



West Point City Council Notice and Agenda

West Point City Municipal Center
3200 West 300 North
West Point City, UT 84015

Mayor
Erik Craythorne
Council
Gary Petersen, Mayor Pro Tem
Jerry Chatterton
Andy Dawson
R. Kent Henderson

City Manager
Kyle Laws

September 17, 2013

ADMINISTRATIVE SESSION

6:00 pm – Council Room

1. Discussion of Health Insurance – Mr. Kyle Laws
2. Discussion of Round-Abouts – Mr. Boyd Davis
3. Discussion of Bartholomew Lane Phase 3 – Mr. Boyd Davis
4. Quit Claim Deed, Mr. Lowell Staker – Mr. Boyd Davis

GENERAL SESSION

7:00 pm – Main Council Chamber

1. Call to Order
2. Pledge of Allegiance
3. Prayer. (Please contact the City Recorder to request meeting participation by offering a prayer or inspirational thought.)
4. Communications and Disclosures from City Council and Mayor
5. Communications from Staff
6. Citizen Comment. (If you wish to make comment to the Council, please use the podium and clearly state your name and address, keeping your comments to a maximum of 2 ½ minutes. Please do not repeat positions already stated. Public comment is a time for the Council to receive new information and perspectives).
7. Consideration of Quit Claim Deed, Mr. Lowell Staker – Mr. Boyd Davis
8. Consideration of Approval of Bartholomew Lane Phase 3 – Mr. Boyd Davis
9. Adoption of Minutes from the August 20, 2013 Council Meeting – Mrs. Misty Rogers
10. Motion to Adjourn

Posted and dated this September 12, 2013

MISTY ROGERS, CITY RECORDER

If you plan to attend this meeting and, due to disability, will need assistance in understanding or participating therein, please notify the City at least eight hours prior to the meeting and we will seek to provide assistance.

TENTATIVE UPCOMING ITEMS

Date: 10/1/2013

Administrative Session

1. Discussion of the West Point City Cemetery – Mr. Kyle Laws
2. Discussion of Health Insurance Early Renewal – Mr. Kyle Laws

General Session

1. Ordinance 10-01-2013, Consideration of Amending Section 17.80.170 of the West Point City Code, Relative to Fences – Mr. Boyd Davis

Date: 10/15/2013

Administrative Session

General Session

1. Swearing in of Youth Council Members
2. Recognition of Mrs. Patti Seffker, West Point City Youth Council Advisor – Mayor Erik Craythorne
3. Recognition of Mr. Rawlee Wilson, West Point City Planning Commission – Mayor Erik Craythorne
4. Recognition of Mr. Roger Woodward, West Point City Council – Mayor Erik Craythorne

Date: 11/5/2013

Meeting cancelled (Municipal General Election)

Date: 11/19/2013

Administrative Session

General Session

1. Canvass Report for the West Point City Municipal General Election – Mrs. Misty Rogers

Future Items

Administrative Session

1. Debris Management – Mr. Paul Rochell
2. Cemetery Discussion – Mr. Kyle Laws
3. Street Light Replacement Discussion – Mr. Kyle Laws

General Session

- Consideration of the Removal of Yalecrest Estates Subdivision from Warranty – Mr. Boyd Davis
- West Point City General Election Canvas Report – Mrs. Misty Rogers
- Pheasant Creek Phase 3 on Warranty – Mr. Boyd Davis

West Point City 2013 Calendar

January

February

March

April

May

June

July

August

September

16 Senior Lunch-11:30
17 City Council-7pm
26 Planning Commission-7pm

October

1 City Council-7pm
3 Cemetery Cleaning
8 Council/Staff Lunch-11:30am
10 Planning Commission-7pm
15 City Council-7pm
18 Halloween Carnival-7pm
21 Senior Lunch-11:30am
24 Planning Commission-7pm

November

5 Election Day
9 Flags on Veteran's Graves YC
11 **Veteran's Day-Office Closed**
14 Planning Commission-7pm
18 Senior Lunch-11:30am
19 City Council-7pm
28-29 **Thanksgiving -Office Closed**

December

6 Christmas Party-7pm
2 City Hall Lighting Ceremony-6:00 pm
3 City Council-7pm
12 Planning Commission-7pm
16 Senior Lunch-11:30am
17 City Council-7pm
20 Cemetery Luminary-4pm
25-26 **Christmas -Office Closed**

January 2014

10-11 Council Retreat

City Council Staff Report

Subject: Round-Abouts
Author: Boyd Davis
Department: Community Development
Date: September 17, 2013



Background

We recently completed a traffic study in conjunction with the 3000 West widening project. One of the recommendations of the report was to install round-abouts as an alternative to traffic lights at a few intersections along the route. Before we move into the design phase of the project the City Council needs to decide whether or not you would like to have round-abouts.

Analysis

The traffic study recommends round-abouts at 550 North, 800 North, and 1300 North. Clinton City has already decided that they will install a round-about at 1300 North. Three-fourths of that intersection is in their jurisdiction, therefore they have the controlling vote on that round-about. West Point City controls the other two intersections and will need to determine what to do.

The traffic study points out that either a round-about or a standard traffic light would work to control the intersections. However, if a round-about is selected it can be installed as part of the project and will be funded by the grant. If a traffic light is selected then it will need to be installed at a later date because it is not currently warranted. The City would be responsible for the full cost of the traffic light.

There are a few issues to keep in mind when choosing which option to select:

- Round-abouts are considered very safe.
- Fewer vehicle accidents occur in round-abouts.
- The accidents in a round-about are less severe.
- Round-abouts take a larger area and property would need to be acquired (can be paid for with the grant).
- A round-about can be more difficult for pedestrians to navigate.
- At least two crossing guards would be required for a school cross walk at a round-about.

The decision will also be based upon personal preference. Some people simply do not like round-abouts and that is ok. Generally round-abouts have been gaining popularity around the State and are a safe and low maintenance alternative to traffic light. In light of the fact that the round-about could be paid for by the grant, it should be seriously considered.

After looking at the map and the property that would be needed for a round-about it seems that the most logical location would be at 800 North. The round-about could be shifted slightly to the south and would have little impact on existing homes. A round-about at 550 North would have much more impact. It is recommended that a round-about be considered 800 North only.

Recommendation

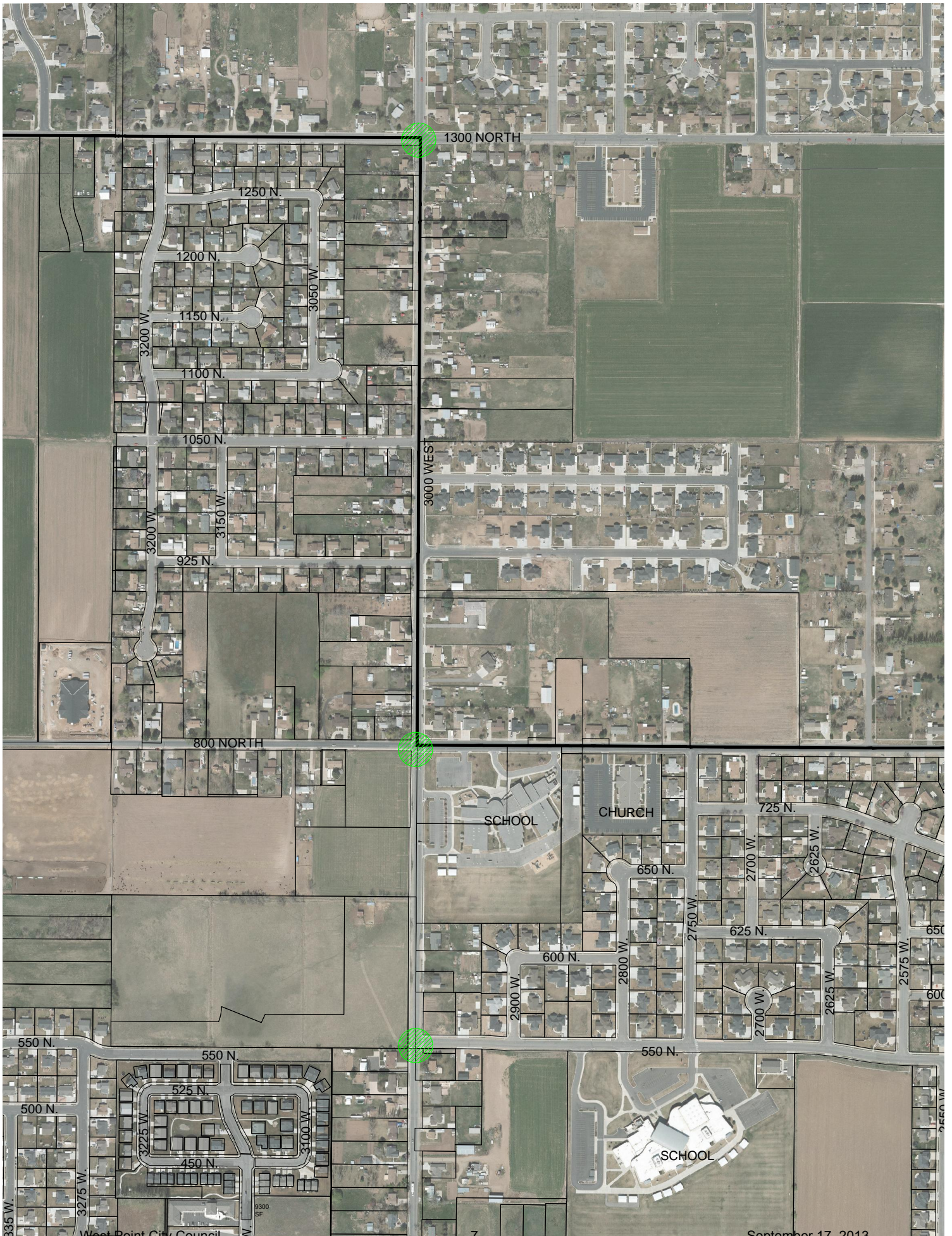
No action required tonight; however, staff would like the Councils feedback. Staff can bring back more information if needed.

Significant Impacts

None

Attachments

Map
Traffic Study



1300 NORTH

1250 N.

1200 N.

1150 N.

1100 N.

1050 N.

925 N.

800 NORTH

SCHOOL

CHURCH

725 N.

650 N.

625 N.

600 N.

550 N.

550 N.

525 N.

450 N.

SCHOOL

550 N.

500 N.

335 W.

3275 W.

3225 W.

3100 W.

8300 SF

3000 WEST

3200 W.

3200 W.

3150 W.

2900 W.

2800 W.

2750 W.

2700 W.

2625 W.

2575 W.

2550 W.

Master Plan Projections

The intersection of 300 North/ 3000 West is entirely located in West Point, UT. The intersections of 800 North/ 3000 West and 1300 North/ 3000 West are located on the border between Clinton and West Point. Both of these city Master Plans include recommendations for these intersections.

- Figure 4.1 of the Clinton City Master Plan projects 800 North/ 3000 West and 1300 North/ 3000 West as future Roundabout locations.
- Figure 19 of the West Point Master Plan has 800 North/ 3000 West as a future signalized intersection.
- Page 34 of the Clinton City Master Plan projects 3000 West to be a locally funded and widened to a 2 lane roadway from city limits to city limits. This would cause the area from 800 North to 1300 North along 3000 West to be a 2 lane road.
- Page 61 of the West Point Master Plan projects 3000 West from 200 South to 1300 North be widened to 3 lanes and classified as a Major Collector.

This contradicting vision for the corridor between the Clinton and West Point Master Plans needs to be resolved and documented in revisions to the respective Master Plans. While both provide reasonable access and intersection control, the differences between a traffic signal and a roundabout controlled intersection include the area requirements. Roundabouts require more area at the intersection due to a typical 130 to 150 foot diameter for a single lane roundabout. A traffic signal typically requires more area for the approaching roadways to the intersection as turn lanes are needed.

Recommendations and Conclusion

The vision for 3000 West is what will drive the ultimate cross section. The traffic projections place the roadway on the border between a two and three lane cross section in order to maintain a LOS D at the future 2030 traffic level. While the connection of 3000 West to the north into Roy does enhance regional connectivity, the slower speeds and residential nature of 3000 West will keep its primary purpose as a Collector Street serving the primary residential neighborhoods of West Point. Key issues that need to be addressed by the City include:

- Roundabout or traffic signals at the intersections of 1300 North and 800 North. This needs to be coordinated with Clinton City. Both options provide adequate control and it therefore becomes a preference for the vision of the corridor.
- Intersection control at 550 North could also include a roundabout if the rest of the corridor is selected to be roundabout controlled. As a minimum, a southbound left turn lane should be installed.

The residential nature of the 3000 West corridor allows for opportunities to maintain the residential feel through various methods. Intersection control and roadway cross-section are the key elements to the type of driving feel for the corridor. Ultimately this will be based on how the corridor is developed. Two courses appear the most prevalent options; roundabout or traffic signal control at the intersections.

Wider roads through a continuous center turn lane provide opportunities to reduce left turning friction caused by vehicles exiting the main traffic flow. The result is typically a reduction in rear-end collisions and an increase in roadway capacity but also an increase in speeds. This is also combined with an increase in roadway asphalt width. In residential areas where there are lower speeds and many individual driveways, the benefits of the continuous left turn lane must be balanced against allowing on-street parking and the wider road and higher speeds. The Collector cross-section will allow for two travel lanes and road side parking. Should the center turn lane be desired in the future, then the roadside parking would be eliminated and a center turn lane could be provided in the same asphalt width through restriping.

Roundabouts provide a control method other than traffic signals and for this corridor, will likely lead to a more regulated travel speed. Roundabouts are not for all communities but they typically provide traffic calming methods at intersection resulting in lower speeds and less severe intersection accidents. Roundabouts do require more right-of-way at intersections due to their larger circulatory footprint.

The City's vision for 3000 West is critical to how the roadway develops. Under either situation, future access points should be minimized by not allowing direct driveways onto the corridor and combining these driveways which access residential streets that then connect to 3000 West. These residential streets should align (east-west) at 3000 West whenever possible to minimize overlapping left turn maneuvers.

If the roundabouts are selected for the corridor, their locations are recommended at 1300 North, 800 North and 550 North. This will eliminate the need for auxiliary lanes at the intersection however a center turn lane is recommended along the elementary school frontage from 800 North to 550 North. The roundabout option will likely result in maintaining lower speeds (maintaining the 30 mph) along 3000 West but will require additional right-of-way at the intersections.

If the traffic signals are selected for intersection control at 1300 North and 800 North, then it will be important to plan for a minimum of left turn lanes for all four approaches to each intersection and separate right turn lanes are prudent, particularly along the north-south direction of 3000 West. With traffic signals along the corridor, it is anticipated that travel speeds will likely increase to a more appropriate major collector 35 mph to 40 mph speed limit. The traffic signal provide gaps in the 3000 West traffic flow that will allow the more minor residential streets to access 3000 West. At 550 North, left turn lanes on 3000 West are recommended as well as a northbound right turn lane. No traffic signal is recommended at 550 North.

From a timing aspect, if roundabout are installed, they can be added at any time and should be incorporated into the upcoming roadway improvements. If signals are planned, then they will be

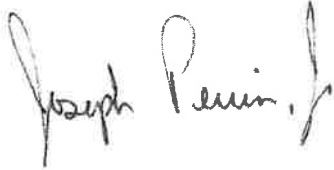
P.O. Box 521651 Salt Lake City, UT 84152
(801) 949-0348 fax (801) 582-6252
atrans@comcast.net

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added as warranted which is based on the Warranting method defined in the Manual of Uniform Traffic Control Devices (MUTCD). The left turn lanes should be installed with the upcoming roadway improvements, including the center two-way turn lane along the Elementary School frontage from 800 North to 550 North, but the right turn lanes can occur when the signals are warranted as this will likely require some additional ROW above the 66 foot ROW.

Please contact me with any questions.

Sincerely,
A-Trans Engineering



Joseph Perrin, PhD, PE, PTOE
Principal

City Council Staff Report

Subject: Final Approval Bartholomew 3
Author: Boyd Davis
Department: Community Development
Date: September 17, 2013



Background

The Bartholomew Lane Phase 3 subdivision was granted final approval by the Planning Commission on July 11th subject to a few items that needed to be completed. All items are now complete and the developers are asking for a final approval from the City Council.

Analysis

Subdivision Name:	Bartholomew Lane Phase 3
Location:	3600 W 1600 N
Zone:	R-2
Acreage:	5.2 acres
Allowed Density:	2.7 units/acre (14 Units)
Actual Density:	2.5 units/acre (12 Units, 1 parcel)
Minimum Frontage:	90 ft.

Phases one and two of this subdivision have been under construction for the past few years and both have been very good projects. This project was the first project within the city to incorporate drains in the back yards to prevent standing water. The drains have worked very well.

Attached to this report is a copy of the engineering review comments. All comments that are required for final approval have been completed.

Recommendation

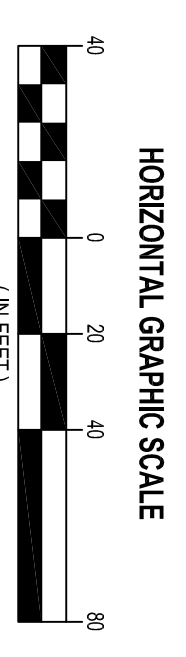
Staff recommends that the City Council grant final approval for the Bartholomew Lane Phase 3 subdivision.

Significant Impacts

None

Attachments

Engineering Comments, Plat



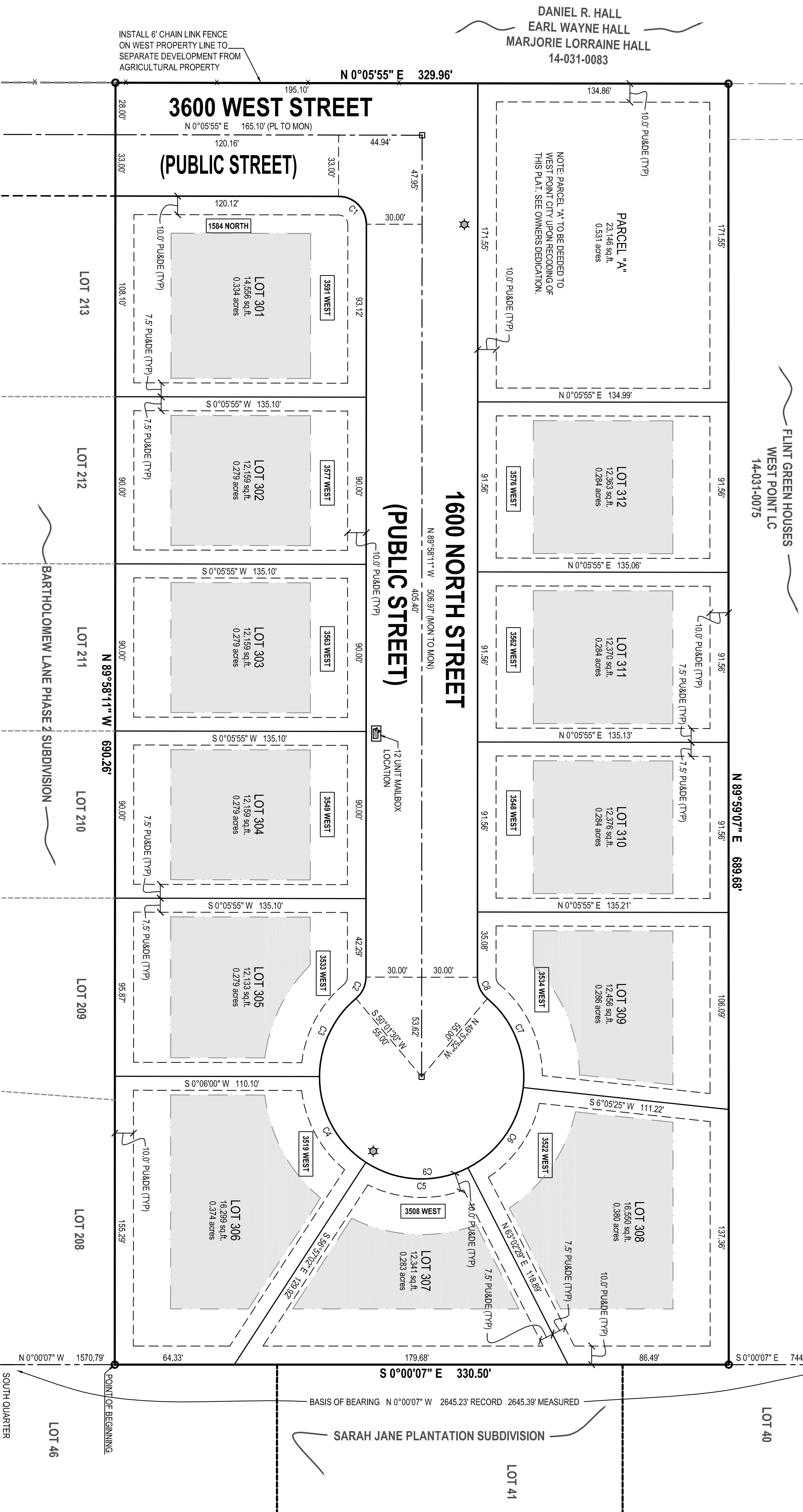
HORIZONTAL GRAPHIC SCALE
0 20 40 60
IN FEET
HORIZ: 1 inch = 40 ft

BARTHOLOMEW LANE PHASE 3 SUBDIVISION

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

FLINT GREEN HOUSES
WEST POINT LIC
14-01-0075

N 89°59'07" E 689.88'



GENERAL NOTES:

- PROPERTY IS ZONED R-2
- FROM AND SETBACKS TO BE 25' FROM EXISTING ADJACENT PROPERTY
- THE COMBINATIONS OF A AND B NOT TO BE LESS THAN 55'
- SOE VARD SETBACKS TO 10'
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS TO BE MAINTAINED AND OPERATED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES. FRONT 7.5' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
- HOUSES AT EACH OF LOTS SHALL BE MAINTAINED BY HOMEOWNERS, RIDGE ALONGS HOMECOMERS TO MAINTAIN LINES DOWNSTREAM AS NEEDED TO MAINTAIN SYSTEM OPERATION.
- FOUNDATION AND GEOTECHNICAL REPORTS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORTS OF THE DIVISIONS OF GEOTECHNICAL REPORTS.
- NO BASEMENTS ALLOWED WITHOUT FOUNDATION DRAINS AND SUMP PUMPS AS REQUIRED BY THE GEOTECHNICAL REPORT. BASEMENTS ARE ALLOWED DEEPER THAN 3' WITHOUT A LAND DRAIN SYSTEM.

NOTE:

1. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEREUNDER ANY UTILITIES NECESSARY TO SERVE THIS DEVELOPMENT. ANY UTILITIES TO BE INSTALLED SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES. THE PLACEMENT OF UTILITIES SHALL BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH UTILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS TO SUCH UTILITIES.

2. MANY PLOTS IN WEST POINT HAVE WATER PROBLEMS DUE TO SEASONAL FLOODING. WEST POINT CITY ENGINEERS WILL CONDUCT A WATER PROBLEMS STUDY AT THE CITY THAT ANY BUILDING OR STRUCTURE SPECIFIED HEREON WILL SOLVE ANY WATER PROBLEMS, SOLUTIONS AND SPECIFIED ELEVATION WILL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND PROPERTY OWNER.

LEGEND

	SECTION CORNER
	EXISTING STREET MONUMENT
	PROPOSED STREET MONUMENT
	SET BACK WITH YELLOW PLASTIC CAP OR NAIL STAMPED ENSIGN ENG. & LAND SURV.
	PUBLIC - PUBLIC UTILITY & DRAINAGE EASEMENT
	BUILDABLE AREA (SEE GENERAL NOTE 1)
	STREET LIGHT

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00'	23.54'	89°58'54"	S 64°03'29" W	21.20'
C2	15.00'	13.89'	49°59'41"	N 64°58'29" E	12.88'
C3	55.00'	47.82'	49°58'30"	S 64°58'15" E	48.42'
C4	55.00'	54.78'	57°03'02"	N 61°34'29" E	62.83'
C5	55.00'	57.60'	60°07'29"	N 62°42'15" E	65.01'
C6	55.00'	54.67'	57°57'44"	N 65°26'33" W	62.45'
C7	55.00'	53.81'	58°03'17"	S 68°03'48" W	51.89'
C8	15.00'	13.89'	49°59'41"	N 64°58'15" E	12.88'
C9	55.00'	288.77'	273°58'22"	N 69°14'45" E	70.17'

FAMILY PROTECTION TRUST ACKNOWLEDGMENT

STATE OF UTAH
County of _____

On this _____ day of _____ A.D. 20____, _____, of the County of _____ State of Utah, being duly sworn, acknowledged to me that he is the trustee of the family protection trust and that he signed the Owner's Dedication hereon and voluntarily for and in behalf of said trust for the purposes therein mentioned and acknowledged to me that said trust for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC: _____
RESIDING IN: _____ COUNTY.

DEVELOPER:
BLAKE HAZEN
BETHWOOD COMPANY
1133 NORTH HAYTON STREET #8
LAYTON CITY, UTAH 84040
(801) 546-4300

LAYTON
1414 West Middle Rd. Suite 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.530.6319
WWW.BETHWOOD.COM

SALT LAKE CITY
PLEASANT GROVE
TOOELE
PHONE: 435.542.3960

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 ENGINEERS 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
CHECKED BY: KRISSELL

DAVIS COUNTY RECORDER
ENTRY NO. _____
RECORDED THIS _____ DAY OF _____ 20____
PAGE _____ IN BOOK _____ OF OFFICIAL RECORDS

SURVEYOR'S CERTIFICATE

do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 14366 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 hereon, and have indicated on said plat the lots and areas thereon to be shown as proposed. I have compared the same with the plat as shown on this plat. I further certify that all the measurements and other requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at the Northeast Corner of Bartholomew Lane Phase 2 Subdivision, said point also being on the west line of Sara Jane Plantation Subdivision and the quarter section line and being North 0°00'07" West 1570.79 feet to the quarter section line from the South Quarter Corner of Section 28, Township 5 North, Range 2 West, Salt Lake Base and Meridian, and running Thence North 89°59'11" West 680.25 feet along the north line to the Northwest Corner of Bartholomew Lane Phase 2 Subdivision; Thence North 89°59'07" East 689.88 feet to the west line of Sara Jane Plantation Subdivision, also being on the quarter section line at point Station 0+29.07; East 744.03 feet along the quarter section line from the Center of Section 29, Township 5 North, Range 2 West, Salt Lake Base and Meridian; East 330.00 feet along the west line of Sara Jane Plantation Subdivision and the quarter section line to the point of beginning.

Corners 227.945 square feet, 5.23' area, 12.06', 1' area.

OWNER'S DEDICATION

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

BARTHOLOMEW LANE PHASE 3 SUBDIVISION

do hereby dedicate to perpetual use of the public, all parcels of land shown on this plat as intended for public use, which includes roads for public use, Parcel "X" and easements shown hereon, in witness whereof, I, we have hereunto set our hand (s) the _____ day of _____ A.D. 20____.

OWNER'S SIGNATURE

KEVIN R. RISSELL
License No. 164366

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Davis
I, S.S. _____

On this _____ day of _____ A.D. 20____, _____, of the County of _____ State of Utah, being duly sworn, acknowledged to me that he is a member of C-2, LLC, Limited Liability Company and that he signed the Owner's Dedication hereon and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC: _____
RESIDING IN: _____ COUNTY.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Davis
I, S.S. _____

On this _____ day of _____ A.D. 20____, _____, of the County of _____ State of Utah, being duly sworn, acknowledged to me that he is a member of C-2, LLC, Limited Liability Company and that he signed the Owner's Dedication hereon and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC: _____
RESIDING IN: _____ COUNTY.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
County of Davis
I, S.S. _____

On this _____ day of _____ A.D. 20____, _____, of the County of _____ State of Utah, being duly sworn, acknowledged to me that he is the undersigned Notary Public, in and for said County of Davis in the State of Utah, who after being duly sworn, acknowledged to me that he is a member of C-2, LLC, Limited Liability Company and that he signed the Owner's Dedication hereon and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC: _____
RESIDING IN: _____ COUNTY.

BARTHOLOMEW LANE PHASE 3 SUBDIVISION

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

SHEET 1 OF 2

MANAGER: KRISSELL
DRAWN BY: ASHEBY
CHECKED BY: KRISSELL
DATE: 7/9/10

DAVIS COUNTY RECORDER
BY: _____ DEPUTY RECORDER

MEMORANDUM

To: Ensign Engineering

From: Boyd Davis, P.E.



cc: West Point City Planning Commission

RE: BARTHOLOMEW LANE PHASE 3 FINAL PLAN REVIEW

Date Plans Received: July 11, 2013

Date Reviewed: September 10, 2013

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

1. Plat
 - ✓ Show street light locations at the intersection and end of cul-de-sac.
 - ✓ Indicate who "parcel A" will be dedicated to in the owners dedication.
 - ✓ Remove the other labels for "parcel A" that do not belong.
 - ✓ Remove the label about the holding strip. Holding strips are not allowed.
2. Streets
 - ✓ No comments
3. Culinary Water
 - ✓ Approval from the North Davis Fire Dist. is required.
 - b. Water shares are required.
 - ✓ Move valve from 3600 W to 1600 W.
4. Secondary Water
 - ✓ Approval from the Davis and Weber Counties Canal Co. is required.
 - b. Water shares are required.
 - ✓ Move valve from 3600 W to 1600 W.
5. Sanitary Sewer
 - ✓ No comments
6. Storm Drainage
 - ✓ Submit a copy of the landscape plan for the detention pond showing grass and sprinklers.
 - b. A copy of the NOI must be submitted before construction begins.

7. Irrigation

✓ No comments.

8. Land Drainage

✓ No basements allowed without foundation drains and sump pumps as required by the geotechnical report.

✓ No basements deeper than 3 ft. without a land drain system.

9. Grading Plan

✓ No comments.

10. Others

a. Title report must be submitted.

b. A cost estimate must be submitted.

✓ The final plat fees must be paid.

City Council Staff Report

Subject: Property Donation from Lowell Staker
Author: Boyd Davis
Department: Community Development
Date: September 17, 2013



Background

Many property owners in West Point actually own to the center of the street. In some cases they are paying taxes on this property although they have no rights to the property in the street. Over the years there have been several residents that have opted to dedicate the street property to the City in order to get it removed from their property description and from their tax record.

Analysis

Mr. Lowell Staker lives at 2267 N 4500 W and owns property in the street right of way and would like to dedicate it to the City. A quit claim deed has been prepared to transfer the property from the Stakers to the City. However, before the quit claim can be recorded it must be accepted by the City and the deed must be signed by the Mayor.

Recommendation

It is recommended that the City Council accept the property and authorize the Mayor to sign the quit claim deed.

Significant Impacts

None

Attachments

Quit Claim Deed

When Recorded Mail to:

WEST POINT CITY
3200 WEST 300 NORTH
WEST POINT CITY, UTAH 84015

QUIT CLAIM DEED

LOWELL R. STAKER AND SHERRY B. STAKER, JOINT TENNANTS, owners of Davis County Parcel 14-037-0035, GRANTOR, HEREBY QUIT CLAIM to WEST POINT CITY.

For the sum of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION
The following tract of land in Davis County, State of Utah:

SEE EXHIBIT "A" INCORPORATED HEREIN BY REFERENCE

Witness the hands of said Grantor, this ____ day of _____, 20__.

LOWELL R. STAKER

SHERRY B. STAKER

STATE OF UTAH
:ss.
COUNTY OF DAVIS

On this ____ day of _____, 20__, personally appeared before me LOWELL R. STAKER and SHERRY B. STAKER, the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

Notary Public

Accepted by West Point City on this _____ Day of _____, 20__

By _____
Mayor Erik Craythorne

Attested by West Point City Recorder on this _____ Day of _____, 20__

By _____
Misty Rogers, West Point City Recorder

West Point City Seal

DRAFT

EXHIBIT "A"

DRAFT



**West Point City Council Meeting
3200 West 300 North
West Point City, UT 84015
September 3, 2013**

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

Administrative Session
6:00 PM

Minutes for the West Point City Council Administrative Session held September 3, 2013 at the West Point City offices, 3200 West 300 North, West Point City, Utah 84015 with Mayor Craythorne presiding.

MAYOR AND COUNCIL MEMBERS PRESENT – Mayor Erik Craythorne, Council Member Gary Petersen, Council Member Andy Dawson, Council Member Kent Henderson, Council Member Jerry Chatterton, and Council Member Jeffrey Turner

CITY EMPLOYEES PRESENT - City Manager Kyle Laws, Assistant City Manager Boyd Davis, Administrative Services Director Evan Nelson, Event Coordinator Jolene Kap, and City Recorder Misty Rogers

VISITORS – Jonathan Arrington

Mayor Craythorne welcomed all in attendance to the Administrative Session, he then turned the time over to Mrs. Kap.

1. Fourth of July Wrap-Up – Mrs. Jolene Kap

Mrs. Kap recommended the Fourth of July celebration continue as a one day event. She then recommended continuing the pre-registration for all events through June 30th. Any event entries after June 30th would be assessed a late fee. Mrs. Kap stated the West Point City dinner was a success and serving the dinner until it was nearly gone was well received.

Mrs. Kap stated the Fourth of July planning committee recently met and discussed the following changes to the 2014 celebration.

- Bingo – The number of people participating in the bingo activity are growing. The committee agreed that everyone should have the opportunity to participate. The committee recommended ordering additional bingo cards, only allowing each participant to take one card, or requiring any participant who wins turn in his or her bingo card to allow for someone else to participate.
- The 2014 vendor booth and parade applications are in need of updating. The vendor booth application will state that no one under the age of 18 will have the ability to rent a vendor booth. The parade application will clearly state candy cannot be thrown from the back of a vehicle, as issues arose with children running into the street and between vehicles to access candy.
- Due to the participation in the West Point City Parade, Mrs. Kap will be working with Mr. & Mrs. Brad Lee and the West Point City Public Works Department to design a new staging area for the parade. She then mentioned the possibility of using a LDS church facility for possible parking of horse trailers and such.

Mayor Craythorne stated the parade staging on 2300 West and the drop off on 550 North is not working. Mrs. Kap stated because of the needed changes with the parade staging, the committee will be meeting earlier than usual. She then stated Mr. Brad Lee will be taking over the parade.

Council Member Henderson expressed the need for the 5K and the parade line up not to interfere with one another. Mrs. Kap stated West Point City cannot push the parade any later in the day, as several of the parade entries also participate in other parades.

The 2013 Fourth of July Budget was \$52,000 and the event was over budget by approximately \$1,000. The revenue for the 2013 Fourth of July was down approximately \$1,000 from last year, as sponsors such as Sam's Club and Wal-Mart did not donate.

Council Member Chatterton recommended Mrs. Kap contact the owner of the new Hello China in Clinton for possible donations or sponsorship.

Mrs. Kap stated two of the food vendors which typically participate in the Fourth of July celebration were unable to participate in 2013. She stated missing two food vendors had been noticeable, and the committee would discuss this in future meetings.

Mayor Craythorne asked about the fireworks show. Mrs. Kap stated she is currently in the process of receiving bids for the fireworks show.

Council Member Chatterton recommended providing silverware for the West Point City dinner, and Mrs. Kap agreed.

Mayor Craythorne thanked Mrs. Kap and the West Point City Public Works Department for the time and effort in which they provide in behalf of the Fourth of July celebration.

2. Discussion of Fence Ordinance – Mr. Boyd Davis

Mr. Davis stated questions have recently been raised with regards to the West Point City fence ordinance and corner lots. The Planning Commission has reviewed the fence ordinance and a recommendation will be given to Council.

Mr. Davis stated the current fence ordinance requires the following:

- 40 ft. Clear vision triangle on all corners.
- 20 ft. Setback on side yards of corner lots.

Mr. Davis then stated only a small number of fences found within West Point City comply with the current ordinance. He then stated that a 40 ft. clear vision triangle on corner lots is to allow for a vehicle stopped at the corner the ability to have a clear view before vehicles make a turn. He then stated 40 ft. is generous; in most cases 40 ft. is not needed. The 40 ft. clear vision triangle is a standard used by numerous cities because it is an easy standard to apply. The 20 ft. setback on the side yard of a corner lot allows for the clear vision from the neighboring driveway.

Mr. Davis stated the Planning Commission proposes the following amendments to the fence ordinance:

- Eliminate the 20 ft. setback requirement on the side yard of corner lots and allow the property owner to incorporate the 20 ft. into the backyard.
- Clear view triangle for front yard of corner lots. 15 ft. from the centerline on the driveway setback, to points along the front property line 30 ft. either side of the centerline of the driveway.

Council Member Chatterton asked if a property owner could place anything in the clear vision triangle. Mr. Davis stated shrubs or trees less than two ft. high or over seven ft. high are permitted within the clear vision triangle, as long as they remain pruned to meet the required restrictions.

- Proposed 20 ft. clear vision triangle for rear yards, only on a lot that has triple frontage. Council Member Dawson asked if a variance could be considered for triple frontage lots instead of adding the requirements into city code. Mr. Davis recommended adding the triple frontage lot into city code. Mr. Davis then stated the Planning Commission recommended triple frontage lots be reviewed on an individual basis. Mayor Craythorne stated a variance must meet certain criteria, he recommended the addition of the triple frontage lot be added into city code.

Mr. Davis stated the fence ordinance was for discussion only. It would be brought before the Council at a future City Council meeting for consideration. Staff recommends allowing side yards to be fenced to the property line and require a clear vision triangle if adjacent to a driveway. Require a 20ft clear vision triangle on rear yards (Planning Commission recommended 40ft). Staff recommended requiring a fence permit for the installation of any fence. Mr. Davis stated the fence permit would be free.

Council Member Dawson asked if it would be feasible for staff to notify property owners if there fence is not in compliance with the current code. Mayor Craythorne stated because there is a high number of property owners not in compliance with the current fence ordinance, there would be no possible way for the City to solve the problem.

Council Member Petersen asked if an agriculture fence would be required to comply with the proposed recommendations. Mr. Davis stated agriculture fences fall under a different code.

Council Member Chatterton recommended using consistent language within both the staff report as well as the ordinance when regards to lot lines and property lines.

Council Member Turner inquired as to the purpose of the fence permit requirement and if it was being required to ensure that each fence meets City Code and to educate property owners. Mr. Davis confirmed that was the reason for the required fence permit.

3. Consideration of Approval of Arrington Subdivision – Mr. Boyd Davis

Jonathan Arrington One-Lot Subdivision – Mr. Davis stated the Arrington One-Lot Subdivision is located on the corner of 4000 West and 1300 North. The Layton Canal (intake structure) is located on the west side of the lot, and an open ditch is located on the north side of the lot. The owner of the lot, Mr. Jonathan Arrington is required to fence the north side of the lot, to separate the lot from the open ditch.

Council Member Chatterton asked if a “pioneering agreement” existed with the proposed one-lot subdivision. Mr. Davis stated he believed Council Member Chatterton was correct. Mr. Laws requested that Mr. Davis explain the “pioneering agreement” associated with the property. Mr. Davis stated the developer of a nearby subdivision may have installed utilities to a specific location. Therefore anyone benefiting from the installed utilities may be required to pay back the developer a set amount of money. Mr. Davis stated he would review the pioneering agreement between the Administrative and General Session for clarification.

Mr. Davis stated that Mr. Arrington would be required extend the curb and gutter and widen road on east side of lot only. He then stated the subdivision plat complies with the West Point City building lot code.

Council Member Chatterton asked if there is sidewalk located on the east of the lot. Mr. Davis stated a sidewalk does not exist on the east of the lot, curb and gutter are only required.

Mr. Davis then stated Mr. Jonathan Arrington; the developer of the proposed subdivision is required to provide water shares to West Point City. The developer would like to pay a fee for water shares in lieu of surrendering water shares as he has none to surrender. Mr. Davis stated the requested shares in need of purchase are minimal, approximately .51 acre feet of water. Each acre foot of water costs approximately \$3,800. Therefore Mr. Arrington will be required to pay \$1,938 for .51 acre feet of water.

Council Member Dawson asked how developers acquire water shares needed for the development of a subdivision. Mr. Davis stated water shares typically stay with a property; therefore as property gets sold, the water rights transfer with the property. This gives the developers the required water shares to surrender to the city upon development.

Staff recommended the approval of the Arrington One-Lot Subdivision, and the approval of water purchase in the amount of \$1,938.

Council Member Petersen asked if Mr. Arrington had any plans to upgrade the fence along the canal. Mr. Arrington stated he would be upgrading the fence for safety.

Mayor Craythorne then turned the time over to Mr. Laws.

Mr. Laws stated on September 19, 2013, West Point City will be co-sponsoring an Emergency Preparedness Fair with two LDS stakes within the city. The Emergency Preparedness Fair will provide booths with information only. Mr. Laws stated all members of the community were welcome to attend.

Mayor Craythorne recommended staff review the West Point City Code Animal Code. Since the August 20, 2013 Council Meeting Mayor Craythorne has received other complaints regarding "roosters" being allowed within West Point City.

Council Member Dawson stated that he and Council Member Henderson are members of the Veteran's Memorial Committee. He then requested the Council consider allowing the Veteran's Memorial Monument to be located at the Loy Blake Park.

Council Member Chatterton recommended the Veteran's Memorial Committee review the West Point City Master Plan for the Loy Blake Park to verify that the Veteran's Memorial Monument would coincide.

Council Member Dawson and Council Member Henderson requested that Mr. Laws determine if the location of the Loy Blake Park would be a possibility for the Veteran's Memorial Monument. Council Member Petersen recommended that the City not give up ownership of a property; the City should only donate the use. Mayor Craythorne stated that he and Mr. Laws would discuss the possibility of the Veteran's Memorial Monument being located at the Loy Blake Park.

The Council adjourned into the General Session.



**West Point City Council Meeting
3200 West 300 North
West Point City, UT 84015
September 3, 2013**

Mayor
Erik Craythorne
Council
Gary Petersen, Mayor Pro Tem
Jerry Chatterton
Andy Dawson
R. Kent Henderson
Jeffrey Turner

City Manager
Kyle Laws

General Session
7:00 pm – Council Room

Minutes for the West Point City Council General Session held September 3, 2013 at the West Point City offices, 3200 West 300 North, West Point City, Utah 84015 with Mayor Craythorne presiding.

MAYOR AND COUNCIL MEMBERS PRESENT – Mayor Erik Craythorne, Council Member Gary Petersen, Council Member Andy Dawson, Council Member Kent Henderson, Council Member Jerry Chatterton, and Council Member Jeff Turner

CITY EMPLOYEES PRESENT - City Manager Kyle Laws, Assistant City Manager Boyd Davis, Administrative Services Director Evan Nelson, and City Recorder Misty Rogers

VISITORS PRESENT – Jonathan Arrington, JW Smith, Pam Mcfarlane, Jeffrey Macfarlane, Savannah Deppe, Keith Deppe, Brian Vincent, Heather Turner, and Rebecca Larsen

1. **Call to Order** – Mayor Craythorne welcomed all in attendance.
2. **Pledge of Allegiance** – Repeated by all
3. **Prayer** – Council Member Chatterton
4. **Communications and Disclosures from City Council and Mayor**

Mayor Craythorne welcomed Mr. Jeff Turner to the West Point City Council.

Council Member Chatterton - no comment

Council Member Dawson stated that Zion's Bank had recently reported to the North Davis Sewer District in regards to the impact fee study. Council Member Dawson stated the impact fee for a building permit will increase approximately \$246.

Council Member Petersen - no comment

Council Member Henderson - no comment

Council Member Turner – no comment

Mayor Craythorne stated that Wasatch Integrated Waste is currently negotiating a contract with H.A.F.B., for the purchase of the steam produced by waste facility. H.A.F.B. uses the purchased steam to heat several facilities. Mayor Craythorne then informed the Council of the three possible options for the Wasatch Integrated Waste Facility and H.A.F.B.

1. If a contract between H.A.F.B and Wasatch Integrated Waste is not renewed, steam will no longer be shipped from the waste facility to H.A.F.B.
2. The Waste Energy Facility could possibly be shut down.
3. An increased fee could be assessed to support the maintenance and rebuilding of the waste facility to supply additional steam to H.A.F.B.

5. Communications from Staff

Mr. Laws informed those in attendance of the following information:

- Emergency Preparedness Fair - September 19, 2013, from 6:00 pm – 9:00 pm at the LDS West Point Stake Center on 2300 W 550 N. The Emergency Preparedness Fair is co-sponsored by West Point City and the LDS Church. Mr. Laws emphasized that all members of the community were invited to attend.
- ULCT Conference – September 11 – 13, 2013 will be held in Salt Lake City. He requested any Council Member wishing to attend please contact Mrs. Rogers.

Mrs. Rogers informed the Council of the following item:

- The Youth Council Awards Banquet will be held on September 18, 2013 from 5:30 pm – 6:30 pm, all Council Members were invited to attend.

6. Citizen Comment - no comment

7. Youth Council Update

Mrs. Seffker thanked the West Point City Council for opportunity she has had to serve as the Youth Council Advisor for the past five years. She stated participation in the Youth Council Program has grown from approximately 19 members to 55 members over the past five years. Mrs. Seffker stated each year, the Youth Council averages 2,000 service hours. She stated the Youth Council Members have and will continue to develop positive attributes as they serve.

On behalf of the West Point City Council, Mayor Craythorne thanked Mrs. Seffker for her dedication and service to the Youth Council in behalf of West Point City. He then stated the dedication which Mrs. Seffker has shown to the youth of West Point City has been felt by many.

8. Swearing in of Mr. Jeffrey Turner to the West Point City Council – Mrs. Misty Rogers

Mr. Turner took the “Oath of Office” and was sworn in as a West Point City Council Member. Mr. Turner thanked the Council and members of staff for the opportunity in which they have given him to serve the residents of West Point City.

9. Appointment of Mr. Jeffrey Macfarlane to the West Point City Planning Commission – Mayor Erik Craythorne

Mayor Craythorne stated Mr. Rawlee Wilson had served as the Planning Commission Chair for the past few years. He then stated Mr. Wilson had resigned from the West Point City Planning Commission. Mayor Craythorne stated that he had contacted Mr. Jeff Macfarlane and requested that he consider working with the West Point City Planning Commission. Mayor Craythorne then recommended the Council appoint Mr. Macfarlane to the West Point City Planning Commission.

Council Member Petersen motioned to appoint Mr. Jeffrey Macfarlane to the West Point Planning Commission.

Council Member Henderson seconded the motion.

The Council Unanimously agreed.

On behalf of the West Point City Council, Mayor Craythorne welcomed Mr. Macfarlane to the Planning Commission.

10. Award Bid for Loy Blake Park Restroom – Mr. Boyd Davis

Mr. Davis stated eight bids were received for the installation of the Loy Blake Park Restroom. He then stated the bids received were higher than originally projected by the architect.

Mr. Davis stated an old restroom facility currently exists at the Loy Blake Park, and the new restroom would replace that facility. The West Point City Public Works Department is in the process of installing the sewer line for the facility. An architectural drawing was then shown to the Council showing the proposed restroom facility.

Mr. Davis stated the lowest bid was received from MSCI at approximately \$191,000, the highest bid received was approximately \$266,000, and the average bid was approximately \$223,000. The projected bid from the architect was \$170,000. Mr. Davis stated approximately \$200,000 had been budget for the project. However the budget amount included not only the construction of the restroom, but also the installation of the sewer line, and the design of the structure. The total cost for the design of the structure, the installation of the sewer line, and the construction of the facility is approximately \$220,000. Because of the difference in actual bid amount and the projected bid amount, the Loy Blake Park Restroom is approximately \$20,000 over budget.

Staff recommended the following options to meet the needs of this project:

- Adjust the budget
- Remove items currently planned for the restroom to reduce costs
- Re-bid the project at a later date

Mr. Davis stated he had discussed the re-bidding process with the architect; however the architect did not recommend the re-bidding process. Mr. Davis stated West Point City has not previously worked the MSCI therefore references were called and positive feedback was received from Plain City as well as Bott-Pantone Architects.

Mayor Craythorne recommended moving forward with the project and adjusting the budget at a future date if needed.

Council Member Petersen asked why the architectural plans did not show a privacy wall on the exterior of the building. Mr. Davis stated the privacy wall was omitted by design. The privacy walls become unsanitary and are used inappropriately.

Council Member Chatterton stated he had worked with MSCI in the past and he felt comfortable with their work. He then motioned to award the bid for the Loy Blake Park Restroom to Merrill Sheriff Construction Inc. for the amount of \$191,340.

Council Member Henderson seconded the motion.

The Council unanimously agreed.

Mr. Davis stated it is projected that MSCI will begin construction on October 1, 2013 and will have 90 days to complete the project. However, MSCI stated they could begin construction as soon as West Point City is ready.

11. Consideration of Arrington Subdivision – Mr. Boyd Davis

Mr. Davis stated the Arrington One-Lot Subdivision is located at 1300 North 4000 West and had been discussed during the Administrative Session. Mr. Davis stated during the Administrative Session, a question arose as to a possible “payback” agreement which may have existed at the location of the one-lot subdivision. Mr. Davis stated a payback agreement did exist for a water line installed on 4000 West and Mr. Arrington would be required to pay approximately \$400.

Staff recommended the approval of the Arrington Subdivision.

Council Member Petersen motioned to approve the Arrington subdivision.
Council Member Dawson seconded the motion.

The Council unanimously agreed.

12. Consideration of Water Purchase for Arrington Subdivision - Mr. Boyd Davis

Mr. Davis recommended the Council approve the sale of a portion of the West Point City contracted culinary water to Mr. Arrington to provide water for the subdivision. The fee for the purchase of the water is \$1,938.

Council Member Chatterton motioned to approve the water purchase for the Arrington Subdivision.
Council Member Dawson seconded the motion.

The Council unanimously agreed.

13. Adoption of Minutes from the August 20, 2013 Council Meeting – Mrs. Misty Rogers

Council Member Dawson motioned to approve the August 20, 2013 City Council Minutes.
Council Member Petersen and Council Member Chatterton seconded the motion.

The Council unanimously agreed.

14. Motion to Adjourn

Council Member Petersen motioned to adjourn.
Council Member Dawson seconded the motion.

The Council unanimously agreed.

ERIK CRAYTHORNE, MAYOR

DATE

MISTY ROGERS, CITY RECORDER

DATE