractor are responsible to install the utilities according to the approved plans and are responsible for any damages during construction.
- The agreement is for 25 yrs. and can be renewed for an additional 25 yrs.

The City's Attorney has reviewed and approved the agreement, but suggested that a note be put on the developer's plans stating that they will abide by the terms of the agreement and will be responsible for any damages, as it is their contractor that will be doing the work. That note has been added as suggested. Staff recommends approval of the License Agreement.

The Council had no further discussion at this time and will consider the item for final approval at the next meeting.

3. Discussion Regarding Amendment No. 6 to the Interlocal Cooperation Agreement for Animal Services – Mr. Kyle Laws

Mr. Laws welcomed Rollin Cook to the meeting and introduced him to the Council as the new Director of Animal Care of Davis County. Director Cook addressed the Council, explaining that before becoming the Director, he worked with Salt Lake County's Corrections for 23 years, first having joined as an officer in 1989 and working his way up to corporal, sergeant, lieutenant, captain, and finally chief deputy. In 2013, he was appointed as the Executive Director of the Department of Corrections and served in that role until his retirement in 2018. Shortly after, he was recruited out of retirement to serve as the Connecticut Commissioner of Corrections, however he was only in that position for about a year before returning home to Utah to be closer to his mother after his father passed away. Mr. Cook stated that he has always had the desire to do something in his career besides corrections, and so when the Director of Animal Care position presented itself, he applied and was given the role.

In regards to the Agreement for Animal Services, Mr. Laws stated that an amendment is done each year to outline the fees for the upcoming year. The new charges are based on the previous year's usage of animal care services by our residents. The fee paid by the City provides full 24-hour animal care and control services, including the housing and processing of stray animals. The City's costs will either increase or decrease based on the number of calls received the previous year. The City's cost for animal control services in 2020 was as follows:

- \$44,746.86 for general animal control services
- \$1,519.25 for wild animal calls and services
- \$2,210.45 for the capital projects fund regarding the shelter

The cost for this year (Calendar Year 2021) is:

- \$43,948.99 for general animal control services
- \$231.75 for wild animal calls and services
- \$2,033.71 for the capital projects fund regarding the shelter

The total cost is \$46,214.45, which is a decrease from the total of \$48,476.56 last year. The City's budget for animal care services in FY2021 is \$55,000, because an increase in costs was expected. Mr. Laws explained that the reason for the decrease is due to fewer calls last year for general animal services and the County's decision to change their approach to wildlife animals and discontinue this service this summer (charging only for the first half of the year). With this decrease in fees from last year, this year's cost is below the budgeted amount. Mr. Laws noted that the current agreement expires at the end of 2021, and so this will be the last amendment before a new agreement is negotiated and approved for 2022. He stated that the new contract will likely contain significant cost increases to fund a much needed newer, more suitable shelter for animal care operations.

Director Cook provided a quick summary of some of the issues he and his team are working on, such as better communication with contract cites, increases in staff, availability to residents, and perhaps most importantly, the current state of the animal control facility itself. He stated that they have been working extremely hard to clean and organize the building, repair broken equipment, improve use of the space, and much more. They are also working on ways to reach out and interact better with the community – like holding vaccine clinics at locations throughout the County, for example – and also improving their processes to be more transparent and consistent to citizens. While these are the things happening now, one of the biggest needs and projects is a new facility that can adequately and safely provide proper animal care services.

The Council thanked Director Cook for the work he is doing and making himself available to meet and provide an update on what the agency is working on and planning for the future. There was no further discussion and the Council will consider approval of the Amendment in tonight's General Session.

4. Discussion Regarding the Bluff View Subdivision Phases 1 & 2 – Mrs. Bryn MacDonald

Mrs. MacDonald stated that this subdivision has been discussed by the Council in previous meetings and Phases 1 and 2 have been submitted for final approval. These two phases contain a mix of 116 patio-style homes and 86 townhomes. The Planning Commission approved the plats for Phases 1 and 2 at their last meeting. Staff recommends final approval by the Council.

Council Member Petersen stated that although he understands it is not part of Phases 1 and 2, he is still concerned about the second access for the subdivision that has been an issue in previous discussions. Mrs. MacDonald stated that Staff has shared the Council's concerns with the developers and their desire that the second access be an actual road, available to residents at all times. However, she is unsure whether the developers will be willing to do so. Council Member Petersen thanked her for relaying that information to the developers and acknowledged that further discussion will be had when future phases are submitted for approval.

Council Member Petersen also raised the concern about whether there is enough room on the roads for residents to place their garbage cans out on collection day, and whether there is even adequate space to store the garbage cans around the homes. He would like Staff to find out how and where garbage cans can be stored from the developers before the next meeting.

The Council had no further discussion at this time and will consider final approval of Phases 1 and 2 at the next meeting.

5. Other Items

Mr. Laws informed the Council that Davis County Commissioner Lorene Kamalu will be joining tonight's General Session – she indicated she does not have a specific agenda, but would like to be available to interact with the Council and answer any questions they may have. Representatives from the Utah Department of Transportation will also be attending the meeting to provide an update on the 2000 W Widening Project.

The Administrative Session adjourned.



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

**WEST POINT CITY COUNCIL
MEETING MINUTES
ELECTRONIC MEETING
NO PHYSICAL MEETING LOCATION
February 2nd, 2021**

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

Administrative Session

6:00 PM

Minutes for the West Point City Council Administrative Session held via electronic Zoom Meeting in accordance with the signed January 4th, 2021 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 #87045439128 at <https://zoom.us/join> or by telephone at (669) 900-6833, on February 2, 2021 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, Council Member Kent Henderson, and Council Member Jerry Chatterton

EXCUSED: None

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. Discussion Regarding West Point City Participation in the Syracuse City Youth Court – Mr. Kyle Laws

Mr. Laws stated that this item has been discussed by the Council in a previous meeting and provided a refresher about the Syracuse City Youth Court, explaining that it is a “restorative justice” program that focuses on the rehabilitation of offenders through reconciliation with victims and their community. It is a non-judicial diversion program for school-aged youth (12-18 years). There are adult advisors and local law enforcement that oversee the program, but other youth peers actually administer the court, acting as judges, bailiffs, clerks, etc. Those that get into trouble with the school or the law can be referred to the Youth Court instead of to the Justice Court and appear before their peers who determine an appropriate punishment. The Principal at West Point Jr. High has expressed interest in the school participating in the program, which Syracuse City has offered to do.

To participate, Syracuse City would like to have a Memorandum of Understanding agreed to and signed by West Point City that outlines what West Point’s responsibilities would be in order to participate. Currently, the Syracuse Youth Court is for the youth who attend Syracuse schools or live in Syracuse City boundaries and this MOU would extend the program to include students attending West Point Jr. High as well. Additionally, if an offense was committed within West Point City limits, the youth offender could be referred to the Youth Court as well, regardless of where he or she actually lives.

Mr. Laws stated that under the MOU, Syracuse City will cover the costs for the entire program and send a year-end invoice to West Point for a proportionate share of the costs, based upon hours attended by West Point participants. Currently, Syracuse’s budget for the program is \$5,000 and Staff estimates that West Point City’s costs will be between \$2,000 - \$4,000 each year. Additionally, depending on the number of West Point participants, the City may also be responsible for providing volunteer advisors. Mr. Laws clarified for Council Member Petersen that the majority of the program costs come from the training of participants (travel, registration fees, lodging, etc.), and the rest comes from various administrative costs like supplies, forms, venue, etc. Mr. Laws also noted that at this point, Syracuse City will provide the venue for when the Youth Court is held, but based upon the increase of participants, there may be a need in the future for West Point to provide a second location.

The Council discussed the program and agreed that it would be a good thing for West Point to participate in. They would consider final approval of the Memorandum of Understanding at the next meeting. In the meantime, Mr. Laws was directed to contact Syracuse City to see how the success of the program is tracked or reported and if that information can be provided to the City.

2. Discussion Regarding an Agreement with the Bureau of Reclamation – Mr. Boyd Davis

Mr. Davis stated that this License Agreement is in relation to the Bluff View Subdivision and the development's sewer and storm drain utility lines that will have to cross over property owned by the U.S. Bureau of Reclamation. The storm drain line will run south before crossing over the property in order to connect to West Point's existing line, and the sewer line will also run to the south and cross over the property before eventually running east to connect to an existing line owned by the North Davis Fire District.

Mr. Davis summarized the terms of the License Agreement, which are as follows:

- The City is allowed to construct two sewer lines and one storm drain line.
- The City is allowed to operate and maintain the utilities during the period of the agreement.
- The City or their contractor are responsible to install the utilities according to the approved plans and are responsible for any damages during construction.
- The agreement is for 25 yrs. and can be renewed for an additional 25 yrs.

The City's Attorney has reviewed and approved the agreement, but suggested that a note be put on the developer's plans stating that they will abide by the terms of the agreement and will be responsible for any damages, as it is their contractor that will be doing the work. That note has been added as suggested. Staff recommends approval of the License Agreement.

The Council had no further discussion at this time and will consider the item for final approval at the next meeting.

3. Discussion Regarding Amendment No. 6 to the Interlocal Cooperation Agreement for Animal Services – Mr. Kyle Laws

Mr. Laws welcomed Rollin Cook to the meeting and introduced him to the Council as the new Director of Animal Care of Davis County. Director Cook addressed the Council, explaining that before becoming the Director, he worked with Salt Lake County's Corrections for 23 years, first having joined as an officer in 1989 and working his way up to corporal, sergeant, lieutenant, captain, and finally chief deputy. In 2013, he was appointed as the Executive Director of the Department of Corrections and served in that role until his retirement in 2018. Shortly after, he was recruited out of retirement to serve as the Connecticut Commissioner of Corrections, however he was only in that position for about a year before returning home to Utah to be closer to his mother after his father passed away. Mr. Cook stated that he has always had the desire to do something in his career besides corrections, and so when the Director of Animal Care position presented itself, he applied and was given the role.

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Director Cook provided a quick summary of some of the issues he and his team are working on, such as better communication with contract cites, increases in staff, availability to residents, and perhaps most importantly, the current state of the animal control facility itself. He stated that they have been working extremely hard to clean and organize the building, repair broken equipment, improve use of the space, and much more. They are also working on ways to reach out and interact better with the community – like holding vaccine clinics at locations throughout the County, for example – and also improving their processes to be more transparent and consistent to citizens. While these are the things happening now, one of the biggest needs and projects is a new facility that can adequately and safely provide proper animal care services.

The Council thanked Director Cook for the work he is doing and making himself available to meet and provide an update on what the agency is working on and planning for the future. There was no further discussion and the Council will consider approval of the Amendment in tonight's General Session.

4. Discussion Regarding the Bluff View Subdivision Phases 1 & 2 – Mrs. Bryn MacDonald

Mrs. MacDonald stated that this subdivision has been discussed by the Council in previous meetings and Phases 1 and 2 have been submitted for final approval. These two phases contain a mix of 116 patio-style homes and 86 townhomes. The Planning Commission approved the plats for Phases 1 and 2 at their last meeting. Staff recommends final approval by the Council.

Council Member Petersen stated that although he understands it is not part of Phases 1 and 2, he is still concerned about the second access for the subdivision that has been an issue in previous discussions. Mrs. MacDonald stated that Staff has shared the Council's concerns with the developers and their desire that the second access be an actual road, available to residents at all times. However, she is unsure whether the developers will be willing to do so. Council Member Petersen thanked her for relaying that information to the developers and acknowledged that further discussion will be had when future phases are submitted for approval.

Council Member Petersen also raised the concern about whether there is enough room on the roads for residents to place their garbage cans out on collection day, and whether there is even adequate space to store the garbage cans around the homes. He would like Staff to find out how and where garbage cans can be stored from the developers before the next meeting.

The Council had no further discussion at this time and will consider final approval of Phases 1 and 2 at the next meeting.

5. Other Items

Mr. Laws informed the Council that Davis County Commissioner Lorene Kamalu will be joining tonight's General Session – she indicated she does not have a specific agenda, but would like to be available to interact with the Council and answer any questions they may have. Representatives from the Utah Department of Transportation will also be attending the meeting to provide an update on the 2000 W Widening Project.

The Administrative Session adjourned.



WEST POINT CITY COUNCIL
MEETING MINUTES
ELECTRONIC MEETING
NO PHYSICAL MEETING LOCATION
February 2nd, 2021

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

General Session
7:00 PM

Minutes for the General Session of the West Point City Council held via electronic Zoom Meeting in accordance with the signed January 4th, 2021 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 #87045439128 at <https://zoom.us/join> or by telephone at (669) 900-6833, on February 2, 2021 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, Council Member Kent Henderson, and Council Member Jerry Chatterton

EXCUSED: None

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

Council Member Chatterton – None

Council Member Dawson – None

Council Member Henderson – None

Council Member Judd – None

Council Member Petersen – None

Mayor Craythorne – None

4. **Communications from Staff**

Staff had no items to discuss or information to give to the Council at this time.

- 4a. **Introduction of Davis County Commissioner Lorene Kamalu**

Mayor Craythorne welcomed Commissioner Kamalu to the meeting and turned the time over to her to address the Council. Commissioner Kamalu thanked the Mayor and stated that the County is very grateful for the leadership at West Point City, especially during the past year. She stated that good partnerships with city leaders and the County are critical to serving citizens and appreciates the City's support. Commissioner Kamalu encouraged the Council to contact her or other Commissioners with any issues or concerns so that they may be of service. She also confirmed that Commission meetings are held on the 1st, 3rd, and

occasional 5th Tuesday of each month at 4 PM. The meetings are also live-streamed and recorded and can be accessed by visiting the Commission's page on the Davis County website.

The Council thanked Commissioner Kamalu and also expressed their appreciation for all of County leadership during this pandemic; the Davis County Health Director has done a great job and the support of the Commission has been vital to how well Davis County has been able to handle COVID-19.

5. Citizen Comment

Emailed Comment on January 29th, 2021

Bryan Fillmore – 495 N 1940 W: “My name is Duane Bryan Fillmore and I have been renting a room from my dear friend Kenneth Paskett at 495 N 1940 W West Point, UT 84015, for just under a year now. I pay him \$350 per month and that includes utilities. I feel like I’m getting a great deal and would like to remain doing so for the foreseeable future. The reason I am writing you today is because I would like to sell T-shirts and other Print-On-Demand merchandise online as a small business side-hustle to help supplement my income. I have researched how to do so in a way called Drop Shipping that would allow me to operate my business entirely online and not require any customers or merchandise (or advertising) to or from my residence, thus preserving neighborhood sanctity. I created and registered the business and filled out the West Point City application for a Minor Home Business License and had all of my neighbors sign it and turned it in last week. I got a call Thursday morning from Bruce at the city office who said I wouldn’t be able to get a Minor Home Business License to sell T-shirts online because I am not the home owner. Kenneth Paskett, the home owner, said he would be willing to sign permission as my landlord to allow me the opportunity to sell T-shirts and Print-On-Demand merchandise online through drop shipping but there was not place on the application for him to do so. Originally I thought I was living in Clearfield and had filled out an application for a small business license for them and their application does have a location for home owners to sign to give permission to their renters to get a small business license. We are wondering if the council would be willing to amend the application to allow a location for home owners to sign permission for renters to be allowed access to a Minor Home Business License. We believe that the application might not be aware of the drop shipping business model that allows for the business owner to operate every aspect of their business from their home computer without causing any invasive issues to the neighborhood as has traditionally been the case for traditional small home businesses such as day cares and home baked goods. Thank you for your time and consideration with this. Please help the current and future renting residences of West Point City have all the modern noninvasive business opportunities such as Drop shipping available to them (as this will be a simple and enjoyable solution to Pandemic era problems), and simply allow home owners a spot to sign permission for them to do so. Thank you for your time and consideration.”

Mrs. MacDonald informed the Council that Staff has had additional discussions with Mr. Fillmore and his Business License was actually approved earlier in the day. She stated that a signature line for landlord approval could easily be added to the Business License Application for these types of situations. The Council thanked her for that information and that Mr. Fillmore’s issue was addressed and resolved.

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

Mayor Craythorne welcomed Greg Davis and his team members also in attendance, Aubrey Bennion and Dave Adamson, to the meeting. Mr. Davis thanked the Mayor and Council for allowing time in the meeting to provide an update on the next phase of the SR-108 (2000 W) Widening Project. This phase of the project is from 300 N through the 1800 N intersection, and will widen the three-lane road to a five-lane road, as well as add a multi-use path, full-width shoulders, curb, gutter, and sidewalk. Traffic lights, signals, and cross-walks will also be installed, including in the school-zones. Mr. Davis confirmed that the 1800 N intersection will be built as part of this phase, with dual left turn lanes on all four legs of the intersection. The project will go out to bid in spring of 2022, and Mr. Davis stated that he anticipates construction will begin soon after. The project will likely take two full construction seasons, wrapping up in fall of 2023. The estimated cost for the project is \$60 million, and the property acquisition process is already underway. Mr. Adamson stated that as that process progresses, they will be in communications with the City and its residents that are affected. Ms. Bennion added that from the public outreach standpoint, a full launch has not yet been done – discussions with residents and business owners are being done on an as-needed basis at this point. Once the environmental clearance is closer to being issued, they will begin public outreach to notify and educate residents about the project.

Mayor Craythorne thanked Mr. Davis and his team for the information shared and stated that while it will be inconvenient to travel in the area while it is under construction, it will really be a benefit once completed. He stated that he looks forward to future updates as the project moves forward.

7. Appointment of West Point City Planning Commissioners – Mayor Erik Craythorne

Mayor Craythorne stated that the terms of two current Planning Commissioners has expired. In discussions with them, the Mayor stated that both individuals have expressed their desire to continue serving for another term (three years). With that, the Mayor recommends that Brad Lee and Jeremy Strong be reappointed to serve on the Planning Commission for another term.

Council Member Dawson motioned to reappoint Brad Lee and Jeremy Strong to three-year terms on the West Point City Planning Commission

Council Member Chatterton seconded the motion

The Council unanimously agreed

****Mayor Craythorne excused himself from the meeting at this time due to connectivity issues.***

He turned the meeting over to Mayor Pro Tem Petersen to preside from this point*

8. Youth Council Update

Kylie McCarrey provided the Youth Council Update to the Council, stating that the YC has been holding their meetings virtually for the past few months and noted that attendance at the meetings has dropped. She stated that the Youth Council was able to participate in the Cemetery Luminary in December, helping City Staff place the luminaries on the headstones.

Mayor Pro Tem Petersen thanked Ms. McCarrey for the update and recognized that the current health restrictions on in-person gatherings and activities are likely contributing factors to the decrease in attendance by the Members. Council Member Chatterton also expressed his appreciation and asked that Ms. McCarrey relay back to the Youth Council what a great job they are doing.

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

Council Member Henderson motioned to approve

Council Member Dawson seconded the motion

The Council unanimously agreed

10. Consideration of Approval of the Minutes from the December 15th, 2020 Special Joint Meeting of the West Point City Council and Planning Commission

Council Member Henderson motioned to approve

Council Member Judd seconded the motion

The Council unanimously agreed

11. Consideration of Approval of the Minutes from the January 5th, 2021 West Point City Council Meeting

Council Member Chatterton motioned to approve

Council Member Judd seconded the motion

The Council unanimously agreed

12. Consideration of Approval of a Request to Simultaneously Develop Phases 5 & 6 of the Harvest Fields Subdivision – Mrs. Bryn MacDonald

Mrs. MacDonald stated that this subdivision has been discussed in previous meetings, and the developers were granted approval by the Council in July 2020 to simultaneously develop Phases 1 – 4. However, the developers would like to amend that request to be able to develop Phases 3 – 6 simultaneously instead and not develop Phases 1 and 2 at this time. Should the Council grant this request, they will submit the plats for Phases 3 – 6 for final approval. Staff recommends approving the amended request to simultaneously develop Phases 3 – 6 of the Harvest Fields Subdivision, and not allow construction on Phases 1 or 2 until Phases 3- 6 are complete. Mrs. MacDonald confirmed for the Council that approving this amended request would withdraw the approval previously granted to develop Phases 1 and 2. The Council had no further discussion on the request.

Council Member Chatterton motioned to approve the amended request to simultaneously develop Phases 3, 4, 5, and 6 of the Harvest Fields Subdivision

Council Member Henderson seconded the motion

The Council unanimously agreed

13. Consideration of Approval of Resolution No. 02-02-2021A, Approving Amendment No. 6 to the Interlocal Cooperation Agreement for Animal Services – Mr. Kyle Laws

Mr. Laws stated that this item was discussed with the Council earlier in tonight's Administrative Session and reviewed the terms of the amendment. The amendment to the agreement is done each year to update the fees for the upcoming year. The new charges are based on the previous year's usage of animal care services by our residents. The fee paid by the City provides full 24-hour animal care and control services, including the housing and processing of stray animals. The City's costs will either increase or decrease based on the number of calls received the previous year. The City's cost for animal control services in 2020 was as follows:

- \$44,746.86 for general animal control services
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The cost for this year (Calendar Year 2021) is:

- \$43,948.99 for general animal control services
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- \$2,033.71 for the capital projects fund regarding the shelter

The total cost for 2021 is \$46,214.45, which is down from the 2020 total of \$48,476.56. The City's budget for animal care services in FY2021 is \$55,000, and so the new fees are well under the budgeted amount. Staff recommends approval of the amendment. The Council had no further discussion.

Council Member Dawson motioned to approve Resolution No. 02-02-2021A

Council Member Judd seconded the motion

The Council unanimously agreed

14. Motion to Adjourn the General Session

Council Member Henderson motioned to adjourn the General Session

Council Member Dawson seconded the motion

The Council unanimously agreed

ERIK R. CRAYTHORNE, MAYOR

March 2nd, 2021

CASEY ARNOLD, CITY RECORDER

March 2nd, 2021