



**West Point City Council Meeting
3200 West 300 North
West Point City, UT 84015
July 15, 2014**

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

**Administrative Session
6:30 PM**

Minutes for the West Point City Council Administrative Session held at 6:30 pm on July 15, 2014 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 Jeff Turner, Council Member Kent Henderson, Council Member Gary Petersen, Council Member Jerry Chatterton, and Council Member Andy Dawson

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

VISITORS – Rob Ortega

On behalf of Mrs. Kap, Mr. Laws thanked the Council for their support and willingness to participate in the planning and production of 4th of July celebration.

Council Member Petersen expressed his appreciation to Mrs. Kap, the Public Works Department, and all other members of Staff for the planning and coordinating in which they provide on behalf of the 4th of July celebration.

1. Discussion of General Plan Amendment for Property Located at Approximately 1800 W 800 N – Mr. Boyd Davis

Mr. Davis stated over the past several months, the Council Members have discussed the proposed General Plan Amendment for the property located at approximately 1800 W 800 N.

Mr. Davis informed the Council that a public hearing for the proposed General Plan Amendment for the property located at 1800 W 800 N had previously been held by Planning Commission. He then stated that Planning Commission approves of amending the current zoning of the property from a C—C (commercial) zone to an R-5 (residential) zone and also recommends the Council approve the proposed General Plan Amendment.

Mr. Davis stated that he and Mr. Laws had recently met with Mr. Mike Schultz, the owner of Castle Creek Homes to discuss the proposed General Plan amendment as well as possible development options for the area. He then stated Mr. Schultz has committed to the development of either townhomes or senior community. Mr. Davis informed the Council that Mr. Schultz is willing to consider recommendations from the Council.

Mr. Davis informed the Council that Mr. Schultz has agreed to enter into a Developers Agreement similar to that of the Ivory Homes Project. He then stated Mr. Schultz has requested the following modifications to the Developers Agreement:

- Brick (using current rule, 40% front w/wainscot on sides)
- Allow for flexibility with color selections and not be required to use only earth tones.
- 10 units per acre

Council Member Petersen asked what color schemes Mr. Schultz would like to use within his development.

Mr. Laws stated the Developer would like to use similar color schemes of that found within the Stoker Nursery Development, navy blue, green, etc.

Mayor Craythorne stated the color schemes used in the Stoker Nursery Development are acceptable; however there is concern with the long term attraction of colors such as blues and greens. He then stated earth tones typically maintain their attractiveness over time.

Mayor Craythorne stated that Mr. Schultz plans to install "high-end" landscaping, similar to that found within the Stoker Nursery Development as well as offer reasonably priced homes. Mayor Craythorne stated the quality of the landscaping located within the Stoker Nursery Development may not be considered "high-end". He then recommended specific landscaping requirements be included in the Developer's Agreement.

Mayor Craythorne stated throughout the discussions over the past several months, the Council has expressed the need for renewable communities. He then stated as developers use quality materials, renewable communities are created as the longevity and attractiveness should allow for a renewable community.

Mayor Craythorne stated units within the R-5 zone are sold as single family units and typically begin as owner occupied. Overtime units such townhomes are typically sold to investors and the units become renter occupied.

Council Member Chatterton expressed concern of the maintenance and upkeep of townhouse developments. He then stated the occupants in townhouse developments are often changing as they are typically rental units. Council Member Chatterton stated that quality townhouse developments exist. He then expressed support with the City and Mr. Schultz entering into a Developer's Agreement.

Mayor Craythorne recommended the Council consider if a townhouse development and senior community will provide the quality and longevity needed for a renewable community. He then reminded the Council that Mr. Schultz has expressed a desire to work with City Staff and Council to create the best use for the area.

Council Member Petersen stated Ordinance No. 07-15-2014A, only allows for modifications to the General Plan and not the actual specifications for the development. He then stated the specifications for the development will be handled in a future Council meeting.

Council Member Petersen recommended the Council "hold fast" to the idea of renewable communities. He then expressed the importance of developers using quality materials as this will assist with the longevity of the development.

Mayor Craythorne informed the Council that Mr. Schultz intends to provide a quality development that is reasonably priced. He then stated that both the Council and Mr. Schultz will need to compromise to create a quality development.

Council Member Dawson asked if anyone knew an approximate cost for a townhome located within the Stoker Nursery Subdivision. Mr. Laws and Mayor Craythorne stated the cost of the townhomes located within the Stoker Nursery Subdivision costs between \$160,000 and \$165,000.

Council Member Henderson asked if Mr. Schultz has committed to a senior community development for the area being discussed. Mayor Craythorne stated no, Mr. Shultz has committed to either a senior community or a townhouse development.

Council Member Henderson expressed support of a senior community development similar to that located south of the Smiths in Syracuse. Mayor Craythorne stated the senior community development in Syracuse is nice; however the homes are large and the overall cost of the units may not be reasonable to Mr. Schultz.

Mayor Craythorne informed the Council that Mr. Schultz does not want to provide alleyway parking within the development. Mr. Davis stated Mr. Schultz will likely install standard front loading garages for the development.

Mr. Laws informed the Council that Mr. Schultz has committed to work with the Council to determine the best use for the area.

Council Member Petersen stated the specifications for the development were not being voted upon during the General Session. He stated the Council would only be asked to vote to amend the West Point City General Plan Land Use Map.

Mr. Davis recommended the Council approve Ordinance No. 07-15-2014A, an amendment to the West Point City General Plan during the General Session. He then clarified that the approval of Ordinance No. 07-15-2014A will only allow for modifications to the General Plan. He then stated if the General Plan is approved, the following will likely occur:

- Creation of a Developers Agreement
- Submission of Rezone Application
- Submission of Subdivision Application

Mr. Davis stated notices were sent to all affected entities and surrounding property owners. He then stated on May 15, 2014 the Planning Commission held a public hearing for the General Plan Amendment.

Council Member Henderson clarified that the Council is being asked to either amend the General Plan Land Use Map to an R-5 zone or to leave its zoning as C-C.

Council Member Chatterton asked if the General Plan could be amended to a C-C zone in the future if the Council approved the General Plan Amendment during the General Session. Mr. Davis stated yes, the General Plan could be amended again; however a public hearing would be required and the amendment would need to be adopted by ordinance.

Mr. Davis stated if any Council Member were uncomfortable approving Ordinance No. 07-15-2014A, the proposed General Plan amendment could be tabled.

Council Member Turner asked who requested the General Plan Amendment. He then asked if a townhouse development or a senior community is adequate buffer between residential and commercial. Mr. Davis stated that Castle Creek Homes submitted a request for the General Plan Amendment. He then stated that townhouses are an adequate buffer between single family homes and commercial.

Mr. Davis stated the current General Plan designates 100% of the area as commercial property.

Council Member Henderson stated if the General Plan remains 100% commercial for the area, no buffer will exist between single family homes and commercial development.

Mayor Craythorne stated if the property remains 100% commercial, there will be more opposition from single family homes as commercial is developed.

Mr. Davis stated the previous request received from Castle Creek Homes allowed for single family development. Therefore, the proposed buffer of a townhome development or a senior community is a compromise between the City and the developer.

Council Member Petersen stated townhomes or a senior community may be attractive to commercial developments.

Mayor Craythorne stated if the Council approves the General Plan Amendment and the property is rezoned to an R-5, the surrounding property should be rezoned as commercial development.

Council Member Dawson expressed his satisfaction with the proposed General Plan Amendment. He then stated the Council must preserve commercial space as West Point City has limited options for commercial development.

Council Member Henderson expressed the importance of a quality development, the Council agreed.

Council Member Chatterton asked if higher quality developments attract commercial development. Mayor Craythorne and the other Council Members stated that commercial development typically looks for higher density areas.

Council Member Petersen stated renewable communities will attract commercial development.

Mayor Craythorne recommended requiring townhouse developments and senior communities to implement an association to care for landscaping and maintenance of the properties.

Council Member Chatterton asked how many units per acre are allowed if the General Plan Amendment is approved and the property is rezoned to R-5. Mayor Craythorne stated if the zoning of R-5 is approved, 10 units per acre could be allowed; however a Developer's Agreement could stipulate the maximum number of units allowed per acre.

Council Member Chatterton recommended using caution when modifying a Developers Agreement.

Mayor Craythorne stated both the Council and Mr. Schultz will have to "give and take" in order to create and produce a quality and viable development.

Council Member Petersen requested that Staff inform Castle Creek Homes that quality is an important aspect of the development.

The Council expressed their support of the creation of a Developers Agreement similar to that of the Ivory development.

Mayor Craythorne stated in the future, it may be appropriate for selected members of the Council and Staff to meet with Castle Creek homes to discuss the visions for the area.

Council Member Henderson stated there are color schemes which tend to become less appealing over time. He then stated earth tones typically remain attractive and popular.

2. Discussion of Vacating A Right-of-Way Near Lake Point Village – Mr. Boyd Davis

Mr. Davis stated the West Point City has maintained a right-of way at approximately 550 N 3075 W. He then informed the Council that the Lake Point Homeowners Association has agreed to take over the right-of-way area and its maintenance, if the City installs sprinklers, grass, landscaping, and moves the existing fence.

Mr. Davis stated the vacating of property requires the following:

- Public hearing
- Vacate the right-of-way by ordinance.
- Once vacated, deed the property to Lake Point HOA.
- Prepare a 1 lot subdivision plat and dedicated the area as common area.

Mr Davis informed the Council that Staff has begun the vacating process. He stated the survey of the property and the preparing of the plat is estimated to cost \$1,600.

Council Member Dawson asked the estimated cost for the vacating of the right-of-way, installation of sprinklers, grass, landscaping and the moving of the fence. Mr. Davis stated the project is estimated to cost approximately \$10,000.

Mayor Craythorne and the Council Members expressed their support of vacating the right-of-way.

Mr. Davis stated a public hearing and an ordinance vacating the right-of-way will be brought before the Council during the August 5, 2014 Council meeting.

The Council then adjourned into the General Session.



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City Manager
Kyle Laws

General Session

7:00 pm – Council Room

Minutes for the West Point City Council General Session held July 15, 2014 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 Kent Henderson, Council Member Jeff Turner, Council Member Andy Dawson, and Council Member Jerry Chatterton

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

VISITORS PRESENT – Rob Ortega, Marie Sendejo, Daniel Sendejo, Yolanda Sendejo, Johnathan Arrington, Joan Peters, Chris Peters, David Love, Jeff Flint, Patty Flint, Nick Maestas, Celia Maestas, Becky Angel Hofer, Tammy, and Keith Irvin

- 1. Call to Order** – Mayor Craythorne welcomed those in attendance. He then stated the Open House for the 3000 West widening project will begin at 7:30 pm.
- 2. Pledge of Allegiance** – Repeated by all
- 3. Prayer** – Council Member Henderson
- 4. Communications and Disclosures from City Council and Mayor**

Council Member Chatterton thanked Mrs. Kap, Mr. Rochell, the Public Works Department, and all of the volunteers who assisted with the 4th of July celebration. He then stated that he had recently been approached by an employee of the Public Works Department who had expressed their appreciation of Mr. Rochell.

Council Member Dawson stated Mr. Rochell has a son whose birthday is on the 4th of July. He then stated for the past several years Mr. Rochell has been unable to celebrate with his family, because he works to provide a celebration for the community. Council Member Dawson stated it would be nice if one year, Mr. Rochell could have the 4th of July off to celebrate his son's birthday.

Council Member Petersen thanked City Staff for the 4th of July celebration and for the fireworks show. He then stated that Mark Becraft with the North Davis Fire District had expressed his appreciation to the City for allowing him to be involved in the planning and participation of the 4th of July celebration.

Council Member Turner thanked members of Staff for their assistance with the 4th of July celebration.

Council Member Henderson thanked members of Staff for their participation with the 4th of July celebration. He then stated each year, the 4th of July celebration improves.

Council Member Chatterton stated he had been approached by several patrons of the 4th of July celebration who had expressed their appreciation and support of the event.

Mayor Craythorne stated he had received several phone calls and text messages from residents expressing their appreciation to the Council and Staff for the 4th of July celebration. He then expressed his appreciation to Brad and Kelly Lee, members of Staff and to all of those who volunteered to assist with the celebration.

Council Member Dawson asked if the dirt parking lot had been closed during the 4th of July celebration. Mr. Laws stated the dirt parking area was not blocked off during the celebration.

Mayor Craythorne informed the Council that he had received an email from a resident who lives near the Loy Blake Park stating that the traffic has been decreasing. He then stated Mr. Jake Shepherd has placed signs near his home notifying drivers that children may be at play. Mayor Craythorne informed the Council that he plans to contact Mrs. Ali King to discuss the traffic near her home.

Mayor Craythorne stated in past meetings, the Council has been in favor of closing the dirt parking and drive. He then requested the Council discuss other options during the August 5th Council meeting.

Mayor Craythorne informed those in attendance that West Point City Hall will be closed on July 24th. He then stated Mr. Wilford Zaugg and Mrs. Lola Sessions, both residents of West Point City are nearing 100 years of age.

5. Communications from Staff –

Mr. Laws reminded the Council that Summer Party will be held on August 7, 2014. He stated Council Members, Planning Commissioners, members of Staff and their families are invited to attend.

6. Adoption of Minutes from the June 17, 2014 Council Meetings

Council Member Chatterton motioned to approve the minutes from the June 15, 2014 City Council meeting. Council Member Turner seconded the motion.

The Council unanimously agreed.

7. Citizen Comment

Rob Ortega – 3816 W 520 N, West Point City

Mr. Ortega thanked the Council and City Staff for the 4th of July Celebration as well as the fireworks show. He then stated he is proud to be a resident of West Point City.

8. Ordinance No. 07-15-2014A, Consideration of Amending the West Point City General Plan Land Use Map – Mr. Boyd Davis

Mayor Craythorne stated the Council has discussed the General Plan Land Use Map over the past several months.

Mr. Davis stated Castle Creek Homes has submitted a request to amend the General Plan for property located at approximately 1800 W 800 N. The proposed amendment will change the zoning from C-C (commercial) to R-5 (residential). He then stated an R-5 zone allows for 10.5 units per acre.

Mr. Davis stated the proposed amendment serves as a good buffer between single family homes and commercial development. Therefore Staff recommended the approval of the Ordinance No 07-15-2014A, amending West Point City General Plan Land Use Map.

Mr. Davis informed those in attendance that a public hearing had been held by the Planning Commission, therefore no other public hearing would be held.

Council Member Petersen stated the Council and Staff have discussed the proposed General Plan amendment several times. He then stated the amendment to the General Plan will be a benefit to the City.

Council Member Petersen motioned to approve Ordinance No. 07-15-2014A, amending the West Point City General Plan Land Use Map.

Council Member Dawson seconded the motion.

Roll Call Vote

Council Member Chatterton – yes

Council Member Dawson – yes

Council Member Petersen – yes

Council Member Turner – yes

Council Member Henderson - yes

The Council unanimously agreed.

Mayor Craythorne thanked City Staff and the Planning Commission for their assistance with the General Plan Amendment.

9. Resolution No. 07-15-2014A, Consideration of Approval of an Interlocal Agreement with Clinton City for the 3000 W Road Project – Mr. Boyd Davis

Mr. Davis informed those in attendance that the Open House for the 3000 W Road Project would begin at 7:30 pm.

Mr. Davis stated West Point City and Clinton City together applied for and was awarded a \$3 million grant for the reconstruction and widening of 3000 W from 300 North to 1300 North. Because one fourth of the project is located with the Clinton City boundary, they have agreed to contribute funding to the required match.

Mr. Davis stated before the project can move forward, West Point City and Clinton City must enter into a written agreement which includes the following:

- West Point City will be the lead agency on the project.
- The total local match for the project is \$315,539
- West Point's portion is 75% or \$236,354.
- Clinton's portion is 25% or \$75,885.
- Any over runs will be split proportionally.

Mr. Davis stated an Interlocal Agreement between West Point City and Clinton City had been prepared. He then recommended the Council consider approving Resolution No. 07-14-2014A, approving an Interlocal Agreement between West Point City and Clinton City for the 3000 West widening project and approves the Mayor to execute the agreement.

Mr. Davis stated the 3000 West widening project is currently under design and a public open house will be held at 7:30 pm to educate residents on the project.

Council Member Dawson motioned to approve Resolution No. 07-15-2014A, approval of an Interlocal Agreement with Clinton City for the 3000 West Road Project.

Council Member Chatterton seconded the motion.

The Council unanimously agreed.

10. Resolution No. 07-15-2014B, Consideration of Approval of an Interlocal Agreement with the North Davis Fire District
– Mr. Kyle Laws

Mr. Laws stated the North Davis Fire District consist of two cities, West Point and Clearfield. He then stated in 2005, West Point City entered into an Interlocal Agreement with the North Davis Fire District that expired after one year. Mr. Laws stated the one year Interlocal Agreement allowed for West Point City to provide financial support during its creation. Following the expiration of the Interlocal Agreement in 2006, the NDFD and West Point City did not execute another agreement.

Mr. Laws recommended the Council consider Resolution No. 07-15-2014B, the approval of an Interlocal Agreement with the North Davis Fire District for a term of 50 years. He then stated the NDFD will continue all services currently provided.

Council Member Turner asked if there is a consequence if the City does not enter into an Interlocal Agreement with the NDFD. Mr. Laws stated no; West Point would remain a part of the NDFD. However, Mr. Felshaw King the West Point Attorney has recommended entering into an agreement as a formality.

Mayor Craythorne stated recently there had been litigation directed towards West Point and Clearfield. He then stated the Interlocal Agreement acts as a layer of protection.

Council Member Petersen stated Interlocal Agreements are a standard practice.

Council Member Henderson motioned to approve Resolution No. 07-15-2014B, the approval of an Interlocal Agreement between West Point City and the North Davis Fire District.

Council Member Turner seconded the motion.

The Council unanimously

11. Motion to Adjourn

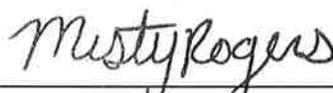
Mayor Craythorne informed those in attendance that the Open House for the 3000 West road widening project will begin at 7:30 pm. He then encouraged all available Council Members to attend the Open House.

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

The Council unanimously agreed.


ERIK CRAYTHORNE, MAYOR

8/5/2014
DATE


MISTY ROGERS, CITY RECORDER

8/5/2014
DATE

